
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms C. Burghard Whippersnappers	Reg. Number	13/AP/1088
Application Type	Listed Building Consent	Case Number	TP/2082-Z
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Replacement of existing garage type shed with enlarged timber log structure, replacement of smaller garden shed with new shed, remove existing vehicular and pedestrian gates to be replaced with new pedestrian gates and fencing.

At: THE LODGE, OLD COLLEGE GATE, COLLEGE ROAD, LONDON, SE21 7BQ

In accordance with application received on 15/04/2013 08:00:26

and Applicant's Drawing Nos. S1 Rev A, S2 Rev B, S3 Rev B, S4, S5, Heritage Statement, Design and Access Statement, 5 Photographs

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Prior to commencement of works, detail drawings (scale 1:5, 1:10, 1:20) showing the size and exact position of the proposed electrical supply duct shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with saved policies 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings of The Southwark Plan 2007, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and the National Planning Policy Framework 2012 Part 12.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 3 All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings; of The Southwark Plan 2007.