

## RECOMMENDATION LDD MONITORING FORM REQUIRED

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.

<b>Applicant</b>	Titan Entertainment Group	<b>Reg. Number</b>	12/AP/3715
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1145-H
<b>Recommendation</b>	Grant permission		

### Draft of Decision Notice

#### Planning Permission was **GRANTED** for the following development:

Extension of the office floorspace at 5th floor level and the creation of two additional floors at 6th and 7th floor level (7th floor set back). The 6th floor will accommodate additional office space and the 7th floor will accommodate a 2 bed residential unit with a roof terrace. Also proposed is lift shaft on the western elevation, the recladding of the existing building and replacement windows.

**At:** TITAN HOUSE 144 SOUTHWARK STREET, LONDON, SE1 0UP

**In accordance with application received on** 20/11/2012

**and Applicant's Drawing Nos.** Site location plan; 770/S1; 770/S2; 770/S3; 770/S4; 770/S5; 770/S6; 770/S7; 770/S8; 770/S9; 770/S10; 770/S12; 770/P1A; 770/P2A; 770/P3A; 770/P4A; 770/P5A; 770/P6A; 770/P7A; 770/P8A; 770/P9A; 770/P10B; 770/P11B; 770/P12A; 770/P13B; 770/P14A;  
Photographs; 1 X photomontage; Design and Access Statement; Daylight/Sunlight Report;

#### Subject to the following five 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 by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

770/P1A; 770/P2A; 770/P3A; 770/P4A; 770/P5A; 770/P6A; 770/P7A; 770/P8A; 770/P9A; 770/P10B; 770/P11B; 770/P12A; 770/P13B; 770/P14A;

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Commencement of works above grade** - 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 above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Details of the materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design and Policy 3.18: Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

- 4 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be

provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

**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.

- 5 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

**Statement of positive and proactive action in dealing with the application**