
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	Mr J.C. Hooper	Reg. Number	13/AP/2004
Application Type	Full Planning Permission	Case Number	TP/2123-A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of ground and lower ground floors which formerly formed Public House into three self contained residential units. The upper parts being previously converted into five self contained flats.

At: HOOPERS, 28 IVANHOE ROAD, LONDON, SE5 8DH

In accordance with application received on 24/06/2013 08:00:48

and Applicant's Drawing Nos. B01A; B02B; B03C; B04C; B05; B06A; B07A; B08A; B09; Design and Access statement; Marketing Information; Document entitled 'History of Hoopers' trading 2006-2012 and its non-viability as a pub.'

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 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: B03C; B04C; B07A, B08A; B09

Reason:

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

Pre-occupation 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 the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 3 Before the first occupation of the ground floor flats hereby approved, the cycle storage facilities as shown on drawing B09 shall be provided and thereafter such facilities 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

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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.

Statement of positive and proactive action in dealing with the application

Continued liaison and advice was offered to the applicant and to interested parties, regarding the determination process, and committee timescale.