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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr S. Patel	<b>Reg. Number</b>	13/AP/2160
<b>Application Type</b>	S.73 Vary/remove conds/minor alterations	<b>Case Number</b>	TP/1090-88
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Variation of Condition 2 of planning permission 10AP1253 (which itself was for: variation of Condition No. 9 LBS reg: 08-AP-1698 for: Demolition of existing public house with residential above and to erect a new four storey building comprising of 9 flats (5 No. one bedroom and 4 No. two bedroom flats) with A1 use on the ground and basement floors - to omit basement level and void and integrate with remainder of commercial space at ground floor); for alterations to the window openings; alteration to cladding on Brandon Street and Browning Street elevations; introduction of zinc cladding on set-back top floor, and introduction of obscured windows to rear (north) elevation.

**At:** 88 BRANDON STREET, LONDON, SE17 1ND

**In accordance with application received on** 05/07/2013 08:00:27

**and Applicant's Drawing Nos.** 1816.SS.01 (colour option 2, Browning Street elevation); 1816.SS.02 (colour option CL105 Dark Oak, C33 red, C14 Atlas Brown); 1816.BSD.02; 1816.PP.03; Marley Eternit Cedral Weatherboard Colour Chart; Design and Access statement.

#### Subject to the following three conditions:

##### Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:  
1816.SS.01 (colour option 2, Browning Street elevation); 1816.SS.02 (colour option CL105 Dark Oak, C33 red, C14 Atlas Brown); 1816.BSD.02; 1816.PP.03; Marley Eternit Cedral Weatherboard Colour Chart;

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.

- 2 Details of the obscure glazed film to the north elevation stairwell, 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 latest 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 response in terms of protection of amenity of nearby neighbours from harmful overlooking, in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy: 3.2 Protection of Amenity of The Southwark Plan 2007.

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

**Reason**

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

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

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

**Informative**

Your attention is drawn to the outstanding Enforcement Notice was served on 04/04/13 which is still in effect. The requirements of the Enforcement Notice must be complied with, within an extended period of four months from the date of this decision notice.