
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 C. Evans Landor Land Ltd	Reg. Number	13/AP/3205
Application Type	Full Planning Permission	Case Number	TP/2630-47
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Installation of new shopfront (to include removal of front access to flat above); erection of single storey, rear extension (L-shaped) with rear refuse storage area and proposed glass/aluminum side roof section to ground floor shop; new rear access with steps to flat above; and new decked patio with fold out doors to flat at first floor level.

At: 47 NORTH CROSS ROAD, LONDON SE22 9ET

In accordance with application received on 25/09/2013 12:00:34

and Applicant's Drawing Nos. Location Map; Drawing No's: (PP) EX_001; (PP) EX_002; (PP) EX_003; Existing side elevations; Existing Ground floor plan
(PP) PRO_001; (PP) PRO_002 Rev B; (PP) PRO_003 Rev B; Proposed side elevation; (PP) PRO_004

Subject to the following five 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:
(PP) PRO_001; (PP) PRO_002 Rev B; (PP) PRO_003 Rev B; Proposed side elevation; (PP) PRO_004

Reason:

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

- 2 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.

Pre-occupation conditions - the details required to be submitted for approval by the conditions 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 Prior to the occupation of the flat hereby approved, a screen to a height of 1.8m shall be installed as shown on the approved drawings referenced (PP) PRO_003 Rev A and (PP) PRO_002 Rev A . The screen shall be maintained throughout the lifetime of the development.

Reason

In order to prevent undue overlooking from the roof terrace facing, into neighbouring office development to the rear of the site.

- 4 Before the first occupation of the dwelling and commercial premises hereby permitted commences details of the arrangements for the storing of separate domestic and commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

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

- 5 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 pre-application service was used for this application and the advice given was followed.