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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>        | Ms T Brayfield           | <b>Reg. Number</b> | 14/AP/1203  |
| <b>Application Type</b> | Full Planning Permission | <b>Case</b>        | TP/2315-106 |
| <b>Recommendation</b>   | Grant permission         | <b>Number</b>      |             |

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### Draft of Decision Notice

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

New replacement shopfront to front elevation and insertion of new windows and door to rear elevation, for continued use as retail unit.

**At:** 106 LORDSHIP LANE, LONDON SE22 8HF

**In accordance with application received on** 14/04/2014 08:10:14

**and Applicant's Drawing Nos.** Design and Access Statement, site location plan, 760/06, E108, A208.1 REV B, A209 REV B

**Subject to the following four 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:

A208.1 REV B, A209 REV B

Reason:

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

**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.

- 3 Within three months of the date of this permission full details of the replacement tree to the rear of the property shall be submitted to and approved in writing by the Local Planning Authority. This will include planting and maintenance specifications, confirmation of location, species, size and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of the tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide privacy for adjoining occupiers in accordance with The National Planning Policy Framework 2012 Part 7 and policies of The Core Strategy 2011: SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southward Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy

3.13 Urban Design and Policy 3.28 Biodiversity.

**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.

- 4 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**

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision in a timely manner.