
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	W H P Investment Ltd	Reg. Number	14/AP/2087
Application Type	Full Planning Permission	Case Number	TP/504-32
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey ground floor side extension; conversion of garage to living accommodation with associated external alterations; and insertion of 2 x front rooflights and 3 x rear rooflights

At: 32 BYWATER PLACE, LONDON, SE16 5ND

In accordance with application received on 12/06/2014

and Applicant's Drawing Nos. Design and Access Statement, Flood Proofing/Resilience and Resistance Measures; Site Location Plan and dwg nos. 74.14/01, 74.14/02, 74.14/03 and 74.14/04

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:

74.14/03 and 74.14/04

Reason:

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

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.

- 3 The facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

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

- 4 The development hereby approved shall be constructed in accordance with the eight measures outlined within the submitted document entitled "Flood Risk Proofing/Resilience and Resistance Measures". Further to this, no rooms at ground floor level are to be used as sleeping accommodation unless otherwise approved, in writing, by the Local Planning Authority.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

The council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.