
**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

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 Daniel Foster	Reg. Number	13/AP/3316
Application Type Recommendation	Full Planning Permission Grant permission	Case Number	TP/1119-E

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a part three-storey, part single-storey (ground-floor) rear extension and a part single-storey, part two-storey roof extension involving the raising of the roof ridge and the insertion of three roof lights into the enlarged front roof slope, in association with the conversion from a single-family dwellinghouse to five self-contained flats with associated refuse and cycle storage provision.
(Retrospective Application)

At: 2 DARWIN STREET, LONDON, SE17 1HB

**In accordance with application received on 03/10/2013
and revisions/amendments received on 24/02/2015, 19/02/2015 and 24/02/2015**

and Applicant's Drawing Nos.

14010/003 Rev.B (Existing Ground and 1st Floor Plan), 14010/004 Rev.B (Existing 2nd and 3rd Floor Plan), 14010/006 – Sheet 1 (Pre-existing Ground and 1st Floor Plan), 14010/006 – Sheet 2 (Pre-existing 2nd Floor Plan), 14010/008 (Pre-existing Front Elevation), 14010/009 (Pre-existing North and Rear Elevation), 14010/301 (Proposed Front and Rear Elevations), 14010/302 (Proposed North Elevation), 14010/303 (Proposed South Elevation), 14010/304 (Proposed Ground and 1st Floor Plan), 14010/305 (Proposed 2nd and 3rd Floor Plan), a Design and Access Statement and a Site Location Plan.

Subject to the following seven conditions:

Time limit for implementing this permission and the approved plans

- 1 The approved building works, including internal alterations, yet to be undertaken to complete the development hereby permitted shall be completed within 6 months of the date of this permission, unless an alternative timetable for the completion of the works has been agreed in writing with the Local Planning Authority prior to this date.

Reason:

To ensure the timely completion of building works required to make the development acceptable in planning terms, in particular to comply with policy 3.5 of The London Plan (2011) and saved policy 4.2 (Quality of Accommodation) of the Southwark Unitary Development Plan (2007).

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the

following approved plans:

14010/301 (Proposed Front and Rear Elevations), 14010/302 (Proposed North Elevation), 14010/303 (Proposed South Elevation), 14010/304 (Proposed Ground and 1st Floor Plan) and 14010/305 (Proposed 2nd and 3rd Floor Plan).

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 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 4 Within 3 months from the date of this permission, detailed scaled drawings of a suitable cycle store shall be submitted to and approved in writing by the Local Planning Authority. These shall include details of the internal arrangement of securely parked cycles (at least five) and shall specify the materials to be used in its construction. Within 2 months from the date of the approval of details, the cycle parking facilities shall be provided in accordance with the approved details and thereafter shall be retained and used for no other purpose.

Reason:

To ensure that satisfactory secure bicycle parking is provided and retained for the benefit of the 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), policy 6.9 of the London Plan (2011), strategic policy 2 (Sustainable Transport) of the Southwark Core Strategy (2011) and saved policy 5.3 (Walking and Cycling) of the Southwark Unitary Development Plan (2007).

- 5 Within 3 months of the date of this permission, and with the exception of the canopy cover, the doorway required to provide access to the communal bin and cycle store in the north side wall, as shown on drawing no. 14010/302, shall be constructed and shall contain a lockable metal door or gate.

Reason:

To ensure that the proposed bin and cycle store is brought into use as soon as reasonably possible to serve the occupiers of the development, in accordance with the National Planning Policy Framework (2012), policies 5.17 (Waste Management) and 6.9 (Cycling) of the London Plan (2011), strategic policies 2 (Sustainable Transport) and 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policies 3.7 (Waste Reduction) and 5.3 (Walking and Cycling) of the Southwark Unitary Development Plan (2007).

- 6 Within 3 months from the date of this permission, the details of the means of enclosure of the roof terrace shall be submitted to and approved in writing by the Local Planning Authority. Within 2 months of the date of approval of details, it shall be constructed in accordance with the approved details and shall be retained thereafter.

Reason:

To safeguard the amenity of neighbouring residents and to ensure that the means of enclosure of the roof terrace will not have an adverse impact on the character and appearance of the surrounding area, in accordance with policies 7.4 (Local Character) and 7.6 (Architecture) of The London Plan (2011),

strategic policies 12 (Design and Conservation) and 13 (High Environmental Standards) of the Southwark Core Strategy (2011), and saved policies 3.2 (Protection of Amenity) and 3.12 (Quality in Design) of the Southwark Unitary Development Plan (2007).

- 7 Within 3 months of the date of this permission, the refuse storage arrangements shown on the approved drawing no. 14010/304 shall be provided and made available for use by the occupiers of the dwellings and the facilities provided 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), policy 5.17 (Waste Management) of the London Plan (2011), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.7 (Waste Reduction) of the Southwark Unitary Development Plan (2007).

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

Initially the scheme did not comply with guidance and no pre-application discussions were entered into. However, the local planning authority's suggested improvements were adopted by the applicant.