
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 M Bougle	Reg. Number	15/AP/0618
Application Type	Full Planning Permission	Case Number	TP/2313-68
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of single storey side and rear extension

At: 68A BEAUVAL ROAD, LONDON, SE22 8UQ

In accordance with application received on 23/02/2015 08:04:11

and Applicant's Drawing Nos. Site Location Plan;
2; 2B; 101 Rev.A

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:
2B; 101 Rev.A;

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 All new external works and finishes and works of making good shall match existing original brickwork adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural of the listed building or the character of the conservation area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas of The Southwark Plan 2007.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 4 Notwithstanding the details hereby approved, the extension shall not be constructed of UPVc windows and doors unless otherwise agreed in writing by the Local Planning Authority.

Reason:

The use of uPVC is unsuitable in appearance and type for the Dulwich Village Conservation Area contrary to 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, 3.13 Urban Design and 3.16 Conservation Areas of the saved 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.