

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Town and Country Planning General Regulations 1992 (as amended)



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PERMISSION FOR COUNCIL'S OWN DEVELOPMENT UNDER REG. 3

Applicant Mr K. Orford
Southwark Council

LBS Registered Number 14/AP/4015

Date of Issue of this decision 14/01/2015

Permission was GRANTED, subject to the condition(s) and reason(s) stated in the Schedule below, for the following development:

Removal of grassed area and installation of a new car parking area

At: LAND ADJACENT TO MARDEN SQUARE ON THE CORNER OF DRUMMOND ROAD AND CLEMENTS ROAD, LONDON SE16

In accordance with application received on 22/10/2014 Your Ref. No.:

and Applicant's Drawing Nos. Design & access statement; 21000/A2/02 Rev A; 2100/A2/03 Rev B; OS Plan.

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 plan:

2100/A2/03 Rev B

Reason:

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

2 The use hereby permitted shall be until 31 January 2017 , on or before which date the use shall be discontinued, and shall revert back to the former use.

Reason 2

Such use, other than for a temporary period would prejudice the development of the site in accordance with Strategic Policy 2 Sustainable transport, Strategic Policy 13 High environmental design, Saved Policies 3.2 Protection of amenity and 5.6 Car Parking] the Southwark Plan 2007, and the National Planning Policy Framework 2012.

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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 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark 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 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.

- 4 The temporary parking spaces hereby approved shall be constructed using a permeable material.

Reason

To reduce the amount of surface water run-off from the site in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water 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).

- 5 Within 3 months from the expiration date of this permission, the temporary parking spaces shall be removed and replaced with soft landscaping. The planting, seeding and/or turfing shall be carried out in the first planting season following the removal of the temporary spaces and any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations.

Reason

In accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity.

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TP(REG3)(Permit)

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Signed *Gary Rice*

Head of Development Management

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to planning.applications@southwark.gov.uk

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TP/H64

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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

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