
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 Anil Gupta	Reg. Number	15/AP/1469
Application Type	Full Planning Permission	Case Number	TP/2218-9
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a new two storey dwellinghouse with accommodation to basement level and attic level

At: 8 FRANK DIXON WAY, LONDON, SE21 7BB

In accordance with application received on 20/04/2015 08:02:07

and Applicant's Drawing Nos. LOC001, LOC01, PL002, PL010, PL011, PL012, PL013, PL014, PL015, PL091, PL101, PL111, PL121, PL131, PL201, PL202, PL203, PL204, PL211, PL212, PL221, D500, Heritage Statement, Design and Access Statement, Structural Report, Computer generated Image (Proposed front)

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 plans:

 PL010, PL012, PL013, PL014, PL015, PL091, PL101, PL111, PL121, PL131, PL201, PL202, PL203, PL204, PL211, PL212, PL221, D500, Design and Access Statement

 Reason:
 For the avoidance of doubt and in the interests of proper planning.
- 2 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.

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 materials to be used in the implementation of this permission shall not be otherwise than as described and specified (Sandtoft Humber Smooth Red plain tiles, Freshfield Lane First Quality Multi Facings Bricks and aluminium framed windows with Oak surrounds) 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
- 4 The roof of the single storey rear element hereby permitted shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

 Reason
 In order that the privacy of No7 & No.9 Frank Dixon Way may be protected from overlooking from use of the roof area in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental

standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 5 Notwithstanding the provisions of Schedule 2 Part 1 Classes A and D of the Town and Country Planning General Permitted Development Order 2015 (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the rear wall of any part of this dwellinghouse.

Reason

To safeguard the character and the amenity of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.16 Conservation Areas and 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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.

The application was determined in a timely manner within the statutory eight week period.

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

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