
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	Ms Rebecca Towers Southwark Council	Reg. Number	15/AP/3184
Application Type	Full Planning Permission	Case Number	TP/2341-F
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Replacement of boundary fence along Underhill Road, and the creation of a new pedestrian entrance on Underhill Road.

At: CAMBERWELL OLD CEMETERY, UNDERHILL ROAD, LONDON, SE22

In accordance with application received on 07/08/2015 18:36:43

and Applicant's Drawing Nos.

048-12-05 Revision A	048-12-29 Revision A
048-12-06 Revision A	048-12-30 Revision A
048-12-07 Revision A	048-12-31
048-12-08 Revision A	048-12-32 Revision A
048-12-09 Revision A	048-12-33
048-12-11 Revision A	048-12-46 Revision A
048-12-27 Revision A	048-12-50 Revision A
048-12-28 Revision A	048-12-51 Revision A

Design and Access Statement
Tree Survey Schedule
Preliminary Bat Survey Report
Extended Phase 1 Survey and Impact Assessment
Camberwell Old cemetery - Area Z Extended Phase 1 Survey and Impact Assessment
Phase 2 Surveys for Reptiles and Invasive Plants

Subject to the following two 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:

048-12-27 Revision A
048-12-28 Revision A
048-12-29 Revision A
048-12-30 Revision A
048-12-31
048-12-32 Revision A
048-12-33
048-12-46 Revision A
048-12-50 Revision A
048-12-51 Revision A

Reason:

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

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.

- 2 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

This shall show the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, together with facilitative pruning specifications.

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 contained in the method statement. Following the pre-commencement meeting 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.

Statement of positive and proactive action in dealing with the application