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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr & Mrs James and Charlotte Baird	<b>Reg. Number</b>	15/AP/1426
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2563-7
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Construction of new basement; erection of rear, single-storey L-shaped extension; and erection of rear, dormer roof extension and reinstating the rear chimney.

**At:** 7 COURT LANE, LONDON SE21 7DH

**In accordance with application received on 16/04/2015 08:00:39  
and revisions/amendments received on 22/07/2015  
10/07/2015**

**and Applicant's Drawing Nos.** COU-PL-GA-06 B, COU-PL-GA-05 B, COU-PL-GA-08 B, COU-PL-GA-04 B, COU-PL-GA-01 C, COU-PL-GA-02 C, COU-PL-GA-03 B, COU-PL-GA-07 B, COU-CON-GA-08A. Design and access statement, Basement Impact Assessment, Structural Feasibility Report. existing - COU-PL-EX-07 - EXISTING SECTIONS, existing - COU-PL-EX-06 - EXISTING SIDE ELEVATION, existing - COU-PL-EX-07 - EXISTING SECTIONS, existing - COU-PL-DEM-01 A REV.A - DEMOLITION GROUND FLOOR, existing - COU-PL-DEM-02 A REV.A - DEMOLITION FIRST FLOOR, existing - COU-PL-DEM-03 A REV.A - DEMOLITION ROOF PLAN, existing - COU-PL-DEM-04 A REV.A - DEMOLITION FRONT AND REAR ELEVATION, existing - COU-PL-DEM-05 A REV.A - DEMOLITION SIDE ELEVATION, existing - COU-PL-DEM-06 A REV.A - DEMOLITION SECTIONS, existing - COU-PL-EX-02 - EXISTING GROUND FLOOR, existing - COU-PL-EX-01 - EXISTING SITE PLAN, existing - COU-PL-EX-03 - EXISTING FIRST FLOOR, existing - COU-PL-EX-04 - EXISTING ROOF PLAN, existing - COU-PL-EX-05 - EXISTING FRONT AND REAR ELEVATION

**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:  
  
COU-PL-GA-06 B, COU-PL-GA-05 B, COU-PL-GA-08 B, COU-PL-GA-04 B, COU-PL-GA-01 C, COU-PL-GA-02 C, COU-PL-GA-03 B, COU-PL-GA-07 B, COU-CON-GA-08A.  
  
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.

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

The Arboricultural Method Statement 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, shall then be submitted to and approved in writing by the Local Planning Authority.

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. 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.

**Commencement of works above grade** - 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 above grade is commenced. The term 'above grade' here means any works above ground level.

- 4 Details of the materials and the design of the grate to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason:

In order to ensure that these materials/design will make an acceptable contextual response to the design and appearance of the host building and surrounding area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

**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.

- 5 The dormer window on the eastern elevation of the building shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

#### Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking 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.

#### Statement of positive and proactive action in dealing with the application

Applicants are advised that proposals are determined in accordance with the Development Plan and other material considerations. This application was determined accordingly.

#### Informatives

- 1 Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing

sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

- 2 The applicant is advised that a S211 Conservation Order Notice could be sought for the young mature Holly tree at No. 5 Court Lane, which could potentially secure a replacement tree in this neighbouring garden if it was to die as a result of this proposal. Though this does not necessarily guarantee its replacement.