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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 Stuart Balfour	<b>Reg. Number</b>	15/AP/3504
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1153-4
<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:**

Removal of louvre panels and replacement with obscured double glazed windows, and removal of louvre panels above the doors to reveal the existing glass fan light

**At:** RED BUS SHOP (UNIT 1), WINCHESTER WHARF, 4 CLINK STREET, LONDON, SE1 9DL

**In accordance with application received on 27/08/2015 08:00:46**

**and Applicant's Drawing Nos.** RB/01  
RB/02 A

RB04 A  
RB/03 A

Planning and Heritage Statemnt dated 26th Auguts 2015

**Subject to the following four 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:  
RB04 A  
RB/03 A

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 No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved by this Local Planning Authority in writing before commencement of the works on site.

Reason:

In order to ensure that the materials and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 All new internal/external works and finishes and works of making good shall match existing original work 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. The reinstated windows hereby approved shall match those on the upper floors exactly (with the exception of the obscure glazing)

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The 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.

### **Informative**

Under the Control of Advertisement Regulations, Advertisement Consent would be required for any proposal to use the reinstated windows or glass lobby hereby approved for the purposes of advertising, including the display of merchandise, illumination or signage of any kind. You are most strongly advised that failure to obtain such consent would represent a breach of planning control and it would be open to the Council to pursue enforcement action to remedy the breach.

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