
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	Mrs Penelope Gretton	Reg. Number	15/AP/2168
Application Type	Full Planning Permission	Case Number	TP/2215-116
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of first floor extension with roof terrace and greenhouse

At: 114 BENHILL ROAD, LONDON, SE5 7LZ

In accordance with application received on 01/06/2015 08:02:02

and Applicant's Drawing Nos. Design and access statement, Planning Drawing 01, Planning Drawing 02, Planning Drawing 03, Planning Drawing 04, Planning Drawing 05, Planning Drawing 06, Planning Drawing 07, Planning Drawing 08, Planning Drawing 09, Planning Drawing 10, Planning Drawing 11, Planning Drawing 12, Planning Drawing 13, Planning Drawing 14, Planning Drawing 15, Planning Drawing 16, Planning Drawing 17.

Subject to the following four conditions:

Time limit for implementing this permission and the approved plans

- 1 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.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Planning Drawing 09, Planning Drawing 10, Planning Drawing 11, Planning Drawing 12, Planning Drawing 13, Planning Drawing 14, Planning Drawing 15, Planning Drawing 16, Planning Drawing 17

Reason:

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

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 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 green roof hereby permitted 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 neighbouring occupiers 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.

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.

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