
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	Columbia Threadneedle Property Investment	Reg. Number	16/AP/0515
Application Type	Full Planning Permission	Case	TP/227-34
Recommendation	Grant permission	Number	

Draft of Decision Notice

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

Infill and replacement of all ground floor shopfronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admirals Court on Horselydown Lane; refurbishment to residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and southern side of Admiral's Court.

At: TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

In accordance with application received on 10/02/2016 08:01:35

and Applicant's Drawing Nos. F 3100 REV P3, D 0020 REV P3, D 0050 REV P3, D 0100 REV P7, D 0200 REV P5, D 0201 REV P4, D 0202 REV P5, D 0203 REV P6, D 0204 REV P3, D 0205 REV P4, D 0206 REV P4, D 0300 REV P4, D 0301 REV P4, D 0302 REV P4, D 0310 REV P3, D 3100 REV P6,

Planning Statement (Including Heritage Statement), Revised Design and Access Statement, Revised Heritage Statement.

Subject to the following three 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: D 0020 REV P3, D 0050 REV P3, D 0100 REV P7, D 0200 REV P5, D 0201 REV P4, D 0202 REV P5, D 0203 REV P6, D 0204 REV P3, D 0205 REV P4, D 0206 REV P4, D 0300 REV P4, D 0301 REV P4, D 0302 REV P4, D 0310 REV P3, D 3100 REV P6,

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.

- 3 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

i) Shopfront details

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.