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**RECOMMENDATION  
LDD MONITORING FORM REQUIRED**

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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>	Magnum Properties Magnum Properties	<b>Reg. Number</b>	16/AP/1288
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2315-29
<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:**

Erection of mansard roof extension and creation of third floor roof terrace to create one 3 bedroom self-contained flat

**At:** 29-35 LORDSHIP LANE LONDON SE22

**In accordance with application received on** 04/04/2016 12:05:02

**and Applicant's Drawing Nos.** Site Location Plan,

00P 010 - REVISION B,

00P 030 - REVISION B 'Existing Roof Plan',

00P 030 - REVISION B 'Existing Second Floor Plan',

00P 050 - REVISION B,

00P 060 - REVISION B,

00P 110 - REVISION B,

00P 120 - REVISION B,

00P 130 - REVISION B,

00P 140 - REVISION C,

00P 145 - REVISION B,

00P 150 - REVISION C,

00P 160 - REVISION C,

Planning Statement authored 'PIZ Architects' dated '15th Decemeber 2014'

Transport Statement authored 'Motion' dated '19th January 2016'

**Subject to the following seven 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:

00P 110 - REVISION B,

00P 120 - REVISION B,

00P 130 - REVISION B,

00P 140 - REVISION C,

00P 145 - REVISION B,

00P 150 - REVISION C,

00P 160 - REVISION C

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-occupation 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 the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 3 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing 00P110 Revision B shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling 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.

- 4 The dwelling hereby permitted shall be designed and built to ensure that the following internal noise levels exceeded due to environmental noise:

Bedrooms - 35dB LAeq T \*, 30 dB LAeq T \* , 45dB LAFmax T \*  
Living rooms- 35dB LAeq T \*\*

\* - Night-time 8 hours between 23:00-07:00

\*\* - Daytime 16 hours between 07:00-23:00.

**Reason**

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with the National Planning Policy Framework; policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes of the London Plan 2015; Strategic Policy 13 High Environmental Standards of the Core Strategy; saved policies 3.2 Protection of amenity and 4.2 Quality of residential accommodation of the Southwark Plan and the Residential Design and Construction Supplementary Planning Document 2009 Strategic Policy 13 High environmental standards of the Core Strategy (2011) saved policies 3.2 Protection of amenity and 4.2 Quality of residential accommodation of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 5 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 6 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

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 7 The hereby approved first floor roof terrace shall be enclosed by fully obscured privacy screens with a minimum height of 1.8metres when measured from the external floor level of the terrace to the eastern edge and shall be maintained and replaced as such.

**Reason**

In order to protect the privacy and amenity of the occupiers and users of the adjoining and nearby 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**

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.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

The pre-application service was used for this application and the advice given was followed.