
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	Mr Andrew McMellin	Reg. Number	15/AP/5134
Application Type	Full Planning Permission	Case	TP/2563-124
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Extension to existing basement involving the lowering of the existing floor level and creation of front lightwells; erection of a rear single-storey ground floor extension; erection of a dormer roof extension to the proposed rear (south) roofslope; installation of x1 new window to front gable and x1 new window to rear gable; replacement of front garage door with new garage door; construction of chimney; installation of x1 new window in side (east) elevation at ground floor level; and alterations to existing balcony.

At: 124 COURT LANE, LONDON, SE21 7EA

In accordance with application received on 23/12/2015 08:01:03

and Applicant's Drawing Nos. Completed Application Form

Existing Plans:

8306-A3-E(20)001 - Rev A - OS Map
8306-A3-E(20)002 - Rev A - Existing Site Plan

8306-A3-E(20)100 - ExistingBasementPlan
8306-A3-E(20)100 - ExistingGroundFloorPlan
8306-A3-E(20)101 - ExistingFirstFloorPlan
8306-A3-A.09 - Rev A - Existing Roof Plan

8306-A3-E(20)200 - ExistingSectionAA
8306-A3-E(20)300 - Rev A - ExistingElevations

Proposed Plans:

8306-A3-P(20)001 - Rev C - Proposed Site Plan

8306-A3-P(20)100 - Rev D - Basement [Proposed]
8306-A3-P(20)101 - Rev D - Ground Floor [Proposed]
8306-A3-P(20)102 - Rev D - First Floor [Proposed]
8306-A3-P(20)103 - Rev D - Loft Floor [Proposed]
8306-A3-P(20)104 - Rev D - Roof Plan [Proposed]

8306-A3-P(20)200 - Rev D - Section AA [Proposed]
8306-A3-P(20)201 - Rev E - Section BB [Proposed]
8306-A3-P(20)300 - Rev D - South Elevation [Proposed]
8306-A3-P(20)301 - Rev D - North Elevation [Proposed]
8306-A3-P(20)302 - Rev E - East Elevation [Proposed]
8306-A3-P(20)303 - Rev E - West Elevation [Proposed]

Proposed Landscaping Drawings:

MP01124CL0116.Ground.RevD - Master Plan - Ground Floor
MP01124CL0116.Basement.RevD - Master Plan - Basement Lightwell
MP01124CL0116.EAA.RevD - Elevation AA (Ground)

MP01124CL0116.SouthRenderD - Elevation BB (South)
MP01124CL0116.ECC.RevD - Elevation CC (Basement)
MP01124CL0116.EastRenderD - Elevation East
MP01124CL0116.West RenderD - Elevation West
MP01124CL0116.EBB.RevD - Elevation BB (South)

Other drawings and documents:

Appendix 1 - Original Drawings from 1908
8306-A3-E(20)500 - ExistingPhotographs
Design and Access Statement - Rev A
Parking Provision Letter

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:

8306-A3-E(20)001 - Rev A - OS Map; 8306-A3-P(20)001 - Rev C - Proposed Site Plan; 8306-A3-P(20)100 - Rev D - Basement [Proposed]; 8306-A3-P(20)101 - Rev D - Ground Floor [Proposed]; 8306-A3-P(20)102 - Rev D - First Floor [Proposed]; 8306-A3-P(20)103 - Rev D - Loft Floor [Proposed]; 8306-A3-P(20)104 - Rev D - Roof Plan [Proposed]; 8306-A3-P(20)200 - Rev D - Section AA [Proposed]; 8306-A3-P(20)201 - Rev E - Section BB [Proposed]; 8306-A3-P(20)300 - Rev D - South Elevation [Proposed]; 8306-A3-P(20)301 - Rev D - North Elevation [Proposed]; 8306-A3-P(20)302 - Rev E - East Elevation [Proposed]; 8306-A3-P(20)303 - Rev E - West Elevation [Proposed]; MP01124CL0116.Ground.RevD - Master Plan - Ground Floor; MP01124CL0116.Basement.RevD - Master Plan - Basement Lightwell; MP01124CL0116.EAA.RevD - Elevation AA (Ground); MP01124CL0116.SouthRenderD - Elevation BB (South); MP01124CL0116.ECC.RevD - Elevation CC (Basement); MP01124CL0116.EastRenderD - Elevation East; MP01124CL0116.West RenderD - Elevation West; MP01124CL0116.EBB.RevD - Elevation BB (South)

Reason:

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

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.

- 3 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme 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.

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 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

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.