
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 Brian Williams	Reg. Number	16/AP/1554
Application Type	Full Planning Permission	Case	TP/2315-463
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Conversion of dwellinghouse into three flats (x1 one bedroom flat and x2 two bedroom flats) facilitated by erection of ground floor extension, hip to gable roof extension and rear dormer extension

At: 463A LORDSHIP LANE, LONDON SE22 8JS

In accordance with application received on 20/04/2016 16:01:28

and Applicant's Drawing Nos. 1420(PL)001 Rev PL1, 1420(PL)002 Rev PL2, 1420(PL)010, 1420(PL)011, 1420(PL)020, 1420(PL)030, 1420(PL)041, 1420(PL)042, 1420(PL)043, 1420(PL)044, 1420(PL)110 Rev PL4, 1420(PL)111 Rev PL3, 1420(PL)112 Rev PL7, 1420(PL)120 Rev PL3, 1420(PL)121 Rev PL2, 1420(PL)130 Rev PL3, 1420(PL)141, 1420(PL)142 Rev PL2, 1420(PL)143 Rev PL2, 1420(PL)144 Rev PL1, Design and Access Statement.

Subject to the following eight 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: 1420(PL)110 Rev PL4, 1420(PL)111 Rev PL3, 1420(PL)112 Rev PL7, 1420(PL)120 Rev PL3, 1420(PL)121 Rev PL2, 1420(PL)130 Rev PL3, 1420(PL)141, 1420(PL)142 Rev PL2, 1420(PL)143 Rev PL2, 1420(PL)144 Rev PL1.
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.

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, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.
Reason
In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

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.

- 4 Before the first occupation of the development the cycle storage facilities as shown on approved plans 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.

- 5 Before the first occupation of the development hereby permitted, the refuse storage arrangements shown on the approved drawing shall be provided and made available for use by the occupiers of the dwellings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction 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.

- 6 The car parking hereby permitted shall not be used for any purpose other than incidental to the occupiers of the dwellinghouse and no trade or business shall be carried on therefrom.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of nuisance in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012

- 7 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

- 8 The windows on the south elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at [INSERT DETAILS] 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.