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## RECOMMENDATION

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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>	Ms Lucy MacDonald	<b>Reg. Number</b>	16/AP/3766
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2313-21
<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:**

Construction of a single storey rear extension

**At:** GROUND FLOOR FLAT, 21 BEAUVAL ROAD, LONDON, SE22 8UG

**In accordance with application received on 13/09/2016 and Applicant's Drawing Nos.** DESIGN AND ACCESS

**STATEMENT**

BEAUV\_0000 REV C - SITE LOCATION PLAN.

BEAUV\_0001 REV C - EXISTING SITE AND GROUND FLOOR PLAN

BEAUV\_0010 REV A - PROPOSED BASEMENT AND GROUND FLOOR AND ROOF PLAN

BEAUV\_0015 REV A - EXISTING & PROPOSED EAST ELEVATION

BEAUV\_0017 REV A - EXISTING AND PROPOSED SOUTH ELEVATION / SECTION A-A

**Subject to the following three 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:

BEAUV\_0000 REV B - SITE LOCATION PLAN.

BEAUV\_0010 REV A - PROPOSED BASEMENT AND GROUND FLOOR AND ROOF PLAN

BEAUV\_0015 REV A - EXISTING & PROPOSED EAST ELEVATION

BEAUV\_0017 REV A - EXISTING AND PROPOSED SOUTH ELEVATION / SECTION A-A

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.

**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

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The application has been determined within the agreed extended time period.