
RECOMMENDATION LDD MONITORING FORM REQUIRED

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 Ian Liptrot DLA Architecture Ltd	Reg. Number	16/AP/3090
Application Type	Full Planning Permission	Case Number	TP/1241-A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a top floor extension to create residential accommodation (1x one bedroom and 1x two bedroom flats)

At: 256-260 WATERLOO ROAD, LONDON SE1 8RF

In accordance with application received on 28/07/2016 08:03:12

and Applicant's Drawing Nos. Site location plan
Covering Letter (DLA, 27/07/16)

Existing plans

2015-021_B01/105, 2015-021_B01/110/RevB, 2015-021_B01/111, 2015-021_B01/112, 2015-021_B01/115, 2015-021_B01/201.

Proposed plans

2015-021_B01/205, 2015-021_B01/206, 2015-021_B01/210, 2015-021_B01/211, 2015-021_B01/212.

Daylight and sunlight assessment (Issue 6)(SPB Sustainability, November 2016)

Daylight and sunlight section drawings - 2015-021_B01/008

Design and access statement (2015-021 RevA)(DLA, September 2016)

Subject to the following six 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:

2015-021_B01/205; 2015-021_B01/206; 2015-021_B01/210/RevB; 2015-021_B01/211; 2015-021_B01/220

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 Prior to building works commencing, samples of all external facing materials to be used in the carrying out of this permission shall be presented to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

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 sound insulation between the dwellings hereby permitted (including outdoor amenity spaces) and those below shall exceed the impact and airborne sound transfer requirements of the Building Regulations by 5dB.

Reason:

To protect the amenity of the occupiers of the dwellings below 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.

- 5 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms - 30dB 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 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.

- 6 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.

Statement of positive and proactive action in dealing with the application

The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements. The pre-application service was used for this application and the advice given was followed.