
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 Y PARDY MALONNE LTD	Reg. Number	16/AP/2259
Application Type	Full Planning Permission	Case Number	TP/2341-G
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Conversion of existing vacant basement storage area to 3 residential units involving the creation of new lightwells.

At: CABRINI HOUSE, 2 HONOR OAK RISE, LONDON SE23

In accordance with application received on 02/06/2016 16:00:51

and Applicant's Drawing Nos. Site location plan;16/000 rev E;16/002 rev E site / parking layout;16/003 rev A;16/004 revC; 16/005 revA;16/006 revA;16/007 revA;16/008 revA; 16/009 revA; 16/010 revA;16/042; Design and access statement; Daylight/Sunlight assessment; Email internal floor areas dated 30 September 2016.

Subject to the following four 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:

16/000 revE;16/002 rev E site / parking layout;16/004 revC; 16/006 revA;16/008 revA; 16/010 revA.

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 Prior to occupation of the unit/s hereby approved 1 disabled parking space as shown on the drawing hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason
To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired 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 facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

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.

Informative

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.