
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 R Colicci ECSI	Reg. Number	17/AP/0331
Application Type	Full Planning Application	Case Number	TP/2082-Z
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of single storey side extensions on both sides of rear projection, installation of new rear window in the rear elevation and the refurbishment of existing windows.

At: DULWICH PARK CAFE, DULWICH PARK, COLLEGE ROAD, LONDON, SE21 7EU

In accordance with application received on 27/01/2017 16:04:10

and Applicant's Drawing Nos. Site location plan; 100 T1 EXISTING FLOOR PLAN, 150 T1 EXISTING ROOF PLAN, 200 T1 EXISTING ELEVATIONS, 300 T1 EXISTING ELEVATIONS EAST AND WEST; 100 T1 PROPOSED FLOOR PLAN, 150 T1 PROPOSED ROOF PLAN, 200 T1 PROPOSED ELEVATIONS, 300 T1 PROPOSED ELEVATIONS EAST AND WEST.

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:

100 T1, 150 T1, 200 T1, 300 T1.

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 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.