
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	Mrs C. Larco	Reg. Number	16/AP/4915
Application Type	Full Planning Application	Case Number	TP/2345-43
Recommendation	Grant permission for limited period		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Removal of existing garden walls and installation of a temporary timber gate for a maximum period of two years to allow for tree removal and replanting works. At the end of the two year period (which commenced from the date of planning permission 16/AP/0562, and is therefore no later than 21st March 2018), the temporary gate is to be removed and the garden walls reinstated to match.

At: 81 SYDENHAM HILL, LONDON SE26 6TQ

In accordance with application received on 06/12/2016 08:00:19

and Applicant's Drawing Nos. PR-01 - SITE LOCATION PLAN
 PR-02 - EXISTING SITE PLAN
 PR-03 - PROPOSED SITE PLAN
 PR-04 - EXISTING & PROPOSED STREET ELEVATION
 DESIGN & ACCESS STATEMENT
 HERITAGE STATEMENT

Subject to the following condition:

Time limit for implementing this permission and the approved plans

- 1 The temporary gates hereby permitted shall not be retained after 21 March 2018 on or before which date the temporary gates shall be removed from the site and the garden wall reinstated in brickwork to match existing garden walls in material, design and finish.

Reason

The temporary gates are not such as the Local Planning Authority is prepared to approve other than for a limited period, having regard to the materials and to ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards; London Plan policy 5.10, Urban greening, 7.19 Biodiversity 7.21 Trees and woodlands and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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

You should give the council's highways section seven days notice of the date you propose to bring the replacement trees onto the site. Your notice should also include details of traffic management for the plant movement. The notice should be made for the attention of Dale Foden and Ken Sorhaindo and sent to Highways@southwark.gov.uk