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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>	Mr Jonathan Mizzi Mizzi Studios	<b>Reg. Number</b>	17/AP/1298
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2614-A
<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 ground floor extension to the rear of the existing cafe including the installation of a timber decked walkway around the north and western elevations

**At:** PECKHAM RYE PARK CAFE, STRAKERS ROAD, PECKHAM RYE COMMON, LONDON SE15 3UA

**In accordance with application received on 03/04/2017 16:01:15**

**and Applicant's Drawing Nos.** CPR-MS-EX-AL-001 Rev D, CPR-MS-EX-AL-002 Rev D, CPR-MS-EX-AL-003 Rev A, CPR-MS-EX-AL-004 Rev A, CPR-MS-EX-AL-101 Rev D, CPR-MS-EX-AL-102 Rev D, CPR-MS-EX-AL-103 Rev D, CPR-MS-EX-AL-201 Rev D, CPR-MS-EX-AL-202 Rev D, CPR-MS-PR-AL-301 Rev D, CPR-MS-PR-AL-104 Rev D, CPR-MS-PR-AL-105 Rev E, CPR-MS-PR-AL-106 Rev E, CPR-MS-PR-AL-107 Rev E, CPR-MS-PR-AL-108 Rev F; CPR-MS-PR-AL-203 Rev F, CPR-MS-PR-AL-204 Rev E, CPR-MS-PR-AL-302 Rev E;  
Design and access statement.

#### 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:  
  
CPR-MS-PR-AL-104 Rev D, CPR-MS-PR-AL-105 Rev E, CPR-MS-PR-AL-106 Rev E, CPR-MS-PR-AL-107 Rev E, CPR-MS-PR-AL-108 Rev F, CPR-MS-PR-AL-203 Rev F, CPR-MS-PR-AL-204 Rev E, CPR-MS-PR-AL-302 Rev E  
  
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 Before any above grade work hereby authorised begins, details of the biodiversity green roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green roof shall be:  
biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with agreed plans; and  
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity green roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be

maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof and Southwark Council agreeing the submitted plans, and once the green roof are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

**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 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**

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.