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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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 W Peterman	<b>Reg. Number</b>	09-AP-1796
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1035-3
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Conversion of dwelling into 3 one bedroom, self contained flats, and associated elevational alterations.

**At:** 3 HARMSWORTH STREET, LONDON, SE17 3TJ

**In accordance with application received on** 15/08/2009 08:06:22

**and Applicant's Drawing Nos.** JN100/SP/100, JN100/OG/302, JN100/OG-03/100, JN100/OG-03/101D, JN100/OG/301B, JN100/OG/300, JN100/LP/100.

**Subject to the following condition:**

- 1 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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: JN100/OG/302, 301 rev B, JN100/OG-03/101 Rev D

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 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 the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policy 3.12 'Quality in Design' of the Southwark Plan 2007

**Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies 2.5 - Planning obligations; 3.2 - Protection of Amenity; 3.7 - Waste reduction, 3.11 - Efficient Use of Land; 3.12 - Quality in Design; 3.13 - Urban Design; 4.1 - Density of Residential Development; 4.2 - Quality of Residential Accommodation; 4.3 - Mix of Dwellings; 5.2 Transport impacts, 5.3 - Walking and Cycling; 5.6 - Car Parking of the Southwark Plan [July 2007].
- b) Policies 3A.1 Increasing London's supply of housing; 3A.2 Borough housing targets of the London Plan [2004].
- c) Planning Policy Statement 3: Housing.

Particular regard was had to the quality of the housing that would result from the scheme and the impacts in relation to car parking, as well as refuse and cycle storage impacts that would result from the proposed development and amendments to the layout of the flats resulted in these issues being ameliorated. It was considered that there would be no harm arising from the proposed development such that refusal could be justified. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

