
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 Anish Kapoor White Dark Ltd	Reg. Number	17/AP/0945
Application Type	Full Planning Application	Case Number	TP/1435-230
Recommendation	Grant permission		

Draft of Decision Notice

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

Construction of an additional office floor to the existing light industrial studio building and the retention of a window at second floor facing Madrigal Lane.

At: 230 FARMERS ROAD, LONDON, SE5 0TW

In accordance with application received on 08/03/2017 12:01:45

and Applicant's Drawing Nos. Plan - proposed - 17-02-110 - PROPOSED GROUND FLOOR

Plan - proposed - 17-02-111 - PROPOSED FIRST FLOOR

Amended plan - 17-02-112 REV C - PROPOSED SECOND FLOOR

Amended plan - 17-02-113 REV C - PROPOSED ROOF PLAN

Amended plan - 17-02-114 REV C- EXISTING & PROPOSED FARMERS ROAD ELEVATION

Amended plan - 17-02-115 REV C - EXISTING & PROPOSED MADRIGAL LANE ELEVATION

Amended plan - 17-02-116 REV C - EXISTING & PROPOSED NORTH WEST ELEVATIONS

Amended plan - 17-02-117 REV C - EXISTING & PROPOSED SOUTH EAST ELEVATION

Amended plan - 17-02-118 REV C - EXISTING & PROPOSED STUDIO LONG SECTION

Amended plan - 17-02-119 REV C - EXISTING & PROPOSED STUDIO LONG SECTION

Amended plan - 17-02-120 REV C - EXISTING & PROPOSED CROSS SECTION

Amended plan - 17-02-200 REV C - PROPOSED FIRST & SECOND FLOOR PLANS

Amended plan - 17-02-201 REV C - PROPOSED CROSS SECTIONS

Amended plan - 17-02-202 REV C - PROPOSED CROSS SECTIONS

Plan - existing - 17-02-102 - EXISTING FIRST FLOOR

Plan - existing - 17-02-101 - EXISTING GROUND FLOOR

Plan - existing - 17-02-103 - EXISTING ROOF PLAN

Plan - 17-02-100 - SITE LAYOUT

Site location plan - 17-02-001

Application form

Design and access statement - REV C

Daylight/Sunlight assessment - 28/06/2017- GL Hearn

Community Infrastructure Levy (CIL) Notices

Subject to the following six conditions:

Time limit for implementing this permission and the approved plans

- 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:

Plan - proposed - 17-02-110 - PROPOSED GROUND FLOOR

Plan - proposed - 17-02-111 - PROPOSED FIRST FLOOR

Amended plan - 17-02-112 REV C - PROPOSED SECOND FLOOR

Amended plan - 17-02-113 REV C - PROPOSED ROOF PLAN
 Amended plan - 17-02-114 REV C- EXISTING & PROPOSED FARMERS ROAD ELEVATION
 Amended plan - 17-02-115 REV C - EXISTING & PROPOSED MADRIGAL LANE ELEVATION
 Amended plan - 17-02-116 REV C - EXISTING & PROPOSED NORTH WEST ELEVATIONS
 Amended plan - 17-02-117 REV C - EXISTING & PROPOSED SOUTH EAST ELEVATION
 Amended plan - 17-02-118 REV C - EXISTING & PROPOSED STUDIO LONG SECTION
 Amended plan - 17-02-119 REV C - EXISTING & PROPOSED STUDIO LONG SECTION
 Amended plan - 17-02-120 REV C - EXISTING & PROPOSED CROSS SECTION
 Amended plan - 17-02-200 REV C - PROPOSED FIRST & SECOND FLOOR PLANS
 Amended plan - 17-02-201 REV C - PROPOSED CROSS SECTIONS
 Amended plan - 17-02-202 REV C - PROPOSED CROSS SECTIONS

Reason:

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

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 (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 4 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

- 5 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good or excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
 Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency 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.

- 6 The roof of the proposal site hereby permitted shall not be used other than as a means of escape or for maintenance access and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of Camberwell New Road may be protected from overlooking from use of the roof area in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' 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.