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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>	The Guinness Partnership The Guinness Partnership	<b>Reg. Number</b>	16/AP/3819
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/43-C
<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:**

Erection an external lift core to Block C from ground to 4th floor level and double mansard roof extension over Blocks A, B and C to provide 30 residential units (2 x 1bed, 24 x 2 bed, 4 x 3bed) together with associated ancillary works.

**At:** GUINNESS COURT, SNOWFIELDS STREET , LONDON SE1 3TA

**In accordance with application received on** 19/09/2016 08:01:08

**and Applicant's Drawing Nos.** EXISTING

9561\_PA\_BLOCK-A\_01 EXISTING PLAN AND ELEVATIONS

9561\_PA\_BLOCK-B\_02 EXISTING PLAN AND ELEVATIONS

9561\_PA\_BLOCK C\_07 EXISTING PLANS AND ELEVATIONS

**PROPOSED**

0561\_PA\_00 \_ A BLOCKS A, B & C EXISTING AND PROPOSED SITE PLAN

9541\_PA\_BLOCK-A-04- A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561\_PA\_BLOCK B\_05 \_A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561\_PA\_BLOCK C\_08 \_A PROPOSED PLANS AND ELEVATIONS

**DOCUMENTS**

DESIGN AND ACCESS STATEMENT, HERITAGE STATEMENT, PLANNING STATEMENT, DAYLIGHT /SUNLIGHT ASSESSEMENT, CONSTRUCTION MANAGEMENT PLAN, TRANSPORT STATEMENT, ENERGY STATEMENT

**Subject to the following eight 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:

0561\_PA\_00 \_ A BLOCKS A, B & C EXISTING AND PROPOSED SITE PLAN

9541\_PA\_BLOCK-A-04- A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561\_PA\_BLOCK B\_05 \_A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561\_PA\_BLOCK C\_08 \_A PROPOSED PLANS AND ELEVATIONS

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.

**Pre-commencement condition(s)** - 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 in connection with implementing this permission is commenced.

- 3 Before any above grade work hereby authorised begins (excluding demolition) section detail-drawings at a scale of 1:5 through:

parapets;  
roof edges;  
balconies

shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; and 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 4 Shop drawings (scale 1:5 ) for all new dormers and rooflights shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas of The Southwark Plan 2007.

**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.

- 5 Prior to above grade works commencing, material samples 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.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing 9561\_PA\_00 rev A shall be provided and thereafter such facilities 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**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport 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.

- 7 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 9561\_PA\_00 rev A shall be provided and made available for use by the occupiers of the [dwellings/premises] and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction 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.

- 8 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

**Reason**

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

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