

## RECOMMENDATION LDD MONITORING FORM REQUIRED

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 Nabil Bkakil  
**Application Type** Full Planning Application  
**Recommendation** Grant permission

**Reg. Number** 17/AP/2948

**Case Number** TP/480-10

### Draft of Decision Notice

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

Conversion of the existing single dwellinghouse into x1 3-bedroomed flat, x1 studio flat and x1 1-bedroomed flat; construction of one single-storey rear extension and two single-storey side extensions, all at ground floor level; installation of a window and door on the front elevation at ground floor level; installation of x4 rooflights on the main pyramid roof; installation of x2 rooflights on the roof of the three-storey rear wing.

**At:** 10 MIDDLETON DRIVE, LONDON, SE16 6RZ

**In accordance with application received on** 31/07/2017 16:00:46

**and Applicant's Drawing Nos.**

01 - REVISION B (LS) - LOCATION AND SITE LOCATION PLANS

02 - EXISTING FLOOR PLANS, ELEVATIONS AND SECTION

03 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION

**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:

03 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION

Reason:

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

**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.

- 3 Before the first occupation of any of the three dwellings hereby permitted the cycle storage facilities as shown on drawing 03 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION shall be installed and thereafter 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 2011, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

- 4 Before the first occupation of any of the dwellings hereby permitted, the refuse storage facilities on the drawing 003 - REVISION C (LS) - PROPOSED FLOOR PLANS, ELEVATIONS AND SECTION shall be provided and made available for use by the occupiers of the dwellings 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; and Saved Policies 3.2 (Protection of Amenity) and 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.

- 5 With the exception of the facing bricks which would not be of a colour and appearance matching the existing dwellinghouse despite the application form suggesting otherwise, 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.

- 6 The sound insulation between the first floor flat and the flat above shall be 5dB above that required by Approved Document E of the Building Regulations.

**Reason:**

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise because of conflicting stacking Strategic Policy 13 (High environmental standards) of the Core Strategy (2011); Saved Policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Plan (2007), and; the National Planning Policy Framework 2012.

**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.

The pre-application service was not used for this application.

The applicant was advised of amendments needed to improve the prospects of achieving planning approval.

The application was validated promptly.

**Informative**

**Out of Hours Site Works S61 CoPA'74**

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday – 08.00 – 18.00hrs  
Saturday – 09.00 – 14.00hrs  
Sundays & Bank Hols – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:- <http://southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.