

---

## 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.

---

<b>Applicant</b>	Tim Mullany	<b>Reg. Number</b>	17/AP/2071
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/ADV/1396-2A
<b>Recommendation</b>	Grant permission		

---

### Draft of Decision Notice

---

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

Removal of unauthorised external works and reinstatement of 2no. terraces with 5no new umbrellas, new planters and glazed screening

**At:** THE REAL GREEK, RIVERSIDE HOUSE, 2A SOUTHWARK BRIDGE ROAD, LONDON, SE1 9HA

**In accordance with application received on 24/05/2017 16:03:37  
and revisions/amendments received on 18/10/2017**

**and Applicant's Drawing Nos.** Site Location Plan, As Existing Left Hand Side of Building, As Existing Right Hand Side of Building, RH-11-04 Existing Shop Front Elevations, RH-11-01– Existing Layout 28.06.2011, Photograph P1 Scheme Previous to Unauthorised Works, 51270/1N - The Real Greek - Bankside - Area 1, 51270/1N - The Real Greek – Bankside - Area 2, 51270/1N - The Real Greek - Bankside Section EE, Design and Access Statement and Planning Statement

**Subject to the following three 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: Proposed plan and elevation (area 1), Proposed plan and elevation (area 2), Proposed section

Reason:

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

- 2 The development hereby permitted shall be completed within 6 months of the decision date.

Reason

As allowed and required under Section 91 of the Town and Country Planning Act 1990, the standard 3 year period being inappropriate in this case because of the need to remove unauthorised works.

**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.

- 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 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.