
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 Daniel Pemberton	Reg. Number	17/AP/3746
Application Type	Full Planning Application	Case Number	TP/11-139
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a roof extension at third floor level with a roof terrace; removal of the uPVC conservatory at second floor level replacement with new facade

At: FLAT 9, RANKIN HOUSE, 139-143 BERMONDSEY STREET, LONDON SE1 3UW

In accordance with application received on 02/10/2017 16:02:31

and Applicant's Drawing Nos. 0 01 - EXISTING SITE LOCATION

0 01 - PROPOSED SITE PLAN
 3 01 - EXISTING SECTION BB
 2 03 - EXISTING WEST ELEVATION
 2 02 - EXISTING SOUTH ELEVATION
 2 01 - EXISTING EAST ELEVATION
 2 00 - EXISTING NORTH ELEVATION
 1 02 - EXISTING THIRD/ROOF FLOOR PLAN
 1 01 - EXISTING SECOND FLOOR PLAN
 1 00 - EXISTING FIRST FLOOR PLAN
 0 02 - EXISTING SITE PLAN
 3 00 - PROPOSED SECTION AA
 2 03 - PROPOSED WEST ELEVATION
 2 02 - PROPOSED SOUTH ELEVATION
 2 01 - PROPOSED EAST ELEVATION
 2 00 - PROPOSED NORTH ELEVATION
 1 02 - PROPOSED ROOF FLOOR PLAN
 1 01 - REV A - PROPOSED THIRD FLOOR PLAN
 1 00 - PROPOSED SECOND FLOOR PLAN

Subject to the following six 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:

3 00 - PROPOSED SECTION AA
 2 03 - PROPOSED WEST ELEVATION
 2 02 - PROPOSED SOUTH ELEVATION
 2 01 - PROPOSED EAST ELEVATION
 2 00 - PROPOSED NORTH ELEVATION
 1 02 - PROPOSED ROOF FLOOR PLAN
 1 01 - REV A - PROPOSED THIRD FLOOR PLAN
 1 00 - PROPOSED SECOND FLOOR PLAN

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.

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 No development shall commence until details of the external materials are submitted to and approved in by the local planning authority. These details shall include:
- i) Material samples/sample boards of all facing materials, and
 - ii) Section detail-drawings at a scale of 1:5 through:
parapets/roof edges;
balconies/terraces;
junctions between materials/levels; and
reveals, heads, sills and jambs of all openings.
- Development shall be carried out in accordance with the approved details.

Reason:

In order to ensure that the proposed works achieve an acceptable quality of design and are in the interest of the special architectural and historic qualities of the Conservation Area 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), 3.15 (Conservation of the Historic Environment) and 3.16 (Conservation Areas) of The Southwark Plan 2007.

- 4 No development shall commence until details of both hard and soft landscape works, including private amenity space and roof top gardens have been submitted to and approved in writing by the local planning authority. These details shall include:
- i) surfacing materials;
 - ii) pathways layouts;
 - iii) materials and edge details;
 - iv) roof top planters;
 - v) biodiverse roof;
 - vi) all boundary treatments such as walls, fences and screens; and
 - vii) material samples of hard landscaping.
- The landscaping works shall be carried out in accordance with the approved details.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the development first being brought into use; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with: Parts 7, 8, 11 & 12 of the The National Planning Policy Framework 2012; Strategic Policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of the The Core Strategy 2011, and; Saved Policies 3.2 (Protection of amenity), 3.12 (Quality in Design), 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) measures to control the emission of dust and dirt during construction; and
 - v) a scheme for recycling / disposing of waste resulting from demolition and construction works.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, 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.

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 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.

The application was validated promptly.

Informative

Out of Hours Site Works S61 CoPA'74 – informative

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.