APPENDIX 3

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 David Mayes Linden Property Holdings Limited	**Reg. Number**	19/AP/0683
Application Type	Full Planning Application		
Recommendation	Grant permission	**Case Number**	TP/240-30

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of single-storey extension at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities

At: THE CIRCLE, QUEEN ELIZABETH STREET, LONDON SE1 2JE

In accordance with application received on 01/03/2019 16:06:02

and Applicant's Drawing Nos. Amended plan - CPH- WTA-00-XX-DR-A-1115 (Rev A) -PROPOSED WEST UNIT ROOF PLAN AND SECTIONS
Amended plan - CPH- WTA-00-XX-DR-A-1105 (Rev A) - PROPOSED SOUT WEST ELEVATION
Amended plan - CPH- WTA- 00-XX-DR-A 1113 (Rev A) - PROPOSED EAST UNIT ROOF PLAN AND SECTIONS
Amended plan - CPH- WTA-00-XX-DR-A-1114 (Rev A) - PROPOSED SOUTH UNIT ROOF AND SECTIONS
Amended plan- CPH- WTA-00-07-DR-A-1100 (Rev A) - PROPOSED BLOCK PLAN
Amended plan - CPH- WTA-00-07-DR-A-1102 (Rev A) - PROPOSED 7TH FLOOR PLAN
Amended plan - CPH- WTA-00-08 DR-A 1103 (Rev A) - PROPOSED ROOF PLAN (8TH FLOOR)
Amended plan - CPH- WTA-00-XX-DR-A-1104 (Rev A) - PROPOSED NORTH EAST ELEVATION
Amended plan - CPH- WTA-00-XX-DR-A 1113 (Rev A) - PROPOSED EAST UNIT ROOF PLAN AND SECTIONS
Amended plan - CPH- WTA-00-XX-DR-A 1106 (Rev A) - PROPOSED NORTH WEST SECTION
Amended plan - CPH- WTA-00-XX-DR-A 1107 (Rev A) - PROPOSED SOUTH EAST SECTION
Amended plan - CPH- WTA-00-XX-DR-A 1108 (Rev A) - PROPOSED NORTH UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1109 (Rev A) - PROPOSED EAST UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1110 (Rev A) - PROPOSED SOUTH UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1111 (Rev A) - PROPOSED WEST UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1112 (Rev A) - PROPOSED NORTH UNIT ROOF PLAN AND SECTIONS
Plan - proposed - CPH-WTA-00-XX-DR-A-0012 - PROPOSED DEMOLITION - NE ELEVATION
Plan - proposed - CPH-WTA-00-XX-DR-A-0013 - PROPOSED DEMOLITION - SW ELEVATION
Plan - proposed - CPH-WTA-00-XX-DR-A-0015 - PROPOSED DEMOLITION - SW SECTION
Plan - proposed - CPH-WTA-00-XX-DR-A-0014 - PROPOSED DEMOLITION - NW SECTION
Plan - proposed - CPH-WTA-00-B1-DR-A-1117 - PROPOSED CAR PARKING SOUTH AND WEST UNITS
Plan - proposed - CPH-WTA-00-B1-DR-A-1116 - PROPOSED CAR PARKING NORTH AND EAST UNITS
Plan - proposed - CPH-WTA-00-06-DR-A-1101 - PROPOSED 6TH FLOOR PLAN
HERITAGE STATEMENT, February 2019
PLANNING STATEMENT, February 2019
DESIGN AND ACCESS STATEMENT, February 2019

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:

Amended plan - CPH- WTA-00-XX-DR-A-1115 (Rev A) -PROPOSED WEST UNIT ROOF PLAN AND SECTIONS
Amended plan - CPH- WTA-00-XX-DR-A-1105 (Rev A) - PROPOSED SOUT WEST ELEVATION
Amended plan - CPH- WTA- 00-XX-DR-A 1113 (Rev A) - PROPOSED EAST UNIT ROOF PLAN AND SECTIONS
Amended plan - CPH- WTA-00-XX-DR-A-1114 (Rev A) - PROPOSED SOUTH UNIT ROOF AND SECTIONS
Amended plan- CPH- WTA-00-07-DR-A-1100 (Rev A) - PROPOSED BLOCK PLAN
Amended plan - CPH- WTA-00-07-DR-A-1102 (Rev A) - PROPOSED 7TH FLOOR PLAN
Amended plan - CPH- WTA-00-08 DR-A 1103 (Rev A) - PROPOSED ROOF PLAN (8TH FLOOR)

Amended plan - CPH- WTA-00-XX-DR-A-1104 (Rev A) - PROPOSED NORTH EAST ELEVATION
Amended plan - CPH- WTA-00-XX-DR-A 1113 (Rev A) - PROPOSED EAST UNIT ROOF PLAN AND SECTIONS
Amended plan - CPH- WTA-00-XX-DR-A 1106 (Rev A) - PROPOSED NORTH WEST SECTION
Amended plan - CPH- WTA-00-XX-DR-A 1107 (Rev A) - PROPOSED SOUTH EAST SECTION
Amended plan - CPH- WTA-00-XX-DR-A 1108 (Rev A) - PROPOSED NORTH UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1109 (Rev A) - PROPOSED EAST UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1110 (Rev A) - PROPOSED SOUTH UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1111 (Rev A) - PROPOSED WEST UNIT PLAN AND ELEVATIONS
Amended plan - CPH- WTA-00-XX-DR-A 1112 (Rev A) - PROPOSED NORTH UNIT ROOF PLAN AND SECTIONS
Plan - proposed - CPH-WTA-00-XX-DR-A-0012 - PROPOSED DEMOLITION - NE ELEVATION
Plan - proposed - CPH-WTA-00-XX-DR-A-0013 - PROPOSED DEMOLITION - SW ELEVATION
Plan - proposed - CPH-WTA-00-XX-DR-A-0015 - PROPOSED DEMOLITION - SW SECTION
Plan - proposed - CPH-WTA-00-XX-DR-A-0014 - PROPOSED DEMOLITION - NW SECTION
Plan - proposed - CPH-WTA-00-B1-DR-A-1117 - PROPOSED CAR PARKING SOUTH AND WEST UNITS
Plan - proposed - CPH-WTA-00-B1-DR-A-1116 - PROPOSED CAR PARKING NORTH AND EAST UNITS
Plan - proposed - CPH-WTA-00-06-DR-A-1101 - PROPOSED 6TH 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.

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 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

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.