
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	Matara Properties Ltd	Reg. Number	02-AP-1036
Application Type	Outline Planning Permission	Case Number	TP/1383-38A
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a four storey building comprising of 5 self-contained flats (4x1 bed flats & 1x2 bed flat).

At: Site between 38-40 Penrose Street, SE17.

**In accordance with application received on 28/05/2002
and revisions/amendments received on 18/12/2002**

and Applicant's Drawing Nos. 10163/01, 02

Subject to the following conditions:

- 1 Application for the approval of external design, appearance and landscaping, which were Reserved Matters in this approval, shall be submitted to the Local Planning Authority within three years of the date of this permission and the development hereby permitted shall be begun
EITHER: before the end of five years from the date of this permission;
OR: before the end of two years from the date of the approval of the last of the reserved matters, whichever is the later, and thereafter the development shall not be carried out otherwise than in accordance with this permission and any such approvals given.

Reason

As required by Section 92 of the Town and Country Planning Act 1990.

- 2 The vehicular access to the rear, shown on drawing no. 10163/02B shall be retained at all times.

Reason:

To allowed contained acces to the rear of the site.

- 3 The use hereby permitted shall not be begun before details of the arrangements for the storing of refuse or waste have been submitted to (2 copies) and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored and removed from 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 Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 4 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

Informative

The planning permission granted includes alterations and amendments to areas of public highway which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details

have been submitted and agreed. You are advised to contact the Principal (Client) Engineer Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway.