
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	Redjacket Ltd	Reg. Number	02-AP-1388
Application Type	<AppnType/D>	Case Number	TP/1447-38
Recommendation	<RcmDcn/D>		

Draft of Decision Notice

<AnlsRecn0111>

<AnlsRecn015>

Erection of part 2nd part 3rd floor level extensions to existing buildings including courtyard area and associated elevational alterations to provide additional office space.

At: 38-40 Glasshill Street SE1

**In accordance with application received on 25/06/2002
and revisions/amendments received on 30/10/2002**

17/12/2002

19/12/2002

and Applicant's Drawing Nos. Existing elevations, Floor Plans, Sections & Site Plan;
254/10C,11C,12C,13C,14C,16C,17C,18C,20C & 21C (amended by drawings received on 30/10/02)

<AnlsRecn0113>

- 1 The development hereby permitted shall be begun before the end of five years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990.

- 2 Detailed drawings including sections to a scale of not less than 1:20 of the following parts of the proposed development (2 copies) shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

(i) attic storey glazing including eaves and screening details

(ii) junctions of brickwork, windows and spandrel panels

Reason

In order that the Local Planning Authority may be satisfied as to the details of attic storey extension, fenestration and junctions of brickwork in the interest of the appearance of the building in accordance with Policies E.2.3 'Aesthetic Control' and E.4.6 'Proposals Affecting Listed Buildings of the adopted Southwark Unitary Development Plan and Policies 3.14 'Quality in Design', 3.15 'Urban Design' and 3.6 'Heritage Conservation' of the Southwark Draft Deposit Unitary Development Plan.

- 3 Samples of the finishing and roofing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure a satisfactory appearance on completion of the development and so as to safeguard the setting of the adjacent listed Almshouses buildings in accordance with Policies E.2.3 'Aesthetic Control' and E.4.6 'Proposals Affecting Listed Buildings' of the adopted Southwark Unitary Development Plan and Policies 3.14 'Quality in Design', 3.15 'Urban Design' and 3.6 'Heritage Conservation' of the Southwark Draft Deposit Unitary Development Plan.

- 4 The brickwork to be used in the carrying out of this permission shall match the original brickwork in type, colour, dimensions, bond, coursing and pointing.

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 Policy E.2.3 'Aesthetic Control' of the adopted Southwark Unitary

Development Plan and Policy 3.4 'Quality in Design' of the Southwark Draft Deposit Unitary Development Plan..

- 5 The glazing panels on the northwest elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at the Almhouses buildings from undue overlooking in accordance with Policy E.3.1 'Protection of Amenity' of the adopted Southwark Unitary Development Plan and Policy 3.2 'Protection of Amenity of the Southwark Draft Deposit Unitary Development Plan.

- 6 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 Policies E.3.1 'Protection of Amenity' and T.1.3 'Design of Development and Conformity with Council's Standards and Controls of the adopted Southwark's Unitary Development Plan and Policy 3.2 'Protection of Amenity' of the Southwark Draft Deposit Unitary Development Plan.

- 7 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy T.4.1 'Measures for Cyclists' of the adopted Southwark Unitary Development Plan and Policy 5.3 'Pedestrian and Cyclists' of the Southwark Draft Deposit Unitary Development Plan..

Informatives

- 1 The developer should consult the Environment & Leisure Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Please contact the Pollution section, Chaplin Centre, Thurlow Street, SE17 (tel: 020 7525 5000).
- 2 The details and/or samples required by the Condition(s) above must be accompanied by a letter stating:
1. the LBS Reference Number which appears at the top of this decision notice;
 2. the full address of the application site;
 3. which condition(s) you seek to discharge; and
 4. a list of all drawing numbers/ sample name and manufacturer, together with the condition(s) they relate to.
- Please note that the approval of details are subject to the same eight week timeframe as a full planning permission.
- 3 All samples submitted must be clearly labelled with the LBS Reference Number of the original application and the address of the application site.