
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	London Borough of Southwark	Reg. Number	03-CO-0136
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Grant	Case Number	TP/2719-9A

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Erection of a single storey temporary building to the rear of the building for office use (Class B1).

At: R/O 9 Blenheim Grove, SE15.

In accordance with application received on 22/12/2003

and Applicant's Drawing Nos. P008D 01C & W0060 01C

Schedule

- 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 The building hereby permitted shall not be retained after 5 May 2006 on or before which date the building shall be entirely removed from the site.

Reason

The design and location of the building would be harmful to the setting of the adjacent listed building and the Holly Grove Conservation Area if retained on a long term basis, and in accordance with Policies E.3.1 (Protection of Amenity), E.2.3 (Aesthetic Control), E.4.1 (Conservation Areas) and E.4.6 (Proposals Affecting Listed Buildings) of the Adopted Southwark Unitary Development Plan.

- 3 The development hereby permitted shall not be commenced until details of the facilities by which non-ambulant disabled persons may gain access to, and move within, the building have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until any such details approved have been provided and thereafter those facilities for disabled access shall be retained and shall not be removed without the prior written consent of the Local Planning Authority.

Reason

To ensure the provision of adequate means of access to the building for people with disabilities in accordance with Policy E.2.4 of the Southwark Unitary Development Plan.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 3.1 (Protection of Amenity), 3.2 (Aesthetic Control), 4.1 (Conservation Areas) and 4.6 (Proposals Affecting Listed Buildings) of the Southwark Unitary Development Plan 1995
- b] Policies 3.11 (Quality in Design), 3.13 (Urban Design), 3.2 (Protection of Amenity), 3.15 (Conservation of the Historic Environment), 3.16 (Development in Conservation Areas) and 3.18 (Setting of Listed Buildings and Conservation Areas of the Second Draft for Deposit of the Unitary Development Plan April 2004.

Particular regard was had to policies relating to impacts on conservation areas and listed buildings that would result from the proposed development but it was considered that this would be outweighed by the limited harm caused because the development will be retained for only two years. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.