
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	Berkeley Homes (North East London) Ltd	Reg. Number	04-AP-0780
Application Type	Full Planning Permission	Case Number	TP/147-36
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Modifications to implemented planning permission for major mixed use development to provide 5 additional residential units (572 units in total) consisting of: 1-2m upward extension to roof of Building C (21 storey tower) and minor elevational changes to Tabard Street; minor change in shape of roof and minor elevational changes to Building A ; elevational changes to pavilion building in new square.

At: Tabard Square, site bounded by Long Lane, Southall Place, Sterry Street and Tabard Street SE1

In accordance with application received on 07/05/2004

and Applicant's Drawing Nos. 3759/T(22)E01 A, E02 A, E03 A, E04 A, E05 A, E06 A, P00 A, P01 A, P02 A, P03 A, P04 A, P05 A, P06 A, P07 A, P08 A, P09 A, P-1, P10 A, S01 A, S02 A, S03 A

Subject to the following conditions:

- 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 Details of the proposed facing and roofing materials (2 copies) 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

In order that the Local Planning Authority may be satisfied as to the details of external materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the adopted Southwark Unitary Development Plan (UDP) and Policy 3.11 of the Second Draft UDP.

- 3 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of 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 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 Southwark Unitary Development Plan.