
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		Reg. Number	04-AP-1117
Application Type	Full Planning Permission		
Recommendation	Grant	Case Number	TP/2135-113

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a two storey rear extension to existing shop to form a live/work unit.

At: 113A Grove Lane SE5

In accordance with application received on 23/06/2004

and Applicant's Drawing Nos. MG/GA/212/100A, MG/GA/212/101A & MG/GA/212/102A.

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.

- 3 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.

- 4 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

REASON:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan 1995 and Policies 3.14 'Quality in Design' and 3.15 'Urban Design' of the Deposit Draft of The Southwark Plan Nov.2002

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.

Reasons for granting planning permission.

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

- a] Policies [E.3.1 - Protection of Amenity & E.4.3 - Proposals Affecting Conservation Areas of the Southwark Unitary Development Plan 1995
- b] Policies [3.2 - Protection of Amenity & Setting of Listed Buildings and Conservation Areas] of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

Particular regard was had to [loss of the shop unit] that would result from the proposed development but it was considered that this would be outweighed by the [provision of a Live/work unit [residential & work space/employment benefits] that would follow from the proposed development. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.