
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	Mr. E. Bayram	Reg. Number	04-AP-0391
Application Type	Full Planning Permission	Case Number	TP/1065-300
Recommendation	Grant		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of single storey building to provide ancillary storage facilities to premises used as internet cafe.

At: Rear of 302 Walworth Road, SE17

**In accordance with application received on 05/03/2004
and revisions/amendments received on 08/10/2004**

and Applicant's Drawing Nos. 01 Rev C - Plans, Elevations, Sections and site plan.

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 The building hereby permitted shall not be used for any purpose other than that which is ancillary to the lawful primary use of the ground floor of 302 Walworth Road.

Reason:

In order safeguard the amenity of nearby residents from nuisance and disturbance that might be generated from a separate use of the building in accordance with Policy E.3.1: 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 3 Details of the facing 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:

In order that the Local Planning Authority may be satisfied as to the details of facing materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 4 The use of the building hereby permitted shall not be commenced before details of the arrangements for the storing of refuse at the premises have been submitted to and approved by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. 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 E2.3 'Aesthetic Control', E3.1 'Protection of Amenity', E4.3 'Proposals Affecting Conservation Areas' & S1.1 'Primary Shopping Frontage' of the Southwark Unitary Development Plan 1995

- b] Policies 3.11 'Quality in Design' & 3.2 'Protection of Amenity' of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.