
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	CMM Investments Ltd	Reg. Number	04-AP-1034
Application Type	Full Planning Permission		
Recommendation	Refer to Secretary of State for Decision	Case Number	TP/1-120

Draft of Decision Notice

Proposed development:

Development of part 4, 5 and 6 storey building with 150sqm of B1 space on the ground floor with ten flats above.

At: 116-120 Tooley Street SE1

**In accordance with application received on 08/06/2004
and revisions/amendments received on 27/08/2004**

and Applicant's Drawing Nos. 2325-LOC_01, 2325-PHOTO_02, 2325-AP_E_03, 2325-AE_E_04, 2325-AE_E_05, 2325-AP_P_07, 2325-AP_P_08A, 2325-AP_P_09A, 2325-AP_P_10A, 2325-AP_P_11A, 2325-AE_P_12A, 2325-AE_P_13A, 2325-AX_P_14A.

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 Samples of the roofing and 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 the external 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.

- 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.

- 5 No development shall take place until the applicant has secured the implementation of a programme of

archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

- 6 No development shall take place until a detailed scheme (2 copies) showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been approved in writing by the Local Planning Authority and that the scheme will be monitored by the Council.

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ.

- 7 The development permitted by this planning permission shall not be initiated by the undertaking of a material operation as defined in section 56(4) (a)-(d) of the Town and Country Planning Act 1990 in relation to the development until a planning obligation pursuant to section 106 of the said Act relating to the land has been made and lodged with the local planning authority and the local planning authority has notified the persons submitting the same that it is to the local planning authority's approval. The said obligation will provide funding to improvements to cycle routes and infrastructure and the provision of community safety wardens in the streets vicinity of the site

Reason

To ensure the impacts of the proposed development are properly mitigated in accordance with policy R.2.2 (Planning Agreements) of the adopted Southwark UDP and policy 2.5 (Planning Agreements) of the second draft UDP.