
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. John Ottley Blakeney Leigh Ltd	Reg. Number	10-AP-3365
Application Type	Listed Building Consent	Case Number	TP/2378-1
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Proposed refurbishment of Grade II listed dwelling, involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window, works to basement tanking, plaster renewal, and structural repairs.

At: 31 COBOURG ROAD, LONDON, SE5 0HT

In accordance with application received on 19/11/2010

and Applicant's Drawing Nos. 5943/01 Rev B, 5943/02 Rev B, 5943/03, 5943/04 Rev B

Design and Access Statement, Heritage Statement and Specification of Works

Reasons for granting Listed Building Consent

This Listed Building Consent application was considered with regard to various policies including, but not exclusively:

a] Saved Southwark Plan 2007:

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.17 (Listed Buildings) advises that developments involving a listed building should preserve the building and its features of special architectural or historic interest.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

b] Core Strategy 2011

Strategic Policy 12 - Design and Conservation

c] London Plan 2004 Consolidated with alterations since 2008: 4B.12 Heritage conservation

d] Planning Policy Statements [PPS] PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the building and its features of special architectural or historic interest, where it was considered that these would be preserved. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

Subject to the following condition:

1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Material samples of the Welsh slate, clay roofing tiles and replacement bricks to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

- 4 All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.