
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-3363
Application Type	Full Planning Permission	Case Number	TP/2378-1
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

At: 31 COBOURG ROAD, LONDON, SE5 0HT

**In accordance with application received on 19/11/2010
and revisions/amendments received on 16/02/2011**

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 planning permission.

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

a] Saved Southwark Plan 2007:

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

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.1 Design principles for a compact city, 4B.8 Respect local context and communities, 4B.11 London's built heritage, 4B.12 Heritage conservation

d] Planning Policy Statements [PPS] PPS 1 'Delivering Sustainable Development', PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the character and appearance of the Listed Building and adjoining Listed Buildings that would result from the proposed development, but it was considered that this would preserve the character of the Listed Building and would not harm the setting of the nearby Listed Buildings on Cobourg Road and would preserve the character and appearance of the Conservation Area. The impacts of the scheme on the amenity of adjoining and near by occupiers was also considered, where it was judged that there would not be significant harm arising. It was therefore considered appropriate to grant planning permission 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:

5943/02 Rev B, 5943/04 Rev A, Specification of Works

Reason:

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