
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	Mrs Sanni	Reg. Number 11- <u>AP</u> -3581
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2715-38

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of bathroom extract ducting on rear elevation.

At: 38-40 CHOUMERT ROAD, LONDON, SE15 4SE

In accordance with application received on 28/10/2011 08:00:33

and Applicant's Drawing Nos. Site Plan Rev.1, Existing Rear Elevation; Design and access statement.

Reasons for granting permission.

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

a] Policies 3.2 Protection of amenity advises that permission will not be granted where it would cause a loss of amenity, 3.6 Air quality advises that permission will not be granted for development that would lead to a reduction in air quality, 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, 3.12 Quality in design requires new development to achieve a high quality of architectural and urban design, 3.13 Urban design advises that principles of good design must be taken into account in all developments, 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, 3.16 Conservation areas states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials, 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 of the Southwark Plan [July 2007].

b] Strategic Policies 12 Design and conservation which requires the highest possible standards of design for buildings and public spaces,
13 High environmental standards which requires developments to meet the highest possible environmental standards of the Core Strategy 2011.

c] Planning Policy Statements [PPS] 5: Planning for the Historic Environment.

Particular regard was had to the impact on amenity of neighbouring residential properties and the appearance of the ductwork. Subject to conditions, it was concluded that no significant loss of residential amenity would arise and the location at the rear of the property limited any visual harm. 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 Within one month of the date of this permission, details of sound attenuation for the duct and the standard of dilution, shall be submitted to and approved in writing by the Local Planning Authority, and the development shall then operate at all times in accordance with the details approved.

Reason

In order to ensure that that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance in the interests of amenity in accordance with Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007 and Planning Policy Guidance 24 Planning and Noise.

- 2 Notwithstanding drawing number 'pages 1 of 3' hereby approved, the redundant low level fan shall be removed 3 months after this decision.

Reason:

In order to ensure that the low level fan is not used and to prevent odour, fume or noise nuisance therefrom in the interests of amenity of neighbouring properties in accordance with Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Planning Policy Guidance 24 Planning and Noise.

- 3 The duct hereby approved shall only provide ventilation for the bathroom in the application premises. It shall not be used for any other purpose, including providing ventilation for any kitchens/cooking purposes.

Reason

In order to protect the amenity of residents to the rear in Choumert Square, in accordance with saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

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

Existing Rear Elevation

Reason:

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