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## RECOMMENDATION

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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.

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| <b>Applicant</b>        | Mr D Derbyshire<br>Maxim Property Ltd | <b>Reg. Number</b> | 11- <u>AP</u> -3567 |
| <b>Application Type</b> | Full Planning Permission              | <b>Case</b>        | TP/214-48           |
| <b>Recommendation</b>   | Grant permission                      | <b>Number</b>      |                     |

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Retention of use as Class A2 (estate agent) on ground floor level.

**At:** 48-50 WESTON STREET LONDON SE1 3QJ

**In accordance with application received on 27/10/2011**

**and Applicant's Drawing Nos.** Site plan pl210445-02  
unnumbered floor plan

**Reasons for granting planning permission**

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

a] Southwark Plan (2007)

Saved Policy 1.7 (Development within Town and Local Centres) seeks to ensure that most new development for retail and other town centre uses are accommodated within existing town and local centres. Within the centres, developments providing a range of uses will be permitted providing a defined set of criteria is met.

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

Saved Policy 5.2 (Transport impacts) advises that permission will be granted for development unless there is an adverse impact on transport networks; adequate provision has not been made for servicing; consideration has not been given to impact of development on the TLRN.

b] Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 - Sustainable transport encourages walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 3 - Shopping, leisure and entertainment seeks to maintain a network of successful town centres which have a wide range of shops, services and facilities, to help meet the needs of Southwark's population.

Strategic Policy 10 Jobs and Businesses which seeks to protect business floorspace and supports the provision of additional floorspace in defined locations in the borough.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

This proposal would allow the unit to also be used for Class A2 purposes. Class A2 is considered to be appropriate in location. An active ground floor frontage would be maintained. 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.

**Subject to the following condition:**

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

Unnumbered floor plan

Reason:

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

- 2 The use hereby permitted for Class A2 estate agency purposes shall not be carried on outside of the hours 9am-6pm Monday to Friday, 9am to 5pm Saturday and 10am to 4pm on Sundays.

Reason

In the interests of the amenity of neighbouring residents, in accordance with Saved Policy 3.2 Protection of Amenity of the Southwark Plan and Strategic Policy 13 High Environmental Standards of the Core Strategy.

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders) the use hereby permitted shall not include any use as a driving school.

Reason

The parking and highway impacts of a driving school would be significantly different from those assessed in association with an estate agency and may lead to amenity and road safety harm. In accordance with Saved Policies 3.2 Protection of Amenity and 5.2 Transport Impacts of the Southwark Plan and Strategic Policies 13 High Environmental Standards and 2 Sustainable Transport of the Core Strategy.

**Informative**

A separate Advertisement Consent application may be required for the signage to the front of the unit.