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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 & Mrs J & A Onslow	<b>Reg. Number</b>	11-AP-2398
<b>Application Type</b>	Listed Building Consent	<b>Case Number</b>	TP/1029-8
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Demolition of existing rear addition. Reducing part of garden level to lower ground floor level & construction of a new single storey rear extension comprising a new kitchen. New external steps from lower ground floor up to retained garden level. Complete refurbishment of the listed property including a new bathroom & cloakroom. Blocking up some existing openings & forming new openings to internal walls. Repair of existing sash windows where viable, & replacement windows to match existing elsewhere. Construction of a mansard roof extension.

**At:** 8 COLNBROOK STREET, LONDON, SE1 6EZ

**In accordance with application received on 22/07/2011 08:03:49**

**and Applicant's Drawing Nos.** Design and access statement, heritage statement, Drawings P101/RevA, P102/RevA, P103/RevA, P601/RevC, P602/RevC & P603/RevC, Flood Risk Assessment, Aboricultural Statement, Parking Provision & Site Location Plan

**Reasons for granting listed building consent.**

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

a] Strategic Policies of the Core Strategy 2011:

Strategic policy 12 - Design and conservation (which seeks to secure high quality developments and to protect the borough's historic environment)

Strategic policy 13 - High environmental standards (which requires development to help us live and work in a way that respects the limits of the planet's natural resources, reduces pollution and damage to the environment and helps us adapt to climate change.

b] Saved policies of the Southwark Plan [July 2007]:

3.2 - Protection of amenity (which seeks to ensure an adequate standard of amenity for existing and future occupiers)

3.12 - Quality in design (which requires developments to be of a high standard of architectural design)

3.15 - Conservation of the historic environment) which states that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance);

3.16 - Conservation areas (which requires developments to preserve or enhance the character or appearance of conservation areas);

3.17 - Listed buildings (which states that development proposals involving listed buildings should preserve the building and it's features of special architectural or historic interest);

c] London Plan Policies 2011 7.4 Local Character and 7.6 Architecture

d] Planning Policy Statement 5 Planning for the Historic Environment.

Particular regard was had to the impact of the proposal on the historic fabric of this Grade II building and appearance of the terrace. The proposal is considered to preserve this listed building and the setting of the terrace.

**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 Detailed drawings of;

- the new staircase to the mansard extension;
- The front and rear parapets of the mansard including the reinstated cornice;
- the cut-down existing opening at the lower ground floor;
- the timber-framed glazed roof to the rear extension;

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 quality of the design and details in accordance with Core Strategy (April 2011) Policy SP12 Design and conservation, saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.17 Listed buildings of The Southwark Plan (UDP) July 2007 and PPS5 Planning for the Historic Environment.

- 3 Before any work in connection with this permission is commenced the applicant shall submit a Schedule of Condition of existing windows/doors and a Schedule of Works for their repair to the Local Planning Authority for approval in writing, prior to the commencement of works. All existing doors, windows, shutter boxes and window cases, are to be retained, repaired and refurbished. 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 design and details in the interest of the special architectural or historic qualities of the listed building in accordance with Core Strategy (April 2011) Policy SP12 Design and conservation, saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan (UDP) July 2007 and PPS5 Planning for the Historic Environment.