
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 & Mrs J & A Onslow	Reg. Number	11-AP-2397
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/1029-8

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

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.

Heritage Statement, Flood Risk Assessment & Site Location Plan

Reasons for granting permission.

This planning 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 its 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 appearance of the property, the terrace, and on the amenity of the neighbouring occupants. No adverse impact was identified and the proposal would preserve the appearance of the building and the terrace. 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:

P601/RevC, P602/RevC & P603/RevC

Reason:

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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.