
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 N Owen	Reg. Number	11-AP-4006
Application Type	Listed Building Consent	Case Number	TP/147-231
Recommendation	Grant permission		

Draft of Decision Notice

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

Installation of internal ducting to extract system and a 400 mm x 400 mm kitchen extract louvre to rear elevation of public house.

At: SIMON THE TANNER, 231 LONG LANE, LONDON, SE1 4PR

In accordance with application received on 29/11/2011 12:00:28

and Applicant's Drawing Nos. Design And Access Statement Incorporating Heritage Statement, Site location plan, 475 EW 01 Rev A, 475 EW 02 Rev A, 475 SKD 01 Rev A, 475 SKD 02 Rev A, details of ducting and canopy.

Reasons for granting listed building consent.

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

Strategic policies of the Core Strategy 2011

Strategic Policy 12 – Design and conservation: Requires development to achieve the highest standard of design for buildings and public spaces, and to help create attractive and distinctive spaces.

Saved policies of the Southwark Plan 2007

3.18 Listed buildings (states that development proposals involving a listed building should preserve the building and its features of special architectural and historic interest).

Policies of the London Plan 2011

Policy 7.8 Heritage assets and archaeology

Planning Policy Statements [PPS] and Guidance Notes [PPG]

PPS5 - Planning for the historic environment

Particular regard was had to the impact on the listed building, but given that the works would affect a new extension and no loss of historic fabric would occur, it was found that the special historic and architectural interest of the listed building would be preserved. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

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

SKD 01 Rev A, 475 SKD 02 Rev A, details of ducting and canopy.

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 listed building and the visual amenity of the area in accordance with saved policy 3.17 'Listed buildings of The Southwark Plan 2007 (July), SP12 -Design and Conservation of the Core Strategy 2011 and PPS5 'Planning for the historic environment'.