
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 B. Green	Reg. Number	12/AP/0395
Application Type	Full Planning Permission		
Recommendation	Grant permission	Case Number	TP/208-29

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Alterations and extension to No.29 Curlew Street including formation of a new basement, extension at second floor level, modifications to the Curlew Street elevation and internal refurbishment

At: 29 CURLEW STREET, LONDON, SE1 2ND

In accordance with application received on 13/02/2012 08:01:26

and Applicant's Drawing Nos. Site plan, 102 Rev A, 103 A, 110 A, 120 A, 202 A, 203 B, 210 B, 220 B
Design and Access Statement, Historic Environment Assessment, Flood Risk Assessment

Reasons for granting permission.

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

a] Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design. Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments. Policy 3.16 seeks that the extension or alteration of buildings within conservation areas preserves or enhances the character and appearance of conservations areas.

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.

c] National Planning Policy Framework

Particular regard was had to the objections in relation to the potential impact upon the amenity of the adjoining residential properties as a result of the second floor rear extension and excavation of the proposed basement. Also, the design of the proposed alterations to the front elevation and its ability to preserve and enhance the character and appearance of the conservation area.

However, it was considered that the proposal would present a unique and innovative design which would complement the site and adequately preserve the character and appearance of the conservation area. Given the proposed design which would preserve the existing character of the building and the acceptable scale of the development, it was considered that there would be no significant harm upon the neighbouring properties and the character and appearance of the conservation area would be preserved. It was therefore considered appropriate to grant planning permission 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 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:

202 A, 203 B, 210 B, 220 B

Reason:

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

- 3 Samples of the external materials to be used in the carrying out of this permission including all proposed new fenestration detailing 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 details of proposed external materials in the interest of the appearance of the building in accordance with Strategic Policy 12 - Design and Conservation' of the Core Strategy and saved plan policy 3.12 'Quality in Design' of the Southwark Plan.

- 4 The windows on the north facing side elevation of the proposed 2nd floor extension shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 30 Curlew Street and Thames Heights residential properties from undue overlooking in accordance with saved policy 3.1 'Protection of Amenity' of the Southwark Plan and Strategic Policy 13 'High Environmental standards' of the Adopted Southwark Core Strategy.

- 5 Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological works which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

6 Archaeological Foundation Design

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 7 Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

- 8 Notwithstanding the plans hereby approved, the new windows in the rear elevation shall have timber frames, not aluminium as specified.

Reason

In order to be acceptable in design terms and to contribute to the character and appearance of the Tower Bridge Conservation Area, in accordance with saved policy 3.12 Quality in Design and policy 3.16 Conservation Areas of the Southwark Plan and Strategic Policy 12 Design and Conservation of the Core Strategy.

- 9 The flat roof outside the new bathroom hereby approved at second floor level shall be used for maintenance and means of escape purposes only, and not as a terrace or sitting out area.

Reason

To protect the amenity of neighbouring residents and provide undue overlooking or noise and disturbance arising, 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.