
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 K. Pickering	Reg. Number	11/AP/4229
Application Type	Full Planning Permission	Case	TP/2084-9
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

First floor extension over existing garage, a single storey rear extension; extended conservatory and terrace at second floor level with new small terrace at first floor. Installation of solar PV and thermal panels on the roof.

At: 9 COLLEGE ROAD, LONDON, SE21 7BQ

In accordance with application received on 16/12/2011 12:00:35

and Applicant's Drawing Nos. Existing

1104 001; 1104 100; 1104 101; 1104 110; 1104 111; 1104 112; 1104 113; 1104 114; 1104 115; 1104 116; 1104 117; 1104 118;

Proposed

1104 200; 1104 201; 1104 210; 1104 211; 1104 212; 1104 213; 1104 214; 1104 215; 1104 216; 1104 217; 1104 218; 1104 219

Documents

Tree Strategy
Planning Statement
Design and Access Statement
Heritage Statement

Reasons for granting permission.

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

Strategic policies of the Core Strategy 2011

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development. Policies Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces, and conservation of heritage assets and Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Saved policies of the Southwark Plan 2007

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 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance. Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials. 3.28 Metropolitan Open Land advises that the Local Planning Authority will seek to protect MOL from inappropriate development.

- 11 Conserving the natural environment
- 12 Conserving the historic environment

Particular regard was had to:

- objections in relation to character and appearance and the foregoing design policies, where it is considered that the new extensions have been designed in a sensitive and sympathetic manner that integrates with the existing dwelling, and would not harm the character and appearance of the conservation area, subject to conditions of consent in particular in relation to materials and detailing.
- objections in relation to impacts on amenities and the foregoing urban design policies. The development is not considered to harm the amenities of surrounding residents, including outlook and privacy, and noise and disturbance.
- objections to the impact upon the park, and its status as a Registered Park and designation as Metropolitan Open Land, where it was considered that the proposed development would not undermine these designations or result in harm to the users of the park.
- objections to the effect of the development the character and appearance of the Dulwich Village Conservation Area where it was considered that the character and appearance would be preserved by the scheme.

Impacts of the proposed development were not considered so harmful as to justify refusing permission.

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:

1104 200; 1104 201; 1104 210; 1104 211; 1104 212; 1104 213; 1104 214; 1104 215; 1104 216; 1104 217; 1104 218; 1104 219

Reason:

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

- 3 Samples of all and external facing materials, including the clear, non-reflective glass and a 1m x 1m sample panel of the proposed brickwork to be used in the carrying out of this permission shall be presented on site and approved by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design, 3.13 Urban Design and 3.16 Conservation areas of The Southwark Plan 2007.

- 4 The tree protection methods detailed within the Tree Strategy Report submitted with the planning application shall be implemented in accordance with the details therein. Prior to the commencement of works a site meeting should be held between the developers arboricultural consultant the and Local Authority Arboriculturist to ensure that the protective tree measures have been properly erected and afford adequate protection to the root protection zones.

Reason

In order that the Local Planning Authority may be satisfied with the details of the scheme in accordance with Strategic Policy 11 Open Spaces and Wildlife of The Core Strategy 2011 and Saved Policy 3.12 'Quality in Design' and 3.2 'Protection of Amenity' of the Southwark Plan 2007