
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 I. Djelal Le Garage	Reg. Number 08- <u>AP</u> -3015
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2633-A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a dormer window extension and use of the premises as office space (in retrospect). The site is located to the rear of 2 Bawdale Road, rear of 165-171 Lordship Lane, rear of 80-84 Whateley Road, and includes the building adjacent to 84 Whateley Road.

At: 2A BAWDAL ROAD, LONDON, SE22 9DN

In accordance with application received on 12/12/2008

and Applicant's Drawing Nos. P(00)01, P(11)01 Rev A, P(11)02 Rev A

Subject to the following condition:

- 1 The materials required for the discharge of condition 2 shall be submitted within 2 months of this decision. Work in respect of the proposed dormer as detailed within this permission shall commence no later than one month after the decision to discharge materials has been approved.

Reason

To ensure that works to rectify the current planning breach are implemented as soon as practicable following grant of planning permission and in accordance with Policy 3.2 Protection of amenity and 3.12 Quality in design of The Southwark Plan 2007.

- 2 Details of the materials to be used in the carrying out of this permission shall be submitted to and approved in writing 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 materials in the interest of the appearance of the building in accordance with Policy 3.2 - Protection of Amenity of The Southwark Plan 2007 (July).

Reasons for granting planning permission.

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

- a] Policies 3.2 - Protection of amenity, 3.11 - Efficient use of land, 3.12 - Quality in design, 3.13 - Urban design, 5.2 - Transport impacts and 5.3 Walking and cycling of The Southwark Plan 2007 (July).
- b] SPD: Residential Design Standards.

Particular regard was had to the impact of the proposed development on the visual amenity of the area and surrounding occupiers that would result from the proposed development but it was considered that significant adverse impacts had been overcome by the revised plans and more acceptable scale, massing and detailed design of the proposed dormer window. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Informative

You are advised that the premises is subject to enforcement action in respect of the current unauthorised works and that the earliest implementation of the scheme hereby approved may negate the need for further action in respect of the works to the roof.

