
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	Westhill Land and Property	Reg. Number	18/AP/0930
Application Type	Full Planning Application	Case Number	TP/321-294
Recommendation	Grant With Unilateral Undertaking		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction part one, part two storey roof level extension (fourth and fifth floor) to create 8 residential apartments (Class C3) comprised of 3 x 1 bedroom units and 5 x 2 bedroom units.

At: 294-304 ST JAMES'S ROAD, LONDON SE1 5JX

In accordance with application received on 22/03/2018 08:01:22

and Applicant's Drawing Nos. 1966-00-DR-0000 REV D02 - Site Location Plan

1966-00-DR-0103 REV D08 - Proposed Third Floor Plan
 1966-00-DR-0104 REV D05 - Proposed Fourth Floor Plan
 1966-00-DR-0400 REV D02 - Existing Sections
 1966-00-DR-0400 REV D02 - Sections Sheet 1
 1966-00-DR-0600 REV D04 - Proposed South and East Elevations
 1966-00-DR-0601 REV D03 - Proposed North and West Elevations
 1966-00-DR-PH2_0101 REV D03 - Existing Ground Floor
 1966-00-DR-PH2_0600 REV D02 - Existing Elevations
 1966-00-SK-0150 REV D05 - Axonometric From North East
 1966-00-SK-0151 REV D04 - Axonometric From South East

Daylight and Sunlight Assessment
 Transport Assessment
 Flood Risk Assessment
 Air Quality Assessment
 Noise Impact Assessment
 Planning Statement
 Design and Access Statement

Subject to the following six conditions:

Time limit for implementing this permission and the approved plans

- 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:

1966-00-DR-0103 REV D08 - Proposed Third Floor Plan
 1966-00-DR-0104 REV D05 - Proposed Fourth Floor Plan
 1966-00-DR-0400 REV D02 - Sections Sheet 1
 1966-00-DR-0600 REV D04 - Proposed South and East Elevations
 1966-00-DR-0601 REV D03 - Proposed North and West Elevations

Reason:

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

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above

grade' here means any works above ground level.

- 3 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials to be used in the carrying out of this permission shall be presented on site/submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 4 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 5 Prior to occupation of the building, details of all balcony screening shall be provided to the Local Planning Authority and shall be installed in accordance with the approval. The approved balcony screening shall not be replaced or repaired otherwise than with obscure glazing or obscure screening.

Reason

In order to protect the privacy and amenity of the occupiers and users of the development from undue mutual overlooking in accordance with The National Planning Policy Framework 2018, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

Pre-occupation condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Before the first occupation of the extension hereby permitted details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.