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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr Sean Wu and Ms Huishu Kiki Jin	<b>Reg. Number</b>	18/AP/4015
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2549-D
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Construction of a ground floor side and rear extension and refurbishment to existing detached house, with the inclusion of a circular 1-storey side extension

**At:** 36 ROUSE GARDENS, LONDON SE21 8AF

**In accordance with application received on 07/12/2018 16:01:10**

**and Applicant's Drawing Nos.** ARBORICULTURAL APPRAISAL AND IMPLICATIONS (DATED NOV 8TH 2018)

252-0.001-L - LOCATION PLAN

STRUCTURAL STATEMENT (DATED DEC 6TH 2018)

252-.0.002-L - BLOCK PLAN

252-459-L - PHOTOGRAPHIC SURVEY

DESIGN REPORT AND ACCESS STATEMENT (DATED DEC 6TH 2018)

**Proposed Plans:**

18104-020 REV P1 - PROPOSED DETAILS SHEET 01

18104-010 REV P1 - PROPOSED GROUND FLOOR PLAN

252-1.302-O - SECTION BB PROPOSED

252-1.202-O - EAST ELEVATION PROPOSED

252-1.006-Q - FIRST FLOOR PLAN PROPOSED

18104-011 REV P1 - PROPOSED FIRST FLOOR PLAN

252-1.301-N - SECTION A-A PROPOSED

252-1.008-O - ROOF PLAN PROPOSED

252-1.005-U - GROUND FLOOR PLAN PROPOSED

252-1.003-B - SITE PLAN PROPOSED

252-1.203-O - REAR ELEVATION PROPOSED

252-1.204-O - WEST ELEVATION PROPOSED

252-1.201-O - STREET ELEVATION PROPOSED

HCL-18-0011- REV 1.1 - PROPOSED LANDSCAPE LAYOUT

252-804-L - 3D VIEW PROPOSED

**Existing Plans:**

252-0.204-L - WEST ELEVATION EXISTING

252-0.008-L - ROOF PLAN EXISTING

252-0.201-L - FRONT ELEVATION EXISTING

252-0.203-L - REAR ELEVATION EXISTING

252-0.202-L - EAST ELEVATION EXISTING

252-0.301-L - SECTION A-A EXISTING

252-0.006-L - FIRST FLOOR PLAN EXISTING

252-0.005-L - GROUND FLOOR PLAN EXISTING

**Subject to the following four 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:

18104-020 REV P1 - PROPOSED DETAILS SHEET 01  
18104-010 REV P1 - PROPOSED GROUND FLOOR PLAN  
252-1.302-O - SECTION BB PROPOSED  
252-1.202-O - EAST ELEVATION PROPOSED  
252-1.006-Q - FIRST FLOOR PLAN PROPOSED  
18104-011 REV P1 - PROPOSED FIRST FLOOR PLAN  
252-1.301-N - SECTION A-A PROPOSED  
252-1.008-O - ROOF PLAN PROPOSED  
252-1.005-U - GROUND FLOOR PLAN PROPOSED  
252-1.003-B - SITE PLAN PROPOSED  
252-1.203-O - REAR ELEVATION PROPOSED  
252-1.204-O - WEST ELEVATION PROPOSED  
252-1.201-O - STREET ELEVATION PROPOSED  
252-804-L - 3D VIEW PROPOSED

Reason:

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

**Pre-commencement 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 any work in connection with implementing this permission is commenced.

- 3 The development hereby permitted, including foundation works, trial holes and trenches for the purpose of root protection shall be carried out in accordance with the Arboricultural Appraisal and Implications Assessment by ACS (Trees) Consulting dated November 8th 2018 with ACS ref: ha/aiams1/18/36rousegdms. Prior to the extension works commencing:

a) A meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting .

b) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012), BS3998: (2010) Tree work - recommendations and National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2018 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**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.

- 4 The landscaping shall not be carried out otherwise than in accordance with the following approved plan: HCL-18-0011- REV 1.1 - PROPOSED LANDSCAPE LAYOUT, and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building

works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

#### Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2018 Chapters 8, 12, 15 & 16 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

#### **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.

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.