
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	Linden Homes South East Ltd & Thames Valley Housing Association	Reg. Number	13/AP/0966
Application Type	Full Planning Permission	Case Number	TP/1390-169
Recommendation	Refuse permission		

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 87 residential units, five retail/commercial units totalling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. (Revised Description)

At: 169-173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET), LONDON SE1 8ER

In accordance with application received on 28/03/2013

Reason for refusal:

The affordable housing proposed does not meet the minimum policy requirement of 35% and the Council's considers that the viability information provided with the application does not demonstrate that as much affordable housing has been proposed as is financially viable for this development. The application is therefore contrary to Strategic Policy 6 (Homes for people of different incomes) of the Southwark Core Strategy 2011 and Policy 3.12 (Negotiating affordable housing on individual private residential and mixed use schemes) of the London Plan 2011.

Statement of positive and proactive action in dealing with the application

Following pre-application discussions, negotiations and meetings continued through the course of the application and the application has been determined in accordance with the timetable set out in an amended Planning Performance Agreement. Whilst affordable housing has remained to be an issue, all other pertinent issues have been satisfactorily resolved throughout the course of the application.