
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

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|-------------------------|--|--------------------|------------|
| Applicant | Berkeley Homes (North East London) Ltd | Reg. Number | 03-AP-2243 |
| Application Type | Full Planning Permission | Case Number | TP/147-36 |
| Recommendation | Refuse | | |

Draft of Decision Notice

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

Redevelopment to provide 4 new buildings:

Building A, located on the north side of the site: 8 storey building with Class A1, A2, A3, B1, D2 (shop/office/catering/business/assembly) uses at ground floor level with 89 residential units above.

Building B, located on the south side of the site: 4-7 storey building with Class A1, A2, A3, B1, D2 uses on the ground floor with 158 residential units.

Building C, located on the north west side of the site: 8-28 storey building with supermarket (Class A1) on part and Class A1, A2, A3, B1, D2 uses on the remainder of the ground floor, with 341 residential units above.

Two-storey pavillion building located in the centre of public square to be used for shop or catering purposes (Class A1 or A3).

Construction of basement with 249 underground car parking spaces, motorbike and cycle parking, refuse storage and plant equipment.

588 dwellings in total

At: Tabard Square bounded by Long Lane, Tabard Street, Sterry Street and Southall Place SE1

In accordance with application received on 26/11/2003

and Applicant's Drawing Nos. 3493 T 001,3759 / T(20)E01,3759\T(20)E02,3759 / T(20)E03,3759 / T(20)E04 3759 / T(20)E05,3759\T(20)E06,3759 / T(20)P00,3759 / T(20)P01,3759 / T(20)P02 3759 / T(20)P03,3759 / T(20) P04,3759 / T(20)P05,3759 / T(20)P06,3759 / T(20)P07 3759 / T(20)P08,3759 / T(20)P09,3759 / T(20)P-1,3759 / T(20)P30,3759 / T(20)S01 3759 / T(20)S02,3759 / T(20)S03,ROL_4781A_2001PL, ROL_4781A_2101PL, ROL_4781_2102PL, ROL_4781A_2103PL, ROL_4781A_2104PL, ROL_4781A_2105PL, ROL_4781A_2106PL, ROL_4781A_2107PL, ROL_4781A_2108PL

Reasons for refusal:

- 1 The application site is an inappropriate location for a 28 storey building as the proposed building will not be part of cluster of tall buildings and will not be in a town centre location or at a major public transport interchange. As such it will be out of keeping with the surrounding townscape and dominating to its surroundings and will be contrary to: Policy E.2.2 (Heights of Buildings) and Policy E.2.3 (Aesthetic Control) of the adopted Southwark Unitary Development Plan; Policies 3.18 (Tall Buildings), and 3.15 (Urban Design) of the draft Southwark Unitary Development Plan; and Policy 4B.8 (Tall Buildings), 4B.9 (Large scale buildings - Design and Impact), 4B.1 (Design for a Compact City) of the draft Greater London Plan.
- 2 The proposed 28 Storey building will by reason of its height, proximity, and design, have a detrimental impact on the character and appearance of the Borough High Street and Trinity Church Square Conservation Areas and a detrimental impact on the architectural and historic character of the Grade II* Listed St George the Martyr Church and the Grade II Listed Buildings in Trinity Church Square and Merrick Square. As such it will be contrary to policies: E.4.3 (Proposals affecting Conservation Areas) and E.4.6 (Proposals affecting Listed Buildings) of adopted Southwark Unitary Development Plan; and 3.6 (Heritage Conservation) on the draft Southwark Unitary Development Plan.
- 3 The proposed development by virtue of its increased height and proximity to neighbouring residential buildings would be over dominant in its relationship to them and result in an oppressive outlook and an unacceptable loss of natural lighting to their residents. As such it would be contrary to Policy E.3.1(Protection of Amenity) of the adopted Southwark Unitary Development Plan (UDP) and Policy 3.2 (Protection of Amenity) of the Draft Deposit Southwark UDP.

