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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>	Tower Bridge Yacht & Boat Co Ltd	<b>Reg. Number</b>	03-AP-2435
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/235-33
<b>Recommendation</b>			

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### Draft of Decision Notice

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Continued use of the existing moorings at Downings Road for mixed use purpose including residential, business, barge repair, live/work and for berthing of vesels in the course of navigation and retention of associated type beds. (Application A)

**At:** Downings Roads Moorings, 31 Mill Street SE1

**In accordance with application received on 24/12/2003**

**and Applicant's Drawing Nos. 3105**

3104

4103

#### **Subject to the following conditions:**

- 1 The proposed use of the site by reason of its inappropriate location, scale and permanence is considered to be unacceptable in principle. As such it is considered contrary to Policies R.2 and E7.1 of the Unitary development Plan, adopted 1995 and Policies 3..25, 3.29 and 3.31 of the Second Draft Deposit UDP April 2004.
- 2 The proposed uses by reason of their scale, permanence location and character are considered to harm the character and appearance of the townscape, St Saviours Dock conservation area and the setting of listed buildings. As such the proposals are contrary to Policies E4.1, E4.3, E4.6, E7.1 and E7.3 of the Unitary Development Plan, adopted 1995 and Policies 3.16, 3.18, 3.29 of the Second Draft Deposit UDP April 2004
- 3 The use by reason of its design, layout and proximity to adjacent residential occupiers would generate noise, disturbance, overlooking and loss of privacy, together with an increased sense of enclosure at high tide, detrimental to the amenity of those residents. As such the proposal is considered to be contrary to Policy E3.1 of the Uniotary Development Plan, adopted 1995 and Policy 3.2 of the Second Draft Deposit UDP April 2004.
- 4 The proposals fail to provide sufficient information regarding land based refuse storage and waste disposal facilities to accurately assess whether residential and public amenity may be adequately protected in the future. On this basis, the proposals fail to satisfy the tests set out in Policies E7.2 and E7.3 of the Unitary Development Plan, adopted April 2004 and Policy 3.7 of the Second Draft for Ddeposit UDP, April 2004