
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 344 St James's Road Limited
Application Type Full Planning Permission
Recommendation Refuse

Reg. Number 04-AP-0340

Case Number TP/2361-32

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Demolition of existing structures and redevelopment to provide a five storey building for use as 2 business use units on ground floor and 8 'keyworker' two-bedroom flats on the upper floors.

At: Land on east side of Lovegrove Street SE1

In accordance with application received on 01/03/2004

and Applicant's Drawing Nos. 168B.EX01, 02, 03, PA01, 02A, 03A, 04A, 05A, 06A, 07A, 08A,

Reasons for refusal:

- 1 The proposal introduces non employment uses into a designated employment area. It is not considered that this is appropriate in this location as it fails to protect the character and functioning of the wider employment area. As such the proposal is contrary to Policies B.1.1 (Protection of Employment Areas and Sites) of the Southwark Adopted Unitary Development Plan and Policies 1.4 (Preferred Industrial Locations) of the Draft Southwark Unitary Development Plan as agreed for deposit November 2002
- 2 The proposed development would provide eight one-bedroom flats of similar sizes. As such, the development would be contrary to Policy H.1.5 (Dwelling Mix of New Housing) from the adopted Unitary Development Plan, Policy 4.3 (Mix of Dwellings) of the Southwark Plan 2004 and SPG 29 (Residential Design Standards).
- 3 The development, by reason of its close proximity to the existing car breakers yard, would fail to provide a acceptable residential environment to the detriment of future occupants of the development. As such, the development would be contrary to Policy H.1.8 (Standards for New Housing) from the adopted Southwark Unitary Development Plan, Policy 3.2 (Protecting Amenity) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004 and SPG 29 (Residential Design Standards).
- 4 The development, by reason of its residential nature and location within a Strategic Employment Area, would unreasonably compromise the development potential of the neighbouring industrial sites. As such, the development would be contrary to Policy 3.10 (Efficient Use of Land) of The Southwark Plan 2004 [Revised Deposit Unitary Development Plan] March 2004.