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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>	Client of GVA Grimley	<b>Reg. Number</b>	04-AP-0679
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2732-133
<b>Recommendation</b>	Refuse		

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### Draft of Decision Notice

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

Demolition of existing buildings at 1 - 15 (odd) Bournemouth Road and erection of an 8 storey for residential use to provide 55 dwellings [comprising 13 one-bedroom, 39 two-bedroom and 3 three-bedroom flats] together with refurbishment and alterations to 143 - 147 Rye Lane to provide 7 dwellings [comprising 1 one-bedroom, 4 two-bedroom and 2 three-bedroom flats] on the upper floors together with formation of a roof terrace and continued retail use of the ground floor.

**At:** 1-15 Bournemouth Road & 143-147 Rye Lane SE15

**In accordance with application received on 20/04/2004  
and revisions/amendments received on 30/06/2004**

**and Applicant's Drawing Nos.** A1/001 Revision A, A1/002, A1/003, A1/004, A1/005, A1/006, A1/007, A1/008, A1/009, A1/010, A1/011, A1/012, A1/013, A1/014, A1/015, 96/17/P/02, 96/17/P/03, 96/17/P/04, 96/17/P/05,

**Reasons for refusal:**

- 1 The proposed application would by reason of its location within part of a wider site identified for transportation including tram route, depot and ancillary facilities and car parking impede the delivery of the Cross River Tram terminal and access route. The consequent reduction in the site area available for a tram depot would therefore jeopardise the delivery of the Cross River Tram project and the detriment of public transport services improvements in London and the regeneration of Peckham. This is contrary to Southwark's Revised Deposit Unitary Development Plan Policies 9.3 'Peckham' and 5.4 'Public Transport Improvements' and Policies 3C.13 'Enhanced bus Priority, tram and bus transit schemes' of the London Plan: Spatial Development Strategy for Greater London.
- 2 The introduction of a noise sensitive use, in this case residential flats, adjacent to the planned tram depot would leave the residents of the proposed dwellings exposed to unreasonable levels of night-time noise, significantly affecting their residential amenity. This is contrary to Southwark's Unitary Development Plan Policy E.3.1 'Protection of Amenity' and the Revised Deposit Unitary Development Plan [March 2004] 3.2 'Protection of Amenity'.