
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	Mrs I Ebert	Reg. Number	11-AP-1738
Application Type	Full Planning Permission		
Recommendation	Refuse permission	Case Number	TP/2378-55

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Erection of a 4 storey side extension and provision of hard landscaping and new boundary wall and railings to front of dwelling (Use Class C3).

At: 55 COBOURG ROAD, LONDON, SE5 0HU

In accordance with application received on 27/05/2011

and Applicant's Drawing Nos. Design And Access Statement, 00.01/Rev/00, 00.10/Rev/00, 00.11/Rev/00, 00.12/Rev/00, 00.13/Rev/00, 00.14/Rev/00, 00.21/Rev/01, 00.31/Rev/01, 00.32/Rev/01, 00.33/Rev/01, 00.53/Rev/00, 00.54/Rev/00, 10.11/Rev/04, 10.12/Rev/00, 11.11/Rev/04, 11.12/Rev/04, 11.13/Rev/04, 11.14/Rev/04, 21.11/Rev/04, 21.12/Rev/04, 31.11/Rev/04, 31.12/Rev/04, 31.13/Rev/04, 31.15/Rev/01, 31.16/Rev/01, 50.03/Rev/01, 50.04/Rev/01, 1 CD

Reason for refusal:

The proposed extension, owing to its excessive size and location would dominate the host building and would harm the symmetry of the listed terrace and would fail to preserve or enhance the character or appearance of this part of the Cobourg Road Conservation Area. As such the proposal is contrary to Strategic Policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the Core Strategy 2011, Saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' 3.15 'Conservation and the Historic Environment', 3.16 'Conservation areas', 3.17 'Listed Buildings' and 3.18 'Setting of Conservation Areas, Listed Buildings and World Heritage Sites' of the Southwark Plan (July) 2007, Policies 7.4 'Local character', 7.6 'Architecture' and 7.8 'Heritage Assets and Archaeology' of the London Plan 2011 and PPS5 'Planning for the Historic Environment.