
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-1743
Application Type	Listed Building Consent	Case Number	TP/2378-55
Recommendation	Refuse permission		

Draft of Decision Notice

Listed Building Consent was REFUSED to carry out the following works:

Erection of a 4-storey side extension, insertion of new internal doors at basement, ground, first and second floor levels to access new extension, provision of landscaping and new boundary wall and railings to front of dwelling, and refurbishment of rear courtyard and external toilet (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

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. As such it is considered that the proposal would fail to preserve the special historic and architectural interest of the listed building and the listed terrace of which it forms a part, contrary to Strategic Policy 12 'Design and Conservation' of the Core Strategy 2011, Saved Policies 3.15 'Conservation and the Historic Environment', 3.17 'Listed Buildings' and 3.18 'Setting of Conservation Areas, Listed Buildings and World Heritage Sites' of the Southwark Plan (July) 2007, Policy 7.8 'Heritage Assets and Archaeology' of the London Plan 2011 and PPS5 'Planning for the Historic Environment.

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