
RECOMMENDATION LDD MONITORING FORM REQUIRED

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	Mr J Wintour United St Saviour's Charity	Reg. Number 11-AP-4342
Application Type	Full Planning Permission	
Recommendation	Refuse permission	Case Number TP/1523-H

Draft of Decision Notice

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

Refurbishment and extension of Grade II listed terrace including mansard roof extension to No.s 1,3,7,9 & 11, to provide an additional 5 residential units: resulting in a total of 12 units, to comprise 2 x studio flats, 7 x 1 bed flats, 2 x 2 bed flats, and 1 x 4 bed flat.

At: 1-13 PARK STREET, LONDON, SE1 9AB

In accordance with application received on 23/12/2011 08:03:49

and Applicant's Drawing Nos. Design and Access Statement, Heritage Statement, Flood Risk Assessment, Existing and Proposed Views from West, Existing and Proposed Views from East, 11-030-D 00, 11 030- D02, 11-030 D03,, 11-030 D 04, 11-030 D 02, 11-030 D05

Reason for refusal:

- 1 The proposed change of use would result in the loss of a Small Business Unit and associated B Class floorspace, which would harm the local economy by reducing employment opportunities and services for local residents. The protection of small business units and existing office floorspace is important given the high demand for office floorspace within this town centre location. The proposed development is therefore contrary to saved policies 1.4 'Employment sites outside the Preferred Office Locations and Preferred Industrial Locations' and 1.5 'Small business units' of The Southwark Plan 2007, strategic policy 10 'Jobs and Businesses' of the Core Strategy 2011.
- 2 The proposal would result in the loss of important historic fabric, detailing and building-form, and is detrimental to the special architectural and historic interest of the building, failing to relate sensitively to the period, style, detailing and context of the listed building, and is contrary to Saved Policy 3.17 Listed buildings of the Southwark Plan 2007, SP12 Design and Conservation of the Core Strategy 2011 and Policy HE9.2 of PPS5.
- 3 The scheme includes no provision for the safe, weatherproof and convenient storage of cycles in respect of the five proposed units, which would mean the residents would not have adequate cycle storage space and would therefore be unlikely to use this sustainable form of transport. This would fail to accord with saved policy 5.3 Walking and Cycling of the Southwark Plan, and SP2 Sustainable Transport of the Core Strategy 2011.