
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	Pastor P. Fadeyi Grace Outreach Church	Reg. Number	11-AP-2521
Application Type	Full Planning Permission	Case Number	TP/2360-B
Recommendation	Refuse permission		

Draft of Decision Notice

Planning Permission was REFUSED for the following development:

Erection of extensions at ground and first floor level, window and door alterations to elevations and alterations to gates and fencing to front of site in connection with use of ground floor as an industrial unit (Use Class B1, B2 or B8) and use of first floor as a unit for place of worship and community facilities (Use Class D1) and change of use of part of the ground floor to provide access and emergency egress from proposed first floor for proposed community facility. Works include installation of 4 A/C units to roof of first floor extension.

At: 7-14 RUBY TRIANGLE, SANDGATE STREET, LONDON, SE15 1LE

In accordance with application received on 28/07/2011

and Applicant's Drawing Nos. LRT(pl)01, LRT(pl)02, LRT(pl)03 Rev A, LRT(pl)04 Rev A, LRT(pl)05 Rev A, Planning statement, Design and access statement, Transport Assessment, Flood Risk Assessment.

Reason for refusal:

- 1 The proposed development, by virtue of the provision of a D class use in a preferred industrial location would be contrary to the provisions of saved policy 1.2 of the Southwark Plan 2007 'Preferred office and industrial locations' which only permits B class uses and sui generis class industrial uses which would be unsuitable in residential areas in preferred industrial locations. It would also be contrary to aims of Strategic policy 10 'Jobs and Business' of the Core Strategy (2011). The inclusion of a Class D use on this site would set an undesirable precedent making it difficult to resist similar applications in the future, the cumulative impact of which would be to undermine the character, and harm the function of the industrial area.

- 2 The proposed development, by virtue of introducing both a B class and a D class use into the building would introduce further traffic into the area and would cause harm to and conflict between vehicular and pedestrian safety, contrary to saved policies 5.2 'Transport impacts' and 5.3 'Walking and cycling' of the Southwark Plan 2007 and Strategic policy 2 'Sustainable transport' of the Core Strategy (2011).