

TP(Refuse)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



www.southwark.gov.uk

REFUSAL OF PLANNING PERMISSION

Applicant Mr Sunday Iyi
Redeemed Assemblies Church
Date of Issue of this decision 08/03/2010

LBS Registered Number 09-AP-2081

Planning Permission was REFUSED for the following development:

Change of use from light industrial (Class B1) to multi-purpose community use including place of worship (Class D1)

At: 33 NUTBROOK STREET, LONDON, SE15 4JU

In accordance with application received on 15/09/2009 Your Ref. No.:

and Applicant's Drawing Nos. Site Location Plan, Design and Access Statement, Geoen Travel Plan, Event Management Report, Acoustic Survey, LV509001Rev A, 002Rev A, 003, 004 Rev-A, 005 Rev A, 006 Rev A, 011 Rev A 012, 013, 014, 015, 020Rev A, 021 Rev A , 022 Rev A , 023 Rev A , 024 Rev A , 025 Rev A , 026 Rev A, 027 Rev A , 028 Rev A, 030.

Reasons for refusal:

- 1 The proposed Class D1 uses would, due to the backland location of the site and by reason of the general level of activity resulting from people coming and going to the premises and use of the external areas, give rise to noise and disturbance to the adjoining residential properties. The proposal would therefore be contrary to Policies 3.2 Protection of Amenity and 2.2 Provision of New Community Facilities of the Southwark Plan 2007.
- 2 The proposal fails to comply with the policy relating to the provision of new community facilities due to the harm arising to the amenity of neighbours in terms of traffic and highway congestion and through increased pressure on levels of on street parking. As such, it is contrary to Policies 2.2 Provision of New Community Facilities and 5.2 Transport Impacts of the Southwark Plan 2007.
- 3 The proposal fails to demonstrate how the buildings would be adequately ventilated without allowing sound to escape and cause nuisance to the adjoining residential properties. As such the proposal is contrary to Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

Continued overleaf...

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Signed

A handwritten signature in black ink, appearing to be "GR", written over a horizontal line.

Gary Rice
Head of Development Management

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Head of Development Management, Southwark Council, Regeneration and neighbourhoods, Planning & transport, Development management, PO Box 64529, London SE1P 5LX, or by email to planning.enquiries@southwark.gov.uk

UPRN: 200003494638

checked by

AB

TP/2727-A

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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

- [1] **APPEAL TO THE SECRETARY OF STATE.** If the applicant is aggrieved by this decision of the council to refuse permission, the applicant may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act, 1990 within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **PURCHASE NOTICE.** If permission to develop land is refused whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, the owner may serve on the Council a purchase notice requiring it to purchase the owner's interest in the land in accordance with the provisions of Section 137 of the Town and Country Planning Act 1990.
- [3] **COMPENSATION.** In certain circumstances a claim may be made against the local authority for compensation, where permission is refused by the Secretary of State on appeal or on a reference of the application to the Secretary of State. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.