

RECORD OF PLANNING DECISIONS – THURSDAY, 26 JUNE 2008

PLANNING BOARD

Ref No	Item No	Report Title	Record of Decision (what was decided)	Reasons for Refusal
	5	Grove Market, Grove Market Place & 60 Eltham High Street SE9.	<p>Resolved</p> <p>a. That full planning permission for the demolition of the existing buildings and structures on the site and its redevelopment to provide a building of up to 7 storeys plus basement level comprising two retail shops (A1), four restaurants/cafes (A3), GP Surgery (D1), 129 residential units, private amenity space and basement car parking be refused.</p> <p>b. That the Director of Regeneration, Enterprise and Skills, in consultation with the Chair of the Planning Board, be authorised to finalise the reasons for refusal which were summarised at the meeting (see next column).</p>	<p>1. That the proposed development by reason of its height, scale, bulk and mass would result in the overdevelopment of the site and would therefore be contrary to Policies SD1, D1 and H10 of the Unitary Development Plan (UDP).</p> <p>2. That the height, scale, bulk and mass of the proposed development would have a negative impact on the character and appearance of the adjacent Eltham Palace Conservation Area and would therefore be contrary to Policy SD1, SD3, D1, and D16, of the UDP.</p> <p>3. That the design of the development is out of keeping with the character and appearance of the adjacent Eltham Palace Conservation Area and would not preserve or enhance that character or appearance. The proposal is therefore contrary to Policies SD1, SD3 D1 and D16 of the UDP.</p>

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				<p>4. That the development by reason of its design, bulk, scale and mass, would have an overbearing impact on neighbouring residential properties, especially those in Wythfield Road, and would result in unacceptable levels of overlooking, and a reduction in privacy contrary to Policies SD1, D1, H7, and H10 of the UDP.</p> <p>5. That the proposed development has excessively high residential density and would provide excessive numbers of single aspect and small residential units that would lead to poor living conditions. contrary to Policies SD1, D1 H7, H8 and H9 of the UDP.</p> <p>6. The proposed development would provide insufficient numbers of family units that would result in an unacceptable mix of residential accommodation which would fail to create a mixed and balanced community and would not meet the housing demand within the Borough. The proposal would therefore be contrary to Policies, SH2, SH4, and H15 of the UDP.</p>

NB The above is a summary of the decisions taken, reasons for the decisions and the options considered. A full record can be obtained by ringing 8921 5130

	6	Former World of Leather Site including Grays Tyres and Wadham Stringer, 400 Westhorne Ave SE9	Resolved That consideration of the application for the demolition of existing buildings and erection of a new warehouse building for self-storage use (B8), provision of two retail units (A1), associated car parking and access works, boundary treatment and landscaping be deferred.	
	7	Land at Stockwell Street and John Humphries House, SE10	Resolved That full planning permission and Conservation Area consent for the demolition of Nos 4 to 19 Stockwell Street, all associated structures and buildings and redevelopment to provide a four storey building comprising of 129 residential units, A1 and A3 uses, office accommodation, market stalls, associated car parking, plant, servicing, access and landscaping be granted, subject to referral to the Mayor of London, the satisfactory completion of a planning obligations agreement and the conditions set out in 3 of the report.	

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