

TP(Refuse)

SOUTHWARK COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)



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REFUSAL OF PLANNING PERMISSION

Applicant ASK Restaurant Ltd
Date of Issue of this decision 11/08/2008

LBS Registered Number 08-AP-1245

Planning Permission was REFUSED for the following development:

Extension to existing outdoor seating area by an additional 50.5sqm along front of building (river side).

At: 34 SHAD THAMES, LONDON, SE1 2YG

In accordance with application received on 16/05/2008 **Your Ref. No.:**

and Applicant's Drawing Nos. J309/SKO1, JK309/SK02, Site Location Plan, Layout Plan Showing Adjoining Building, Design and Access Statement

Reasons for refusal:

- 1 The proposed extension to the outdoor seating area would cause significant harm to the amenity of adjoining and nearby residential occupiers, by way of increased noise and disturbance and loss of privacy. The proposal is therefore contrary to Policy 3.2 'Protection of Amenity' of The Southwark Plan UDP (2007).
- 2 The extended dining area would become a highly visible and dominant element within the townscape, spilling past the buildings boundaries into the walkway, to the detriment of the character and appearance of the streetscape and surrounding Tower Bridge Conservation Area and obstructing views of a World Heritage Site contrary to Policies 3.12 'Quality in Design', 3.13 'Urban Design', 3.16 'Conservation Areas' and 3.18 'Setting of Listed Buildings, Conservation Areas and World Heritage Sites' of The Southwark Plan UDP (2007).

Signed

A handwritten signature in black ink, appearing to be "GR", written over a faint circular stamp.

Gary Rice
Head of Development Control

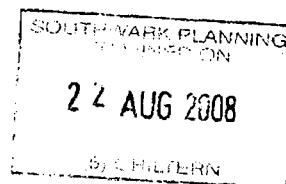
Your attention is drawn to the notes accompanying this document

Any correspondence regarding this document should quote the Case Number and LBS Registered Number and be addressed to: Head of Development Control, Council Offices, Chiltern, Portland Street, London SE17 2ES. Tel. No. 020 7525 5000

UPRN: 200003360625

checked by AS

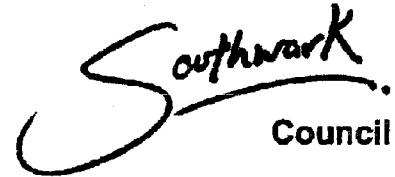
TP/242-30



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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/pes. 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.