

RECORD OF Eltham & Kidbrooke Area Planning Committee DECISIONS
TUESDAY 26 NOVEMBER 2019

Ref No.	Item No	Report Title	Record of Decision	Reasons for Refusal
19/1463/F	5	The Glenmore Arms 41 Edison Grove Plumstead SE18 2DW - Ref: 19/1463/F	Resolved to refuse full planning permission for the change of use of vacant basement and ground floor Public House (Class A4) to Residential (Class C3) use (3 x 2-bed units), alterations to the ground floor front facade and previously approved rear and side extensions, with associated vehicle parking and bicycle storage, including enclosed waste and recycling storage subject to conditions set out in Appendix 2.	<p>Planning permission was refused for the following reasons:</p> <p>The proposed loss of the existing public house and conversion to residential use was not considered acceptable as the Committee were not satisfied by the evidence presented to it that the site was no longer economically viable for continued use as a pub or had been actively marketed as a pub for at least two years. Therefore the application was not compliant with Policy EA(b) which outlines that the Royal Borough supports the retention of pubs that have a community role and will resist the change of use or demolition except where continued use as a pub is no longer economically viable.</p>

Ref No.	Item No	Report Title	Record of Decision
19/1720/F	6	Ascension Vicarage, Thornhill Avenue, Plumstead, London SE18 2HS - Ref: 19/1720/F	Resolved to refuse full planning permission for the demolition of existing building and construction of part one/part three storey block and three storey block comprising of 1 x 1-bed flat, 1 x 2-bed maisonette and 3 x 5-bed houses with refuse storage, parking and landscaping.

Reasons for Refusal - Planning permission was refused for the following reasons:

1. The proposed development, by reason of its poor design and inappropriate relationship between Block B and Block A and its appreciation to the front building line of the prevailing pattern of development in Thornhill Avenue would demonstrably harm the character and appearance of the street scene and its surroundings. The proposal is therefore contrary to the Policies 3.5, 7.4 and 7.6 of the London Plan (2016), and Policies DH1, H5 and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
2. The proposed accommodation would provide unacceptable floor-to-ceiling heights and would result in undersized bedrooms across all proposed dwellings resulting in substandard living conditions for prospective occupiers of these individual units. As such, the proposal would be contrary to Policy 3.5 of the London Plan (2016), Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), Nationally Described Housing Standards and Mayoral Housing SPG (2016).
3. The proposal, by reason of the inaccessible and lack of sufficient bedroom sizes in House 3, lack of level entry WC in the Maisonette and the absence of front entrance canopies would not be inclusively designed to meet the needs of the wider community and those with mobility difficulties. As such, the proposal would be contrary to Policy 3.8 of The London Plan (2016), Policy H5 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014), and Part M4 (2) of Schedule 1 to the Building Regulations 2015.
4. A Tree Survey report accompanying the application is considered out of date as it references a development with a different building footprint and therefore officers are unable to make an accurate and proper assessment on whether the proposed removal of trees and those to be retained would be acceptable. As such, the proposal cannot demonstrate compliance with Policy 7.21 of The London Plan (2016) and Policies OS(f) and H(c) of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014).
5. The proposed bin stores of House 2, the Flat and the Maisonette would exceed the maximum 15m carrying distance for waste collectors and in the absence of a waste management plan the proposal would not comply with Policy DH1 of the Royal Greenwich Local Plan: Core Strategy with Detailed Policies (2014) and the Council's Waste Guidance Notes May 2018.

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19/3041/F	7	160 Courtlands Avenue, Eltham, London, SE12 8JB - Ref: 19/3041/F	Deferred for a site visit.	In order to get a better perspective of the site in relation to the application.