

Your Ref:
Our Ref: 17/02251/P3O



Mr Avi Dodi
c/o David Alton
129 Kings Road
Halstead
C09 1HJ

13th July 2017

DEVELOPMENT IN RELATION TO CHANGE OF USE DECISION NOTICE

Dear Mr Avi Dodi

The London Borough of Lambeth hereby determines that the prior approval of the Local Planning Authority is **REQUIRED** pursuant to condition O.2 of Class O, Part 3 of Schedule 2 of The Town And Country Planning (General Permitted Development) (England) Order 2015.

And

That the prior approval of the Local Planning Authority is **REFUSED**.

Proposed Development At:	22 - 28 Norwood High Street London SE27 9NR
For:	Prior approval for the change of use from Office (Use Class B1(a)) to 15 residential units (Use Class C3).

Application Number: 17/02251/P3O
13.07.2017

Date of Application: 10.05.2017

Date of Decision:

Submitted Plans:

410/PL/001; 426-1001; 426-1002; 426-1003; 426-1004; 426-2001A; 426-2002A; 426-2003A; 426-2008A; 17006-TR001; Planing statement dated 5.5.17

Reasons for Refusal:

1 It has been identified that due to the shortfall in parking provision on site the proposal is likely to result in increased demand for parking on street. In the absence of a S106 agreement to secure the development as 'Car Parking Permit Free' or to allow future occupiers at least 2 years free car club membership, the proposal has failed to demonstrate that it would not result in unacceptable pressure on on-street parking in

Lambeth Planning
Phoenix House
10 Wandsworth Road
SW8 2LL

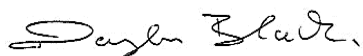
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the area or demonstrate that it would not have a detrimental impact in the safe and efficient operation of the adjacent public highway, contrary to Schedule 2, Part 3 Class O of the Town and Country Planning (General Permitted Development) (England) Order 2016 (As Amended), Policies 6.12 and 6.13 of the London Plan (2015); and Policies D4, T6 and T7 of the Lambeth Local Plan (2015).

2 The applicant has failed to demonstrate that the impacts of noise from surrounding commercial premises, particularly No. 20 Norwood High Street, would not cause undue harm to the intended occupiers of the development. This is contrary to Schedule 2, Part 3, Class C, Condition O.2(d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); Policies 7.15 of the London Plan (2015); and Policies Q2 of the Lambeth Local Plan (2015).

Notes to Applicants:

Yours sincerely



Doug Black

Interim Assistant Director Planning & Development
Business, Growth & Regeneration
Delivery Cluster

Date printed: 13th July 2017

Appeals to the Secretary of State

If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 6 months from the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Alternatively an Appeal form can be downloaded from their website at www.gov.uk/government/organisations/planning-inspectorate. The Secretary of State has power to allow longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order.