

Wilden, Sarah: PC-Plan

From: Coey, Bruce: PC-Plan
Sent: 23 July 2007 11:34
To: Prout, David: PC-Plan
Cc: Wilden, Sarah: PC-Plan
Subject: RE: Phene Pub

David

I do have views on this – very strong views! It is my opinion that public houses pay a positive contribution to both the character and appearance of Conservation Areas, and that change of use would be harmful to the character and, if the external appearance is to be significantly changed, the appearance of a Conservation Area, and thus contrary to the general policies CD57, CD61 and CD62. Policy H5 could also arguably be infringed although I think the Conservation Area argument is stronger. We have used this combination of policies to refuse similar changes to public houses in Chelsea but we have not yet been tested on appeal. An authority in Dorset won an appeal against a refusal of planning permission for change of use of a public house to residential on the grounds of harm to the character and appearance of a Conservation Area, and I have their statement of case. I am confident that we can sustain a refusal here.

From: Prout, David: PC-Plan
Sent: 20 July 2007 18:44
To: Coey, Bruce: PC-Plan
Cc: Wyatt-Jones, Lesley: PC-Plan
Subject: Phene Pub

Bruce

Just to let you know that Cllr Ritchie is very worried about the loss of this pub. She will be opposing its loss on the basis of UDP policy H5 – “to encourage the provision, where appropriate, and resist the loss, of local services and facilities which support the residential character of the area”. On the face of it this policy could be used to refuse permission. Do you have views?

David

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