

**APPLICATION LGF-22-AP-3512
REFUSED**

KEY POINTS OF REFUSAL:

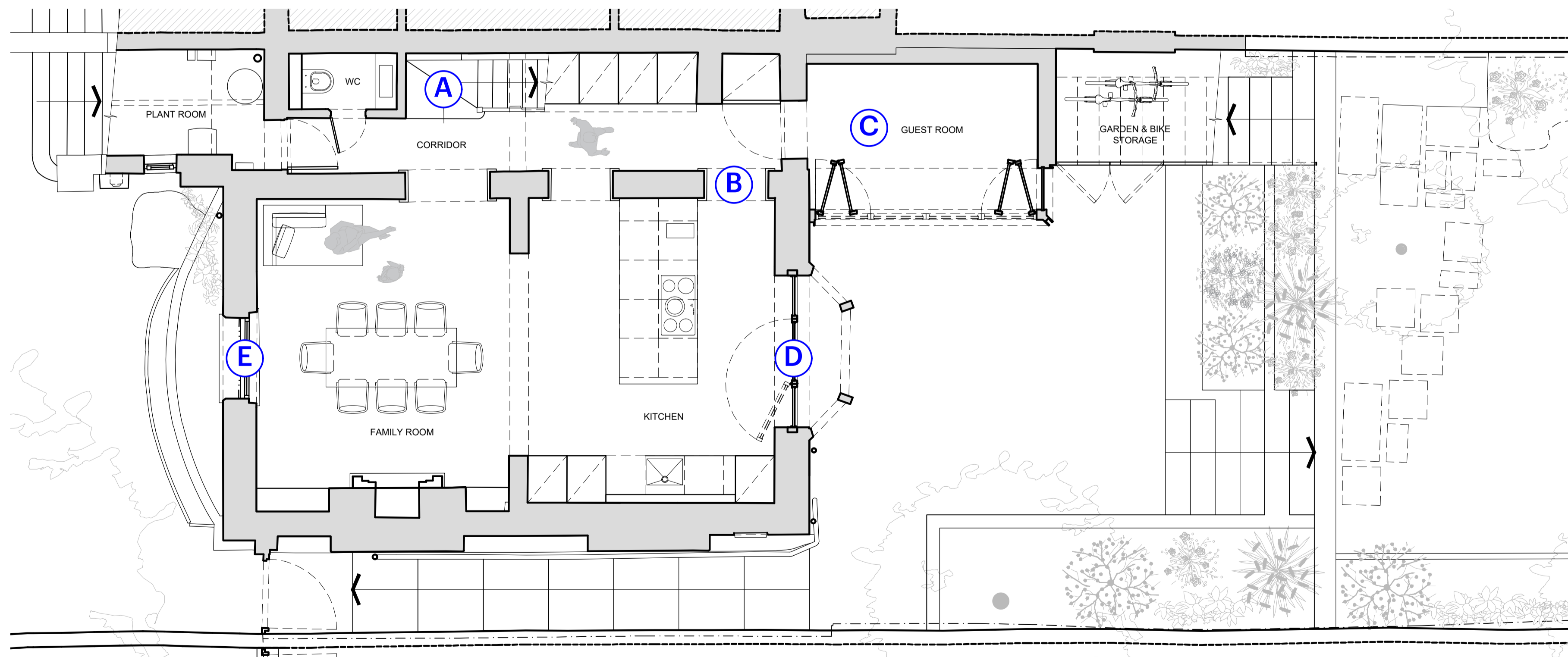
- (A)** Replacement Staircase with fire curtain integrated over bottom tread
- (B)** New wide opening

Reasons for refusal:

"The loss of the wall between the kitchen and the staircase hallway at basement level, and major alterations to the staircase including proposed compartment wall, fire curtain and removal of existing historic fabric would harm the significance of the listed building of which it is desirable to preserve or enhance.

This would not meet the requirements of P19 listed buildings and structures of the Southwark Plan 2022, nor para 197 of the NPPF which requires the LPA consider the desirability of sustaining and enhancing the heritage asset and putting them to viable use consistent with their conservation. The proposals would cause less than substantial harm to the significance of the asset, but this harm is not outweighed by public benefit as required by para 202 of the NPPF."

1 REFUSED LGF-22-AP-3512
Scale: 1:50



**APPLICATION LGF-22-AP-4273
APPROVED**

KEY POINTS:

- (A)** Existing stair to Lower Ground floor retained and extended at base by 2no. steps, with matching detail, to work with lowered floor level.
- (B)** New doorway with architraves to match existing LGF doors.
- (C)** New rear extension with bifold doors.
- (D)** New glazed door to widened opening on rear elevation.
- (E)** New double glazed window to front elevation.

2 APPROVED LGF-22-AP-4273
Scale: 1:50

NOTES:

1. Do not scale this drawing.
2. All dimensions are in millimetres unless noted otherwise.
3. All dimensions should be checked on site before proceeding with the work.
4. KnoxBhavan Architects LLP shall be notified in writing of any discrepancies.
5. All proprietary products to be installed in accordance with the manufacturer's instructions.
6. Detail drawings show layouts and design intent and should be read in accordance with Architectural General Arrangement drawings, Architectural Outline/NBS Specification, and any Schedules.
7. Drawings may indicate elements to be designed and specified by Structural Engineer, Service Engineer, and other Consultants for coordination purposes.
8. Sealant and weathertightness joints may be omitted for clarity.
9. Key references are typically to Architectural Outline/NBS specification.
10. Full fabrication drawings to be provided by sub-contractor for approval of all elements, details, and interfaces.
11. All Setting out to Architect's details

REVISIONS:

DATE: REV: AIF: NOTES:

SHEET 17 OF 70

DRAWN BY: BH	DATE: NOVEMBER 2023	SHEET TITLE: PLANNING_HISTORY_LGF	
APPROVED BY: SK	PROJECT ADDRESS: 41 LYNDRUST WAY, LONDON, SE15 5AQ	JOB CODE: 41LHW	DRAWING STATUS: PLANNING
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