

## Department of the Built Environment

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Director of the Built Environment



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Your ref Swan Lane Pier

Our ref 19/00116/FULL

Case Officer

Kurt Gagen

Date 5 November 2020

## Town and Country Planning Act 1990

### REFUSAL OF PLANNING PERMISSION FOR DEVELOPMENT

The Common Council of the City of London hereby refuses to permit the development referred to in the schedule below in accordance with the plans submitted. Your attention is drawn to the Statement of Applicant's Rights enclosed.

#### SCHEDULE

APPLICATION NUMBER: **19/00116/FULL**

Location: **Swan Lane Pier 1 Swan Lane London EC4R 3TN**

Proposal: **Erection of a new pier within the River Thames at Swan Lane, to comprise a refurbished landside access platform; new canting brow and pontoon; dredging and filling of river bed; repair and reinstatement of campshed and riverbank; replacement of mooring pile and installation of additional mooring pile.**

#### REASONS FOR REFUSAL

- 1 The proposed pier would not provide for a multi-use pier and would result in a pier which has not been designed to accommodate and provide for a sustainable freight offering for a variety of users contrary to London Plan Policy 7.24, 7.25 and 7.27, Draft London Plan Policy SI15 and T7, Local Plan Policy CS9, CS16 and DM16.8, Draft Local Plan Policy VT4 and S17 and the aims and objectives of the NPPF.
- 2 The impact of the proposal in respect of the embarkation and disembarkation of a number of passengers and their dispersal from the site would result in significant noise, disturbance

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and inconvenience arising from increased pedestrian and vehicular movements and would have a detrimental impact on the amenity of nearby occupiers and the safety of pedestrians and other road users contrary to London Plan Policy 6.3, 7.15, Draft London Plan Policy T4, Local Plan Policy DM 15.7, DM16.1 and DM 21.3, Draft Local Plan Policy HL3, SA2, S3, S9, VT1, HS3 and the aims and objectives of the NPPF.

## INFORMATIVES

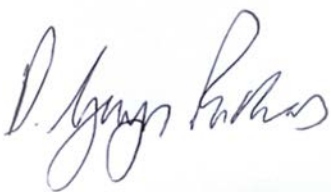
- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Local Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 The Plans and Particulars accompanying this application are: Drawing numbers: Location plan, 1408\_011 REV A, 1408\_013 REV A, 1408\_014 REV A, 1408\_016 REV A, 1408\_017 REV A, 1408\_019 REV A, 1408\_020 REV A, 1813-BRL-02-XX-DR-C-1401 REV P02 and 1813-BRL-02-XX-SK-C-1002 REV P01.



Gwyn Richards  
Interim Chief Planning Officer and Development Director  
Date of issue: 5 November 2020

## **STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR ON THE GRANT OF PERMISSION SUBJECT TO CONDITIONS**

- If you are aggrieved by this decision to refuse permission or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- In the case of householder or minor commercial applications, if you want to appeal you must do so within 12 weeks of the date of this notice. In the case of other types of application you must appeal within six months of the date of this notice.

A “minor commercial application” is defined as:

(a) an application for planning permission for development of an existing building or part of a building currently in use for any of the purposes falling within Part A of the Schedule to the Town and Country Planning (Use Classes) Order 1987(a); or

(b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development;

where the application does not include a change of use, a change to the number of units in a building, or development that is not wholly at ground floor level or that would increase the gross internal area of a building.

- You must use a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or downloaded from their website on [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk). Appeals can also be made online at <https://www.gov.uk/government/organisations/planning-inspectorate>.
- The Secretary of State can allow a longer period for giving notice of appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they have imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.