

# Sutton North Special **FOCUS**

News from Cllr Ruth Dombey, Cllr Marlene Heron and Cllr Steve Penneck

## **PRINCE REGENT PLANNING APPLICATION REFUSED**

Sutton Council has refused the planning application (no B2017/78658) to develop the Prince Regent site into a six storey block of flats. Cllr Steve Penneck had de-delegated the application, meaning that it would be referred to the Planning Committee for decision if needed but given the decision to refuse, that is no longer necessary.

The officers have given several reasons for refusing the application. These include:

- The provision of affordable housing is inadequate, which would harm the promotion of mixed and balanced communities
- There are issues with the design of the building. Its forward projection would result in a large blank facade adjacent to Helena House, which would result in harm to the street scene, and fails to create an attractive private and public space
- The proposed commercial unit on the ground floor is not of an adequate size and would not be a viable unit.

The site is located within an area for taller building potential for buildings of up to 6 storeys (in the Local Plan and the Sutton Town Centre Master Plan), so officers do not think that the scale and height of the building is a justifiable reason to refuse the application.

Although the pub is locally listed, officers consider that it is difficult to justify a reason for refusal on this basis. The reason being is that it was de-listed by Historic England, due to lack of architectural interest and historical interest. Although the Council's policy encourages the retention, repair and reuse of Locally Listed Buildings, it does not prohibit their demolition. Only national listing by Historic England can do this.

/contd overleaf

Visit our website: [suttonnorth.focusteam.org.uk](http://suttonnorth.focusteam.org.uk)

### **Contact your local Lib Dem Team**

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**Your Sutton North Lib Dem team work hard all year round**

# Let us know your views

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Postcode: \_\_\_\_\_

Email:

[If you return this form] The Liberal Democrats and their elected representatives may use the information you've given to contact you. By providing your data to us, you are consenting to us making contact with you in the future by mail, email, telephone, text, website and apps, even though you may be registered with the Telephone Preference Service. You can always opt out of communications at any time by contacting us or visiting [www.libdems.org.uk/optout](http://www.libdems.org.uk/optout) for more information go to [www.libdems.org.uk/privacy](http://www.libdems.org.uk/privacy).

**On a scale of 1 (low) to 5 (high), how well do the following parties speak up for you?**

Lib Dems	1	2	3	4	5
Labour	1	2	3	4	5
Conservative	1	2	3	4	5
UKIP	1	2	3	4	5
Green	1	2	3	4	5

**What are your top three local issues?**

Education	St Helier	Crime
Parking	Planning	Environment
Transport	Traffic	Parks

**On a scale of 1 (lowest) to 10 (highest) how well do you rate the work of Lib Dem-run Sutton Council?**

1 2 3 4 5 6 7 8 9 10

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Contd from front/

We will keep residents informed of further developments at this site. It is possible for the applicant to appeal. Given the potential redevelopment of Helena House next to the site, we will discuss with planning officers what can be done to encourage a development of these sites which is in keeping with their position near the Green, and provides an element of the heritage of the Prince Regent.

Please use the space below or a separate sheet to let us know your views on the issues raised overleaf or on any other issues that concern you.

Printed, published & promoted by P. Penneck on behalf of Sutton Liberal Democrats at rear of 694 London Road, Cheam, Sutton, SM3 9BY

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