

Old Kent Road

Where: 430-432 Old Kent Road, SE1. Who For: Family Mosaic. What: 64 units, 417 sqm commercial



Old Kent Road (Park View)

Architect: Levitt Bernstein

This proposal involved a redevelopment of a former garage site, within the London Borough of Southwark. The site's location was complex, adjoining the Glengall Road conservation area and several listed buildings, with a good aspect overlooking Burgess Park, next to the busy and noisy Old Kent Road and situated on a prominent corner. It was a difficult task to bring forward a scheme which successfully took on board all of these points.

Following extensive pre-application discussions, CMA Planning submitted a mixed use eight storey scheme with 67 units. However, the Council considered the proposal unacceptable and refused the application and as a result, an appeal was lodged, which was dealt with by way of a Public Inquiry. CMA provided Expert Witness planning evidence, instructed Counsel and run the appeal process.

Unfortunately the appeal was dismissed, although key arguments made on behalf of Family Mosaic were supported, including scale and height, relationship to the Conservation Area and listed buildings and the amenity provision within the proposal.

CMA Planning were able to use this support to then secure approval from the Council for a revised scheme, which made relatively minor amendments to address the areas of concern relating to design detail identified by the appeal Inspector. Planning permission was secured in April 2011. Following on from this, CMA Planning secured approval for amendments to the tenure in October 2012. The scheme was completed in 2014.