



# Planning • Historic Buildings • Archaeology

Specialist & Independent Advisors to the Property Industry

## The George Public House

### Client

Bridgecrown Ltd

### Location

The George Public House, South Woodford

### Services Provided

Planning

### Date of Completion

September 2006

### Key Issues

Listed Building

Mixed-use development

Loss of car parking

Planning permission for a scheme comprising 10 residential units and a ground floor restaurant use on the site which was formally the car park for the Grade II George public house was originally granted in January 2005. At the planning committee which determined this application, it was suggested that an increase in the height of the building was considered to increase the number of units on the site. An application comprising a further storey and four additional units was subsequently submitted and received a recommendation for approval from the planning officer. However, at the planning committee members refused the application on the grounds that the proposal would have a harmful effect on the setting of the adjoining listed building and would create highway safety issues because of increased on street parking.

An appeal by way of an Informal Hearing was submitted, and subsequently won with a full award of costs to the appellant because of the Council's unreasonable behaviour in refusing the application and failing to prepare any evidence in support of their reasons for refusal.



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