

Item No.	Classification	Decision Level	Date
6	Open	Planning Committee	12.1.2005
<b>From</b> Interim Building & Development Control Manager		<b>Title of Report</b> Development Control	
<b>Proposal</b> (04-AP-0441 )  Erection of new third and fourth floors and three storey front extension to existing warehouse, and its change of use involving the creation of office/workshops (class B1) on the ground, first and part of second floors and 14 residential units at part second, third and fourth floor levels.		<b>Address</b>  175 Bermondsey Street SE1 (Blocks L, M, R)  <b>Ward</b> Grange	

### PURPOSE

1. To consider the above application which is for Committee consideration due to the application being a departure from the Southwark Unitary Development (1995).

### RECOMMENDATION

2. That the Development & Building Control Manager be authorised to grant planning permission subject to a Section 106 obligation to pay £2,500 to change the existing Traffic Order to exempt future occupiers from obtaining parking permits and subject to no adverse direction from the Government Office for London to whom the application will be referred to as a departure from the Council's Unitary Development Plan.

### BACKGROUND

3. The application is for a mixed use scheme involving B1 commercial use on the ground, first, and part of the second floor. The residential units are located on part of the second, third and fourth floors, the third and fourth floors are extensions to the building raising the building height from 3 to 5 storeys. The proposal provides 10, two bedroom and 4, one bed units. The proposal also includes the construction of a 1st and 2nd floor front extension. The applicants have indicated that four car parking spaces will be provided.
4. The application premises are located within a yard comprising a number of commercial and residential buildings off the eastern side of Bermondsey Street. The premises are part single, part three, and part four storeys in height and are currently semi vacant with only the ground and part of the first floor in use. There is a six storey building attached to the north of the application building whilst to the west is a part-5, part-6 storey mixed use building, both of which are nearing completion.
5. Planning permission was previously granted in 2000 (00-AP-0876) for the conversion and construction of two additional floors, extension at 1st and 2nd floor levels and conversion to B1 industrial use on the ground, part 1st and 2nd floors and 15 live/work units on the 1st to 4th floors. The current scheme being considered replaces the previously approved live/work units, with residential units. The external appearance of the previous application mimics that seen in the current proposal.

## FACTORS FOR CONSIDERATION

### Main Issues

6. The main issues raised by the proposal are the introduction of residential use in a designated employment area, and impact of the proposal on the adjoining buildings and lack of off-street car parking.

### Planning Policy

7. Southwark Unitary Development Plan 1995 [UDP]:  
The application site is adjacent to Bermondsey Street Conservation Area, within the Bermondsey Street Employment Area.

B.1.1 Protection of Employment Areas and Identified Sites - proposal does not strictly comply as the proposal includes residential units within an employment area, however the volume of employment floorspace lost due to the development is negligible - complies

H.1.8 Housing Standards - complies, the internal layouts of the residential units comply with floorspace standards.

E.2.3 Aesthetic Control - complies: the proposed extensions display an acceptable size and massing.

E.3.1 Protection of Amenity - complies, however imposition of condition requiring details sound insulation to be included.

E.4.3 Proposals Affecting Conservation Areas - the proposed extensions will not harm the setting of the adjacent Bermondsey Street Conservation Area.

Supplementary Planning Guidance - complies

8. The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004  
Strategic Cultural Area

1.5 Mixed Use Developments - complies, the proposal maintains 30% of the gross floorspace for activities in the B Use Class within a Strategic Cultural Area.

3.2 Protection of Amenity - complies, however imposition of condition requiring details sound insulation to be included.

3.11 Quality in Design - complies

3.13 Urban Design - complies

3.18 Setting of Listed Buildings and Conservation Areas - the proposed extensions will not harm the setting of the adjacent Bermondsey Street Conservation Area.

4.3 Mix of Dwellings - partially complies as the proposal includes sufficient two bedroom units, however does not include any three bedroom units.

### Consultations

9. Site Notice: 23/4/04 Press Notice: 15/4/04

#### Consultees:

Traffic Group

Pollution Control, Noise

Bermondsey Street Area Partnership

Bermondsey Street Association

Archeology Officer

The Antiques Pavlion, 173 Bermondsey Street, SE1

The Colour House Ltd, 159 Bermondsey Street, SE1

Iridecient Ltd, Unit 3, 163-167 Bermondsey Street, SE1

Kalmars Commercial, Unit 2, 163-167 Bermondsey Street, SE1

Unit 4-10 (cons), 163-167 Bermondsey Street, SE1  
 Phillip Micallef Antiques, 175 D Bermondsey Street, SE1  
 163-167 Bermondsey Street, SE1  
 167A, 167B, 169, Bermondsey Street, SE1  
 Blaze Construction, Unit 2, Bermondsey Street, SE1  
 Acorn Homes Construction Services, 155 Bermondsey Street, SE1  
 Unit 5, 163-167 Bermondsey Street, SE1  
 Arcturus Publishing Ltd, Units 26-27 Bermondsey Street, SE1  
 Unit 10, 151-153, Bermondsey Street, SE1  
 Hampson Williams Ltd, Unit 1, 163-167 Bermondsey Street, SE1  
 Old Cinema Antique Warehouse, 157 Tower Bridge Road, SE1,  
 163 Tower Bridge Road, SE1  
 Tower Bridge Travel Inn Capital, 159 Tower Bridge Road, SE1  
 165 Tower Bridge Road, SE1  
 2 Newhams Row, SE1  
 Zebra Projects Ltd, 1 Newhams Row, SE1  
 Level Five Group Ltd, 1 Newhams Row, SE1  
 Navis LLC, 1 Newhams Row, SE1  
 The Other Media Ltd, 1 Newhams Row, SE1  
 Robinson Pinkerton Evans, 1 Newhams Row, SE1  
 175B Bermondsey Street, SE1  
 155 Bermondsey Street (Flats 1-20 cons), SE1  
 175M Bermondsey Street, SE1  
 151-153 (units 1-27) Bermondsey Street, SE1  
 Off the street and into work, 1 Newhams Row (1-8), SE1  
 2 Newhams Row (1-8), SE1  
 3 Newhams Row (1-8), SE1  
 Conservation and Design  
 Traffic Group  
 Pollution Control, Noise  
 Bermondsey Street Area Partnership  
 Bermondsey Street Association  
 Archeology Officer

**Replies from:**

10. 175 Bermondsey Street, Block K (Robin Greenwood): No objection to the scheme. Considers however that adequate sound-proofing of residential units is a requirement for succesul integration with adjacent buildings.
- 14 Bermondsey Exchange, 179-181 Bermondsey Street (S.J. Mercer): Difficult to assess impact of enlarged fourth floor on adjoining properties. New roof edge design is heavy, and appears more like an extra storey than a penthouse. The extension of the mock Victorian Tower at the north end of the elevation is vulgar, neither visually or historically acceptable.
- Conservation and Design: No objection
- Pollution Control, Noise: A PPG24 noise survey is required.
- Archeology Officer, Chiltern: No archeology conditions required
- Traffic Group: request the inclusion of refuse and cycle storage conditions. The site is within an existing CPZ so therefore it is requested that £2500 should be secured to change the existing Traffic Order to exempt the occupiers from obtaining parking permits

**PLANNING CONSIDERATIONS**

Land Use and Employment

11. The proposed seeks to create a mixed use development, involving seven B1 office units, and 14 residential units, divided into 10x2 and 4x1 bed units. As a result of the proposed extensions, the building will have an internal gross floorspace of approximately 2683 sq.m, of which the 1023 sq.m is intended as office space, whilst 1138 sq.m is reserved for use as residential, a split of 47/53. Therefore, compared to the existing employment floorspace provided by the property, this development will result a slightly reduced net volume of floor space (approximately 37 sq.m less). This relatively small loss of employment space is considered negligible, and will not significantly harm the employment provision provided by the property.
12. It is noted that the adopted UDP nominates the application site is an employment area, and therefore development will normally only be granted for proposals where the proposed use falls within Class B. However it is noted that the planning permission granted in 2000 permitted an element of residential use within the live/work units. Furthermore, the designation of the area as an employment area is no longer recognised in the draft UDP 2004, where at the current time is designated as a Central Activity Zone.
13. It is therefore considered that due to the fact the proposal results in a negligible loss of employment space in the unit, and the site has previously has received permission for elements of residential accommodation, that the proposal is acceptable in principle.

#### Aesthetic

14. The scheme involves the construction of two additional floors to the building which would bring the overall height to that of the adjoining building to the south and the recently completed building to the north (155 Bermondsey Street). There is also a mixed use development currently under construction to the southeast (151-155 Tower Bridge Road) which rises approximately 8 stories, whilst east of the site is the Travel Inn hotel (159-161 Tower Bridge Road), which is also six stories in height. Directly west of the site is another mixed use part 5, part 6 storey development, also under construction. It is therefore considered that the form and massing of the building is acceptable.
15. The site is set well back from Bermondsey Street and will therefore have limited impact on the streetscene. The applicants propose to use materials to match the existing building with the top floor set slightly back from the rest of the building and finished in lightweight materials.
16. The proposal also involves an extension at 1st and 2nd floors to the front of the building. This would also be constructed of a combination of brickwork lightweight materials with extensive glazing. This section would form the main entrance to the building. This is considered to sympathise with the rest of the building. This section would be constructed using materials different but complimentary to the rest of the building, the precise details to be reserved by condition.

#### Internal Layout and Amenity Issues

17. The applicants have taken into consideration the activities of the commercial activities located to the south of the application site. With this in mind, they have arranged commercial units on the first three floors adjacent to the neighbouring commercial uses within Block K of 175 Bermondsey Street. The residential units have been arranged from the second to fourth floors in such a way that they face the hotel building to the north and at the rear of the buildings on Tower Bridge Road. The commercial office units are proposed on the first three floors, adjacent to the workshops located directly south.

18. Internally, it appears that residential units are physically demarcated from the commercial work areas with solid partitioning. It is however difficult to guarantee that this will sufficiently insulate the residential units from airborne noise or vibration emanating from the commercial units. It is therefore that any recommendation includes the a condition requiring the submission of insulation details prior to the commencement of works. It is further recommended that a condition is included that limits the use to B1 Use Class only.
19. The proposed 10, two bedroom, and 4, one bedroom flats meet the minimum floor standards for residential development as outlined in the SPG. No amenity space has been allocated to the residential units, aside from a small roof terrace on the third floor. It is considered however, that due to the physical constraints of the site, the lack of amenity area is acceptable. It is also noted that the site is close to both Tanner Street Park and St Mary Magdalene Church Yard open spaces.

#### Parking and Servicing

20. The car parking arrangement as shown on the submitted plans whilst not to the Council's adopted standards is considered acceptable on balance given its backland location sufficiently distanced from Bermondsey Street. In that respect, vehicle manoeuvres and turning on site should not jeopardise pedestrian and highway safety. Servicing will take place within the ground floor yard area where there is sufficient space to accommodate service vehicles. The traffic group consider that a cycle storage facilities to accommodate 16 cycle parking spaces be provided for the flats, and any permission should be conditioned as such.

#### Summary and Conclusion

21. In conclusion, although the proposal sees the introduction of residential use in a designated employment area, it is considered that this is acceptable for two main reasons. Firstly, the principle of residential development was approved in the previous application back in 2000, which involved 14 live/work units. Secondly, the resulting development will result in a loss a relatively insignificant area of employment space. Furthermore, the form and scale of the building mimics that of the approved scheme, and the design is considered acceptable overall.
22. It is therefore recommended that the scheme is approved.

#### **EQUAL OPPORTUNITY IMPLICATIONS**

23. Lifts available to all floors making the building accessible for people with mobility difficulties.

#### **LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

24. The proposal would bring the building back to productive use and is located within close proximity of a variety of public transport facilities at London Bridge and Tower Bridge Road.

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