
RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Berkeley Homes (East Thames) Ltd	Reg. Number	07-AP-0105
Application Type	Full Planning Permission	Case Number	TP/1-181
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Conversion of existing Lambeth College building into a 56 bed boutique hotel with restaurant, associated kitchen facilities, bar area and staff, plant and public services facilities along with associated internal refurbishment and external alterations.

At: LAMBETH COLLEGE, TOOLEY STREET, LONDON, SE1 2JR

In accordance with application received on 12/01/2007

and Applicant's Drawing Nos. 0002; 0003; 0004; 0005 Rev 01; 0010; 0011; 0012 Rev 01; 0013; 0014; 0015; 0020; 0021; 0030; 0031; 0032 Rev 01; 0033; 0034; 0035; 0040; 0041; 0042 Rev 01; 0043; 0044; 0050 Rev 01; 0051; 0052; 0053; 0060; 0061 Rev 01; 0062; 0063; 0064 Rev 01; 0065; 0066; 0070; 0071; 0072 Rev 01; 0080; 0081; 0083; 0084; 0085; 0086; 0090; 0091 Rev 01

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Samples of the solar roof panels, service yard screening and stairwell/lift extension external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of external facing materials in the interest of the appearance of the building in accordance with Policy 3.12 (Quality in Design) of the emerging Southwark Plan.

- 3 The use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse have been submitted to (2 copies) and approved in writing by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policies 3.2 (Protection of Amenity), 3.7 (Waste Reduction) and 4.2 (Quality of Residential Accommodation) of the emerging Southwark Plan.

- 4 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved in writing by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of bicycles will be provided and

retained in the interest of promoting sustainable modes of transport in accordance with Policy 5.3 (Walking and Cycling) of the emerging Southwark Plan.

- 5 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

In order to ensure an acceptable standard of development.

- 6 The development hereby permitted shall not be commenced until the applicant has provided to the Local Planning Authority a detailed energy demand assessment, and a report identifying how a minimum of 1.6% of the carbon emissions for which the development is responsible are off-set by on-site renewable energy production methods. The approved scheme shall then be provided in accordance with these details prior to the first occupation of the development and thereafter retained for so long as the development remains in existence.

Reason

To ensure the development complies with Policy 3.5 (Renewable Energy) of the emerging Southwark Plan and Policy 4A.9 of the London Plan 2004.

- 7 No development shall take place until the applicant has provided to the Local Planning Authority for approval in writing an independently verified detailed energy efficiency report that identifies how a minimum 10% net energy consumption reduction from the 1994 benchmark of a new build (Energy efficiency office, Introduction to energy efficiency in hotels). The approved scheme shall then be provided in accordance with these details. A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met, prior to the first occupation of the development.

Reason

To ensure the proposal complies with Policy 3.4 of the emerging Southwark Plan.

- 8 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

- 9 No part of the development below the flood water levels, as identified in the Flood Risk Assessment, shall be used for sleeping accommodation or be converted to form a self-contained dwelling.

Reason

To reduce the risk to the occupants of the development in the case of flooding.

- 10 The use hereby permitted shall not be begun until full particulars and details (2 copies) of a scheme for the ventilation, including odour control of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with Policies 3.2 (Protection of Amenity), 3.15 (Conservation of the Historic Environment) and 3.17 (Listed Buildings) of the emerging Southwark Plan (March 2007).

- 11 Before the use hereby permitted commences a detailed Travel Plan shall be submitted for approval in writing by the Local Planning Authority setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, and shall include at the start of the second year of operation a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site.

Reason

In order that the use of non-car based travel is encouraged in accordance with policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the emerging Southwark Plan (March 2007).

- 12 No structures (including freestanding signs, displays or advertisements) or planting, exceeding 0.9m in height overall shall be placed or erected within the following visibility splays:
1) 1.8m x 24m right to the tangent of the Potters Fields site Access junction; and
2) 1.8m x 17m left to the tangent of the Potters Fields/Tooley Street.

Reason

To ensure the safety of motorists, cyclists and pedestrians in accordance with Policy 5.2 (Transport Impacts) of the emerging Southwark Plan (March 2007).

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies 6.2 - London Bridge Opportunity Area, 1.12 - Hotels and Visitor Accommodation, 2.3 Enhancement of Educational Facilities, 3.1 - Environmental Effects, 3.2 - Protection of Amenity, 3.3 - Sustainability Appraisal, 3.4 - Energy Efficiency, 3.5 - Renewable Energy, 3.10 - Efficient Use of Land, 3.11 - Quality in Design, 3.13 - Urban Design, 3.16 Conservation Areas, 3.17 Listed Buildings, 3.18 - Setting of Listed Buildings and Conservation Areas, 3.19 Archaeology, 5.1 - Locating Developments, 5.2 - Transport Impacts, 5.3 - Walking and Cycling, 5.6 - Car Parking, 5.7 - Parking Standards for Disabled People and the Mobility Impaired and 5.8 - Other Parking of the emerging Southwark Unitary Development Plan [March 2007].
- b) Policies R.1.1 - Central Area of Community Need, E.2.1 - Layout and Building Line, E.2.2 - Heights of Buildings, E.2.3 - Aesthetic Control, E.2.4 - Access for People with Disabilities, E.3.1 - Protection of Amenity, E.4.3 - Proposals Affecting Conservation Areas, E.4.6 - Proposals affecting Listed Buildings, H.5.1 - New Visitor Accommodation, B.1.2 - Protection Outside Employment Areas and Sites, T.1.2 - Location of Development in Relation to the Transport Network, T.1.3 - Design of Development & Conformity with Council Standards & Controls, T.2.1 - Measures for Pedestrians, T.4.1 - Measures for Cyclists, T.6.3 - Parking Space in New Development and T.6.5 - Coach Parking of The Southwark Unitary Development Plan 1995
- c) Policies 3B.1 - Developing London's economy, 3B.12 - Improving the skills and employment opportunities for Londoners, 3C.1 - Integrating transport and development, 3D.6 - Visitors Accommodation and facilities, 4A.7 - Energy efficiency and renewable energy, 4A.8 - Energy assessment, 4A.9 - Providing for renewable energy, 4B.1 - Design principles for a compact city, 4B.3 - Maximising the potential of sites, 4B.4 - Enhancing the quality of the public realm, 4B.9 - Large-scale buildings - design and impact and 5B.2 - Development in the Central Activities Zone of the London Plan [2004].
- d) Planning Policy Statements [PPS] and Guidance Notes [PPG] Planning Policy Statement 1: Delivering Sustainable Development, Planning Policy Statement 22: Renewable energy, Planning Policy Guidance 13: Transport, Planning Policy Guidance 15: Planning and the historic environment, Planning Policy Guidance 16: Archaeology and planning.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.