

Planning Sub-Committee B

Monday 7 December 2020

7.00 pm

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Supplemental Agenda No.1

List of Contents

Item No.	Title	Page No.
7.	Development management items	1 - 75
	Tabled items: Addendum report and Members' pack	

Welcome to Southwark Planning Sub-Committee B

07 December 2020

MAIN ITEMS OF BUSINESS

Item 7.1- 20/AP/1634 & 20/AP/1649
Walworth Town Hall And Newington Library
151-155 Walworth Road
SE17 1RS

Item 7.2- 20/AP/1874
Market Place, Bermondsey, SE16
3UQ

Item 7.3- 20/AP/2723
DUCKS
Eller Bank, 87 College Road SE21
7HH



Councillor Cleo Soanes (Chair)



Councillor David Noakes



Councillor Sirajul Islam



Councillor Victoria Mills



Councillor Maria Linforth –Hall (Vice Chair)



Councillor Karl Eastham



Councillor Martin Seaton

Southwark Free Wi-Fi password

Fr33Wifi!

ITEM 7.1 –20/AP/1634 -20/AP/1649

Walworth Town Hall And Newington Library 151-155

Walworth Road SE17 1RS

Refurbishment of the existing Grade II Listed Walworth Town Hall and Newington Library buildings to provide a Community Centre (Class D1), flexible employment/education space (Class B1/D1), and a café/lobby (Class A1/A3/D1); and including a third floor within the reconfigured roof space of the Town Hall building and a first floor mezzanine level to accommodate additional employment/education space (Class B1/D1), a heritage roof, outdoor amenity spaces at ground floor and first floor levels, an entrance off Walworth Square, with associated servicing, cycle parking, signage, lighting and associated landscaping.

2



SITE LOCATION PLAN

3

OVERVIEW OF PROPOSED DEVELOPMENT

Proposals include:

- new Community Centre (Class D1) with facilities
- Flexible employment/education space (Class B1/D1),
- café/lobby (Class A1/A3/D1);

Restoration and refurbishment of the building including:

- New entrance to Walworth Square
- New third floor and heritage roof
- Extensions in courtyard to link the buildings and provide access to all floors
- Landscaping, cycle parking, signage, lighting

Internal alterations:

- Reimagined Council Chamber with vaulted ceiling, extended balcony
- Café space to be created from ground floor with access to Walworth Square
- Restored staircase, tiling, balustrading, ceilings, plasterwork and rooflight
- Restored and recreated Mayors Parlour, office space, consolidation of significant historic fabric and restoration of historic fabric where appropriate.
- Refurbishment and restoration of library spaces, reference library, Cuming Museum gallery

4

FRONT ELEVATION



5

WALWORTH SQUARE



9



REAR COURT YARD



**REAR OF PROPERTIES
IN ETHEL STREET**



RELATIONSHIP WITH GARLAND COURT (RIGHT)

DETAIL OF FRONT ENTRANCE (ABOVE)





- New rebuilt pavilion end with cresting to match pre-fire design
- Rebuilt chimney CC-NE
- New debating chamber roof with cresting to match pre-fire design
- New roof stair enclosure beyond
- New stair enclosure beyond
- New third floor extension beyond

208

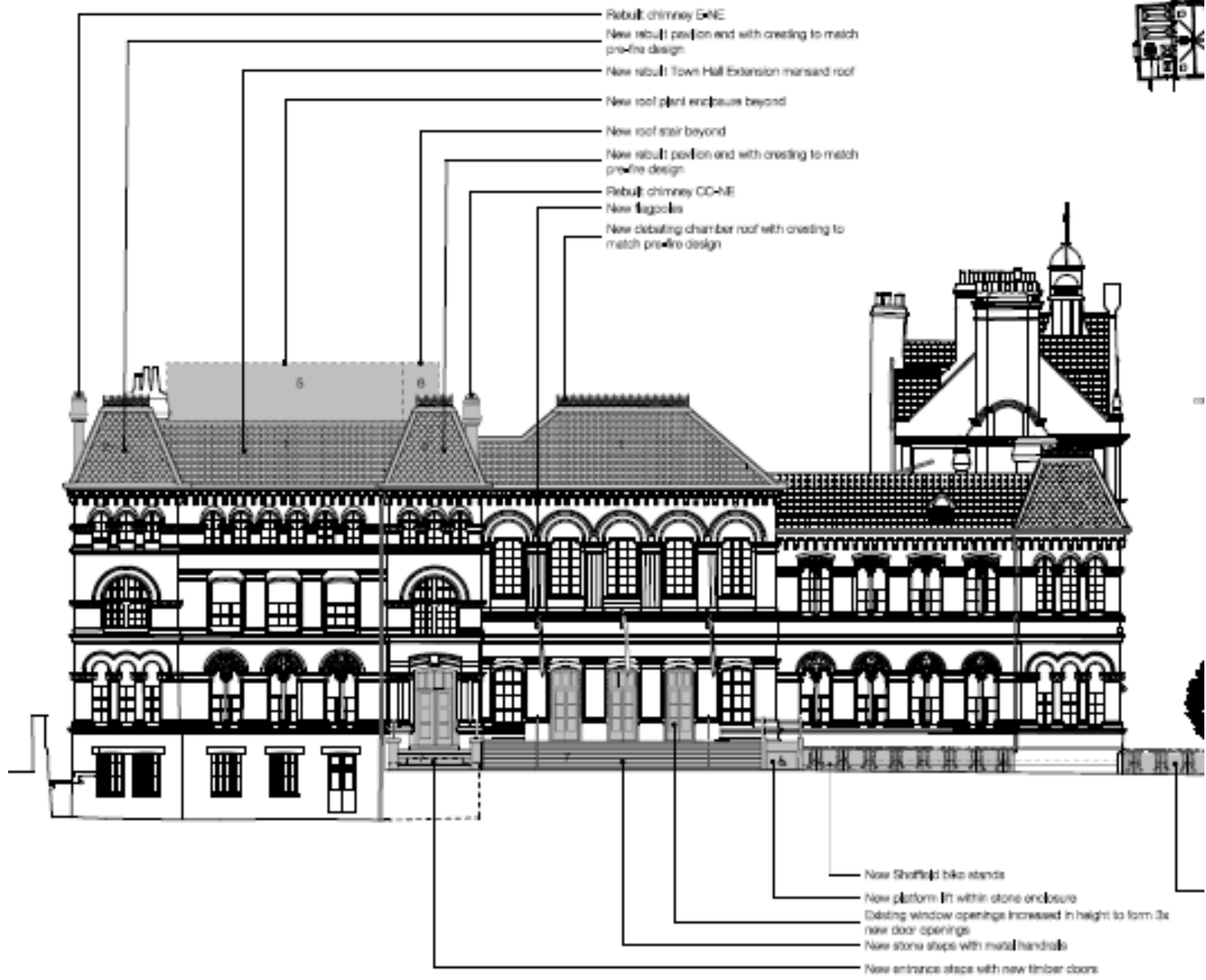


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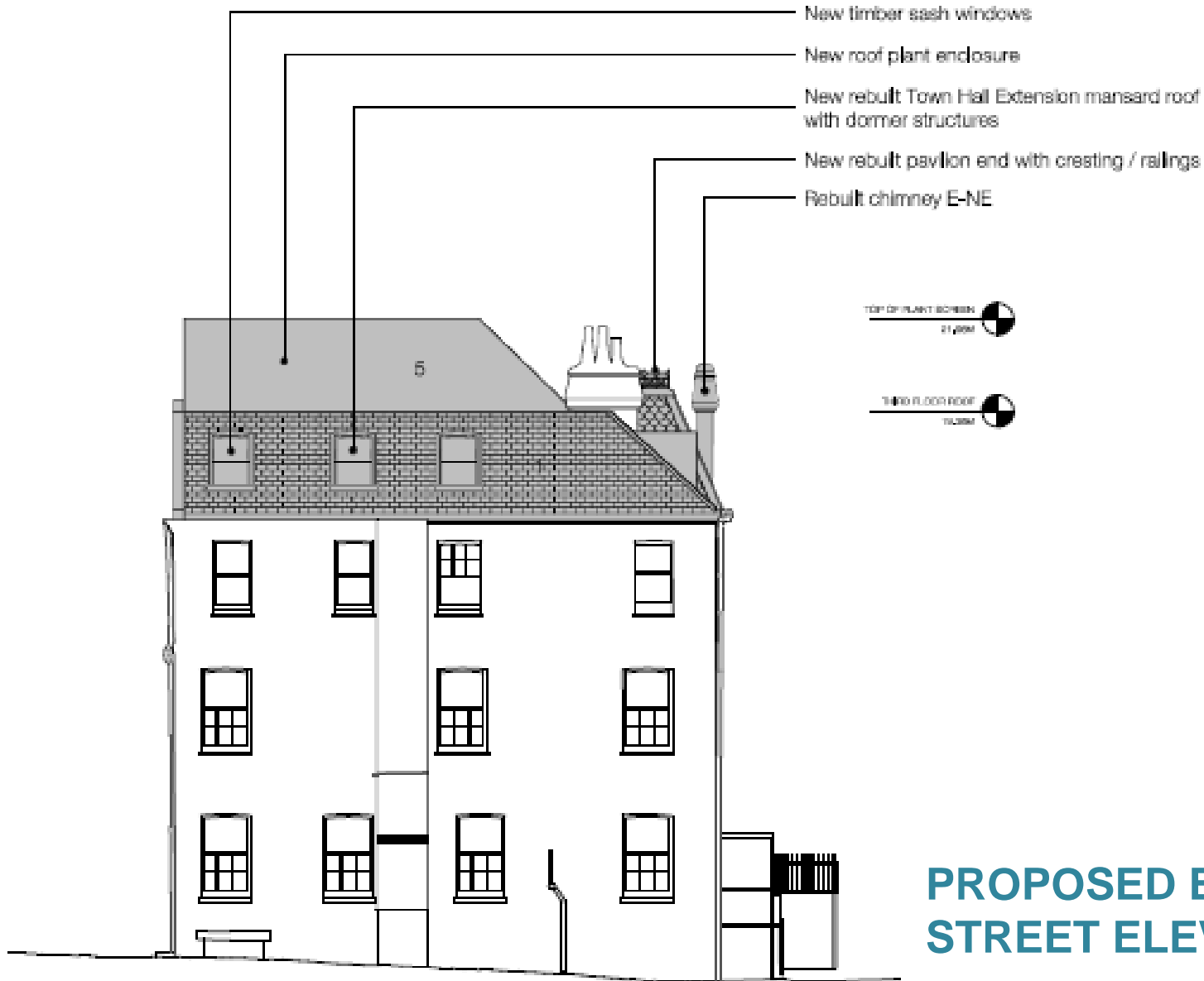
PROPOSED FRONT ELEVATION

- New stone fascia and signage panel
- New Sheffield bike stands
- Existing tree to be protected
- New wall finish to area exposed through ramp removal

- New glazing panel above doors
- New stone fascia and signage panel
- New notice boards

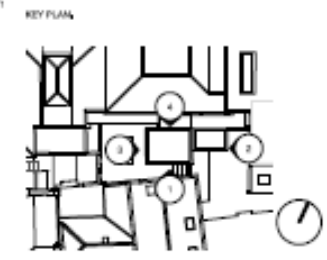
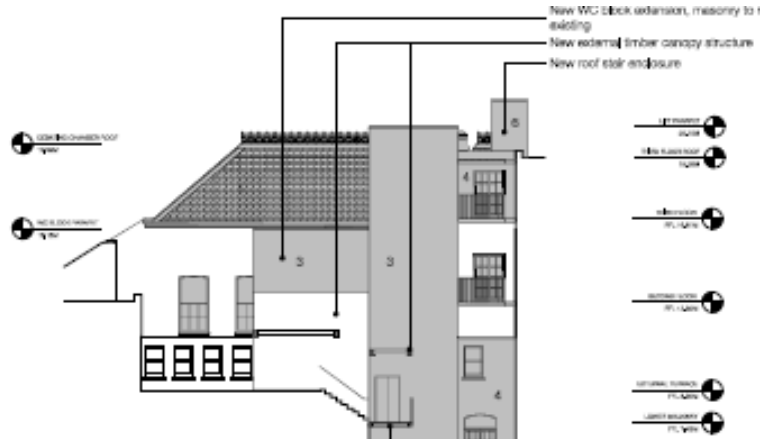


PROPOSED SIDE ELEVATION

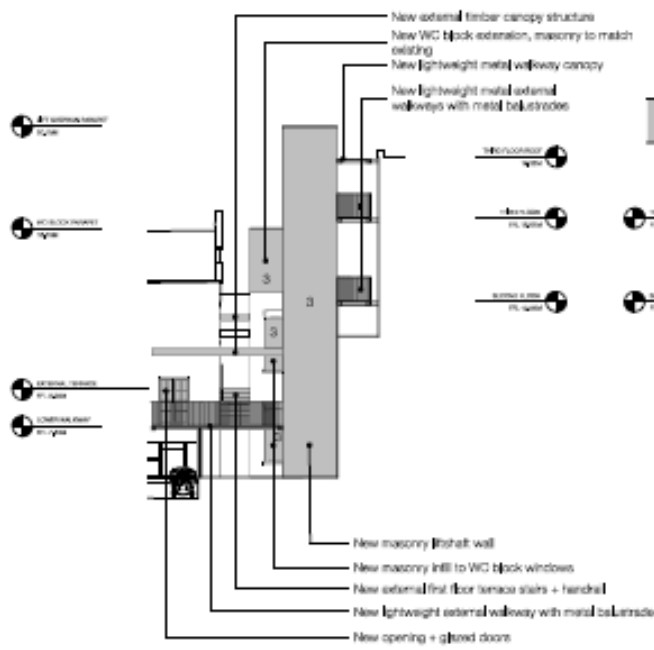


PROPOSED ETHEL STREET ELEVATION

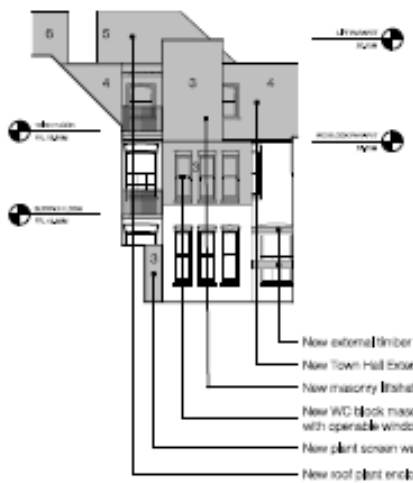
PROPOSED COURTYARD ELEVATIONS



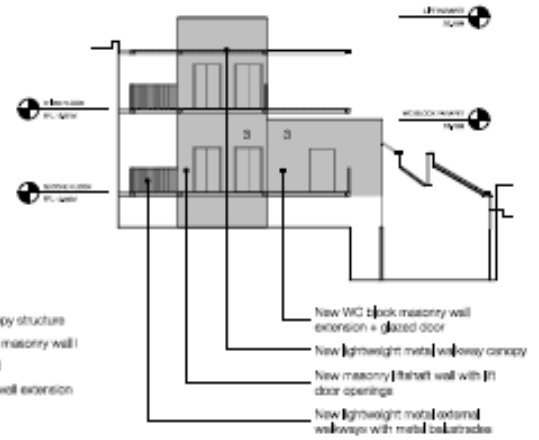
1 PROPOSED ELEVATION 10
1:200 @ A3



2 PROPOSED ELEVATION 11
1:200 @ A3



3 PROPOSED ELEVATION 12
1:200 @ A3



4 PROPOSED ELEVATION 13
1:200 @ A3



Dimensions to be checked on site prior to commencement of any works, and the provision of any shop drawings.

Plans of work dimensions to any structural elements are indicative only. See structural engineers drawings for actual work dimensions.

Plans of work dimensions to any service elements are indicative only. See service engineers drawings for actual work dimensions.

This drawing is to be used in conjunction with all other contract drawings, specifications and other Contract documents.

It is the contractor's responsibility to check the drawings for the project and to liaise with the Client and the Architect to resolve any discrepancies before commencement of work. The Contractor shall be responsible for any discrepancies between the drawings and the actual work dimensions to be carried out on site. The Contractor shall be responsible for any discrepancies between the drawings and the actual work dimensions to be carried out on site.

DO NOT SCALE FROM THIS DRAWING.

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON SITE

KEY

- COMMUNITY ROOM
- CAFE / LOBBY
- CREATIVE OFFICE
- EXTERNAL AREA
- INTERNAL CIRCULATION AREA
- PLANT
- STORE
- WC + SHOWERS
- REFUSE + SERVICING
- PUBLIC GARDENS + LANDSCAPING

NOTE

Where significant walls are proposed to be demolished, a dimensional layer and original features such as cornicing will be retained where possible. Some floor finishes will also retain some wall base.

DATE	15/06/2020	BY	MM
REVISION	001/0		
FelixMarkis Architects UNIT 62-3 - BUCS, The Railway Building 133 Copeland Road www.felixmarkis.com			
PROJECT	GENERAL PROJECTS		
PROJECT	WALLINGWORTH TOWN HALL 155 WALTHAM ROAD		
PROJECT	GENERAL ARRANGEMENT PROPOSED B1 PLAN		
SCALE	1:200 @ A3		
DATE	JUNE 2020	DRAWN BY	MM
REF NO.	0300-000-GA	REVISION	01
PROJECT STATUS	PLANNING		

BASEMENT PLAN

Walworth Square

PUBLIC ENTRANCE
COMMERCIAL ENTRANCE

Walworth Road

Ernal Street

GENERAL NOTES
 All dimensions to be checked on site prior to commencement of any work, and any variation of any other drawings.
 Size of any alterations to the structural elements are to be checked with the structural engineer's drawings for actual dimensions.
 Size of any alterations to any services are to be checked with the services engineer's drawings for actual dimensions.
 This drawing is to be used in conjunction with all other architectural drawings, specifications and other contractor information.
 All quantities shown on this drawing are to be checked with the quantity surveyor's recommended bills.
 Any discrepancies between information shown on this drawing and any other contract information or manufacturer's data recommendations is to be brought to the attention of the Architect.
 DO NOT SCALE FROM THIS DRAWING.

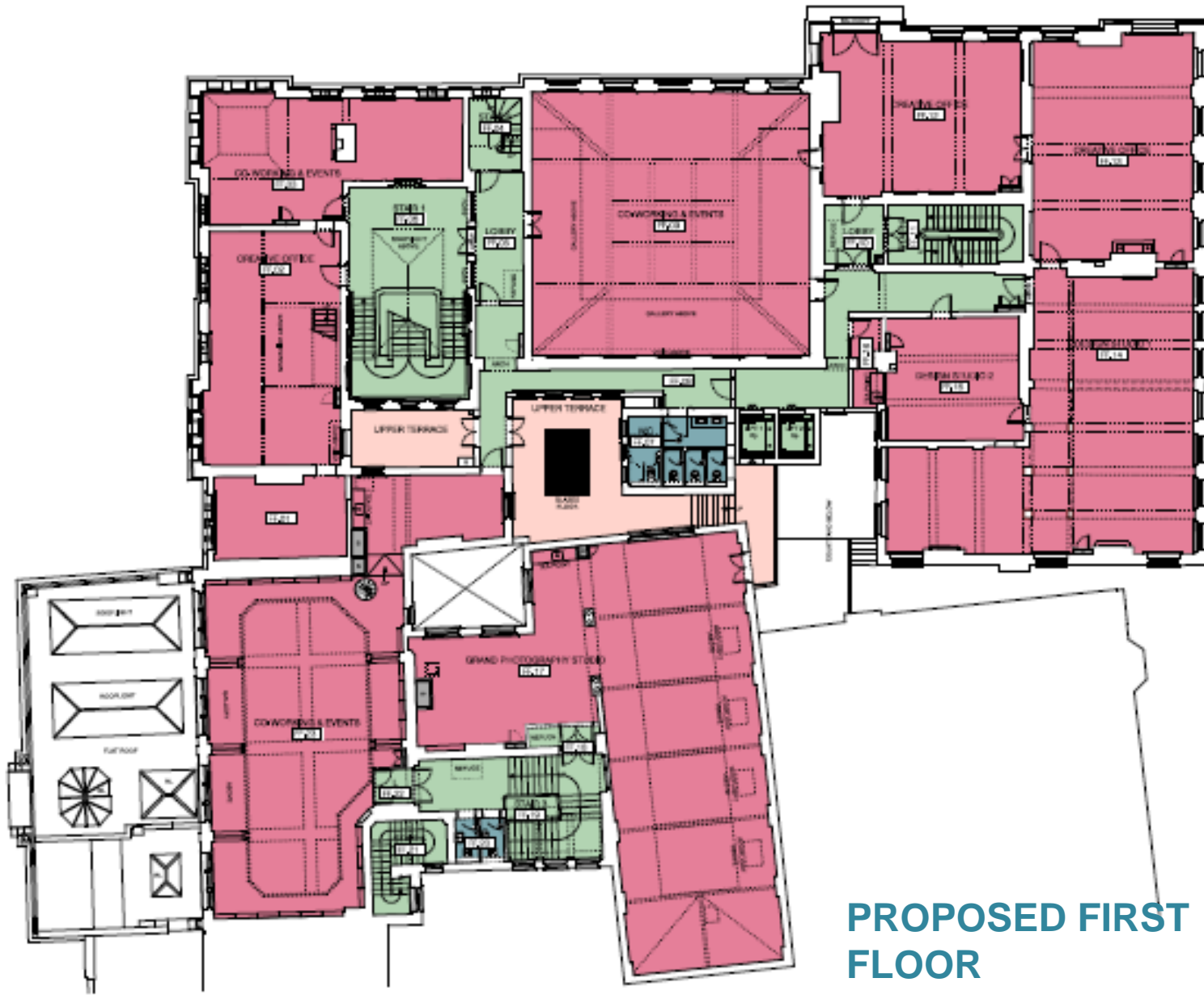
NOTE:
 ALL DIMENSIONS TO BE CONFIRMED ON SITE

- KEY**
- COMMUNITY ROOM
 - CAFE / LOBBY
 - CREATIVE OFFICE
 - EXTERNAL AREA
 - INTERNAL CIRCULATION AREA
 - PLANT
 - STORE
 - WC + SHOWERS
 - REFUSE + SERVICES
 - PUBLIC GARDENS + LANDSCAPING

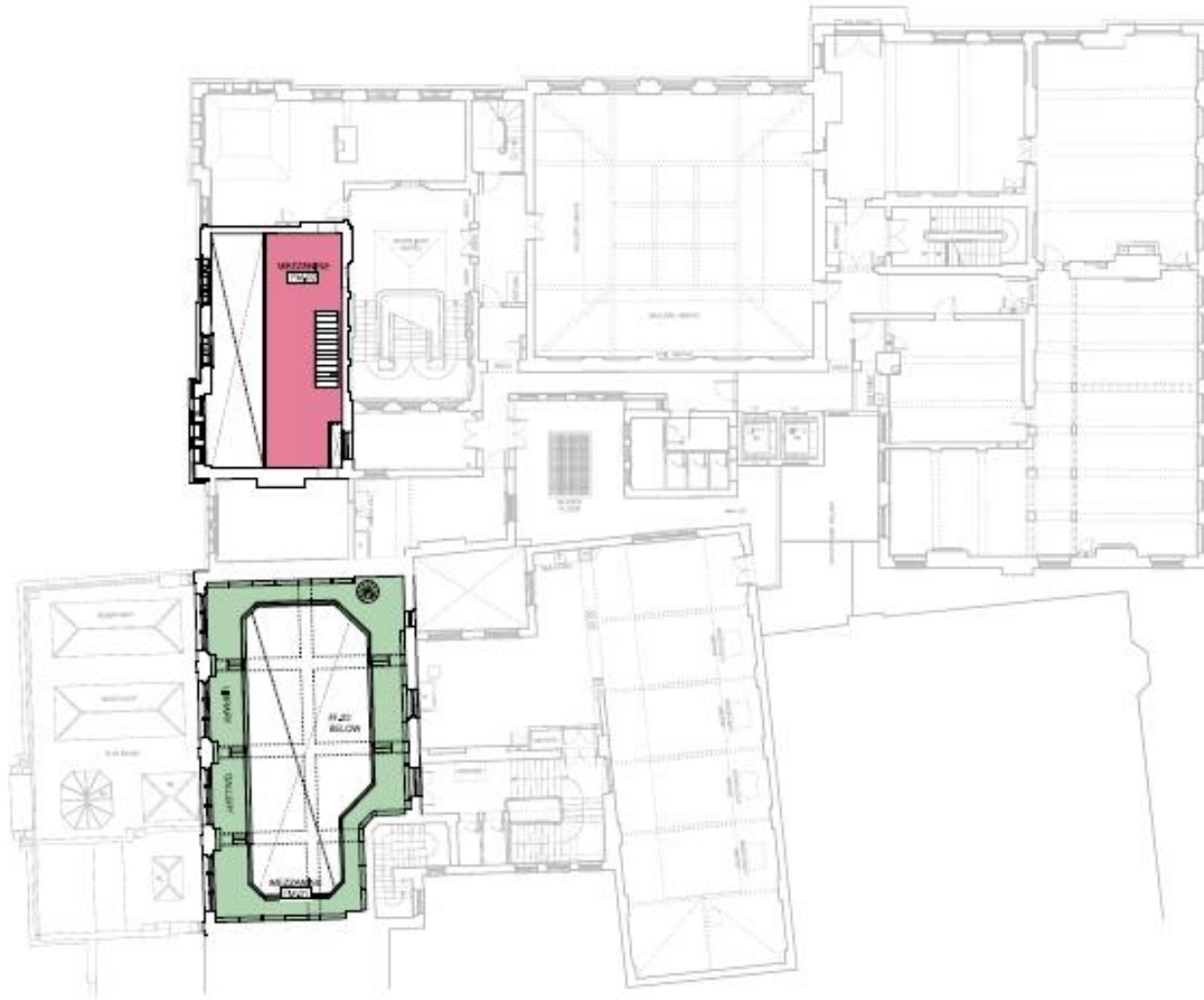
NOTE:
 Where significant walls are proposed to be demolished, a damp-proof course and original features such as cornicing will be retained where possible. New floor finishes will mark former wall lines.

PL	PROPOSED	DATE
1/1		2023
Palmer Architects UNIT 204 + 10, 11, The Sundry Building 133 Cockfield Road www.palmerarchitects.co.uk		
CLIENT	GENERAL PROJECTS	
PROJECT	WALWORTH TOWN HALL 155 WALWORTH ROAD	
DRAWN	GENERAL ARRANGEMENT PROPOSED 00 PLAN	
SCALE	1:200 @ A3	

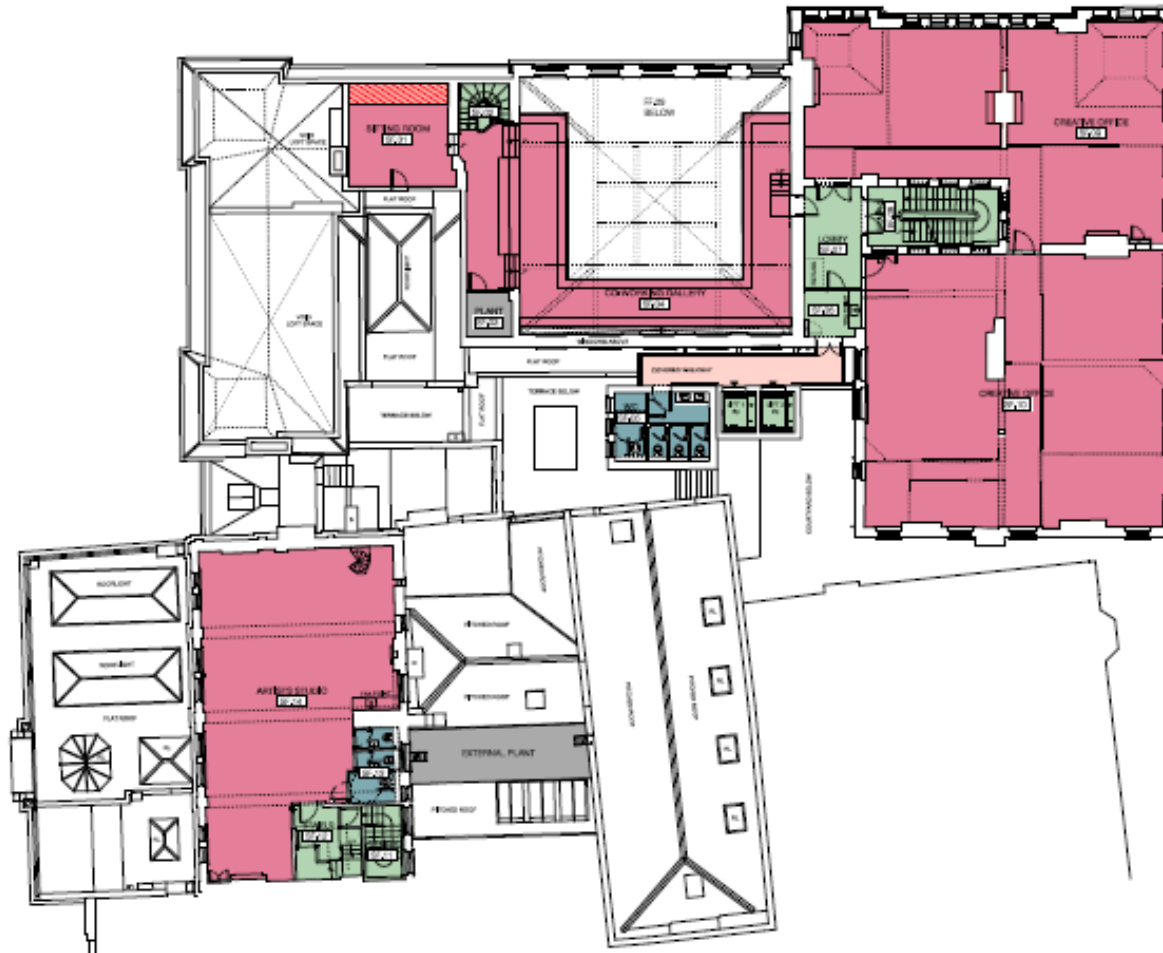
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



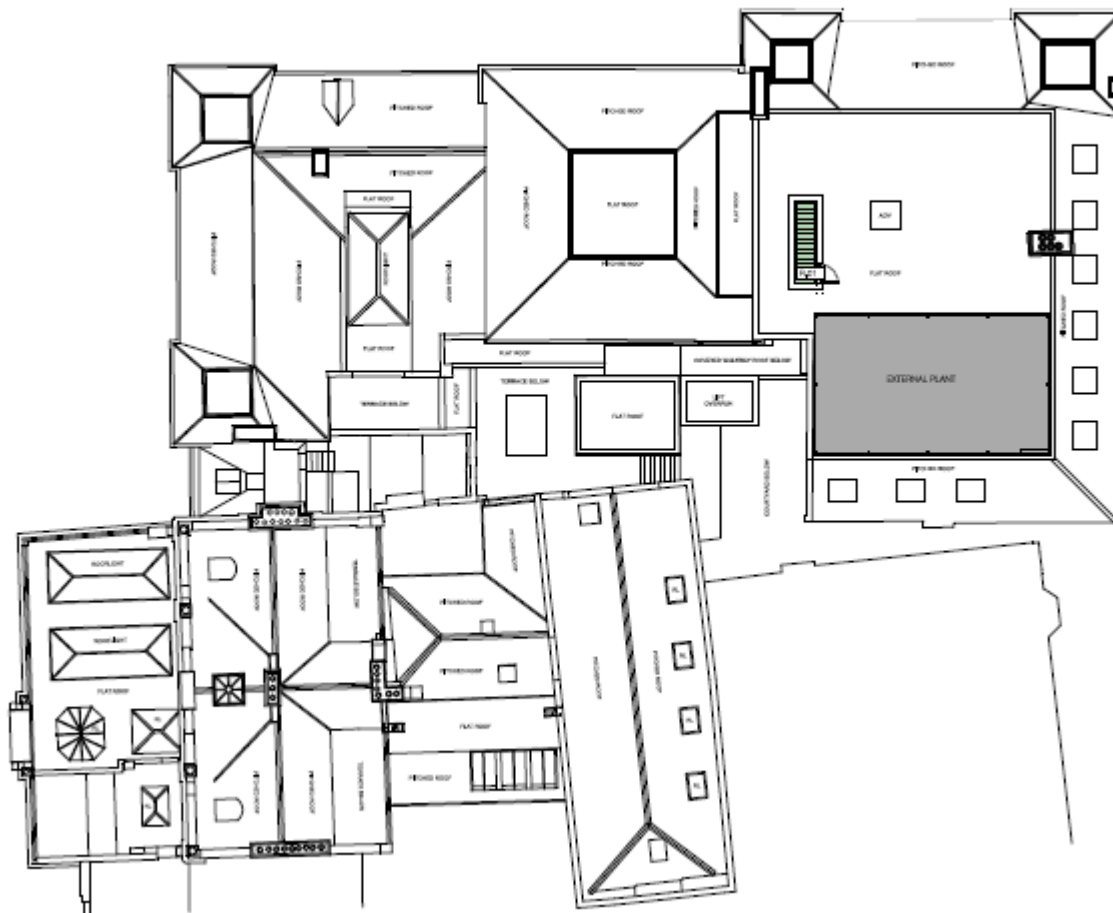
PROPOSED FIRST FLOOR WITH MEZZANINE



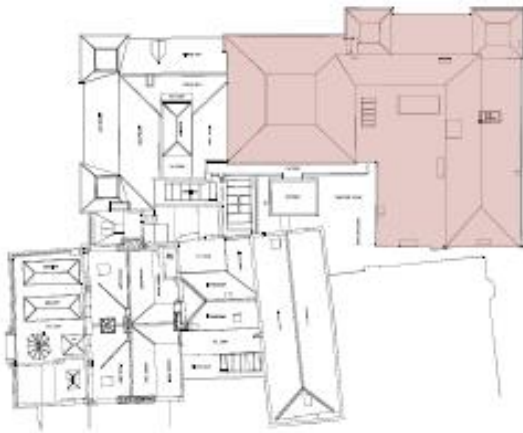
PROPOSED SECOND FLOOR WITH MEZZANINE



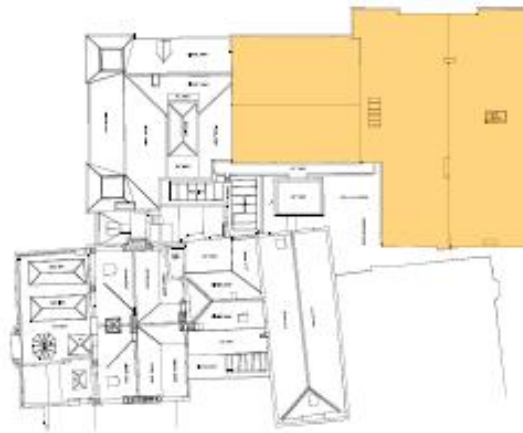
PROPOSED THIRD FLOOR



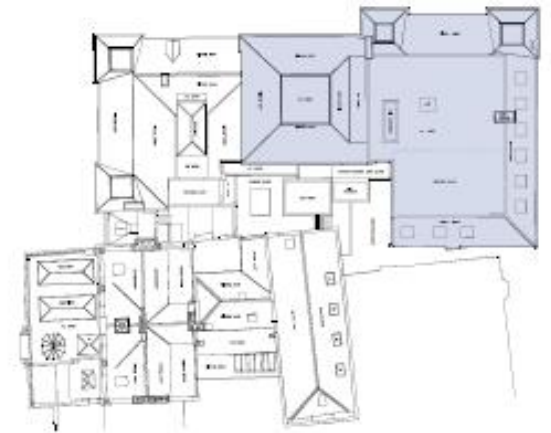
PROPOSED FOURTH FLOOR



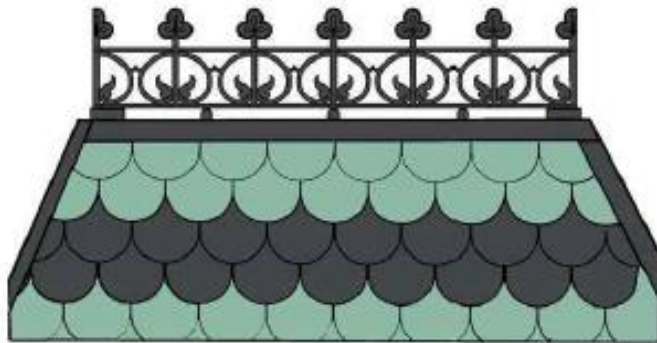
PRE-FIRE ROOF PLAN



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

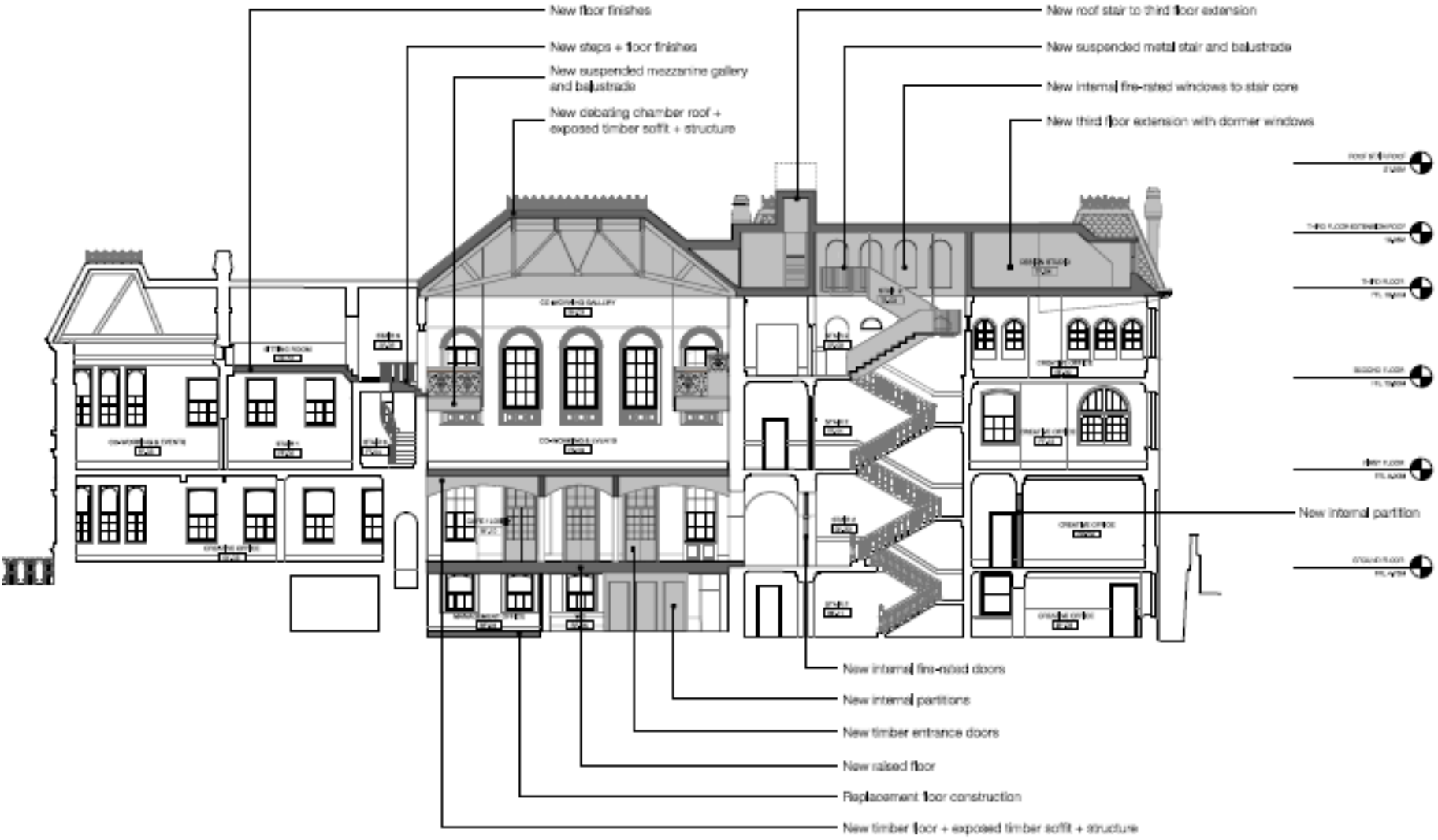


PROPOSED PAVILION END + CRESTING

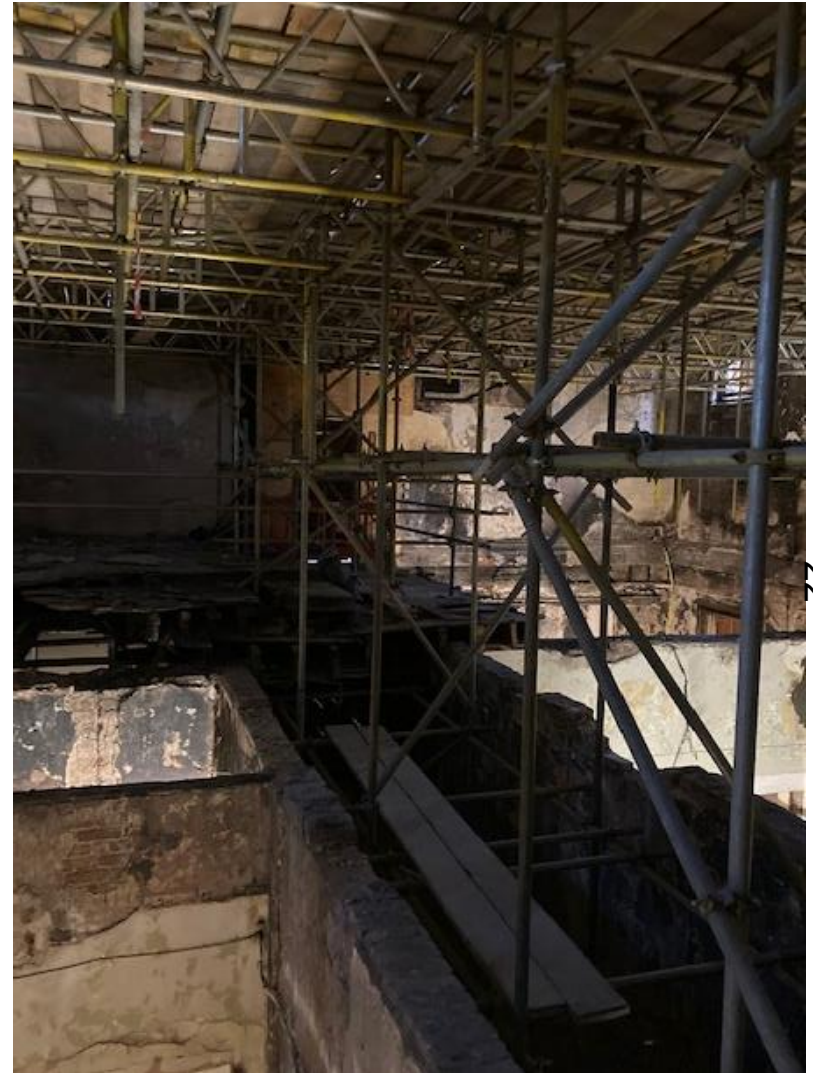


PROPOSED WALWORTH SQUARE ROOF ELEVATION

PROPOSED ROOF PLAN



PROPOSED SECTION



FIRE DAMAGED COUNCIL CHAMBER



CGI OF PROPOSED COUNCIL CHAMBER



EXISTING GROUND FLOOR



PROPOSED CAFE



EXISTING STAIRCASE

PROPOSED STAIRCASE



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EXISTING



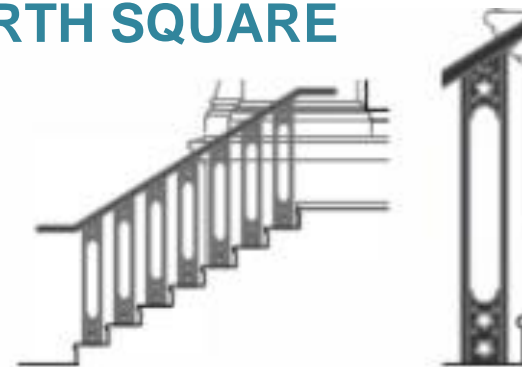
**PROPOSED
NEW MAYORS PARLOUR**

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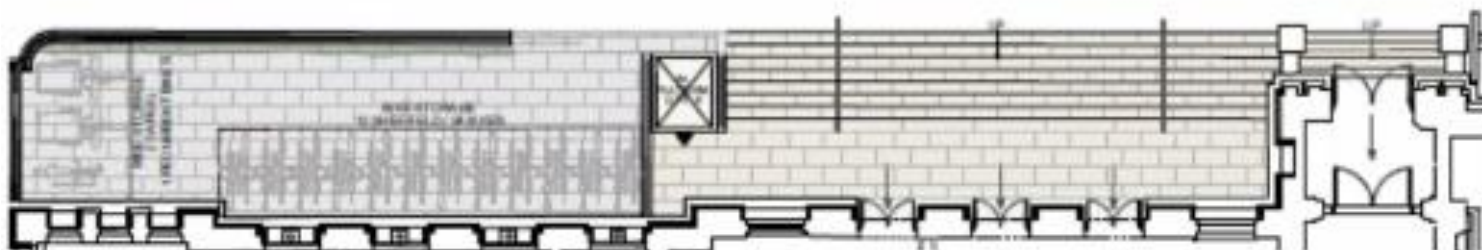
PROPOSED ENTRANCE TO WALWORTH SQUARE



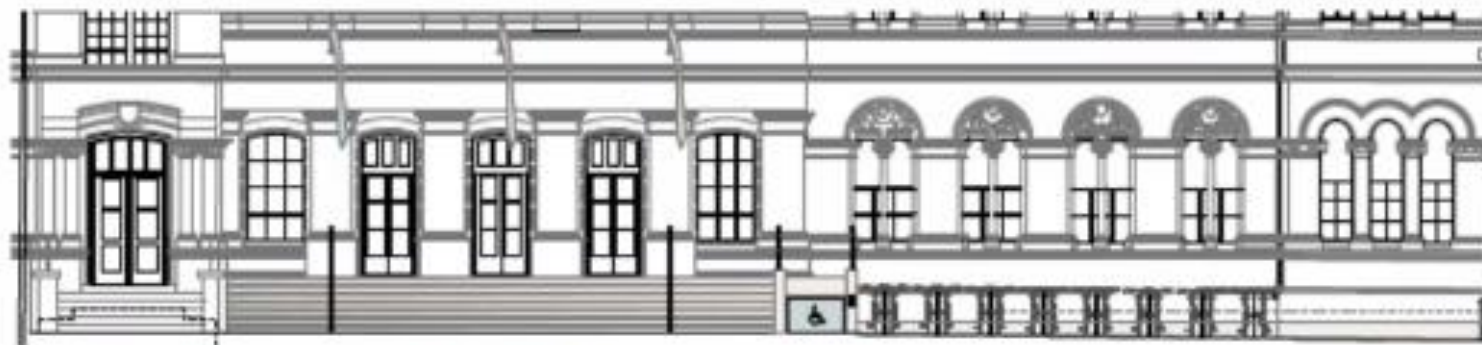
EXISTING PHOTOGRAPH



PROPOSED ENTRANCE STEPS SECTION



PROPOSED WALWORTH SQUARE ENTRANCE PLAN



PROPOSED WALWORTH SQUARE ENTRANCE ELEVATION

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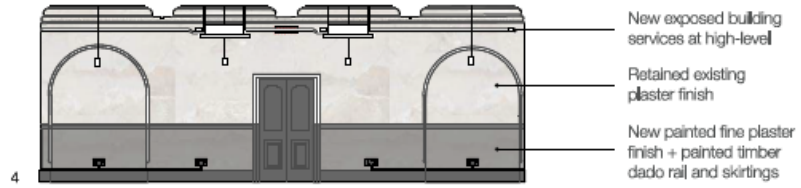
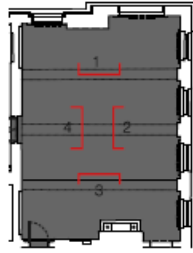
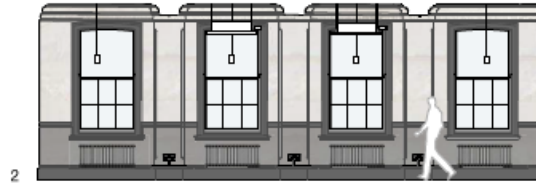
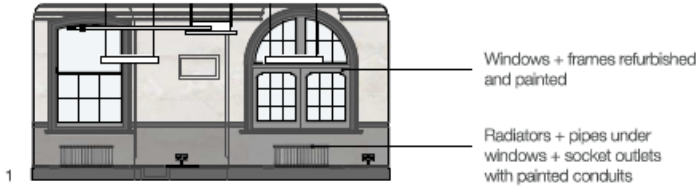


EXISTING LIBRARY

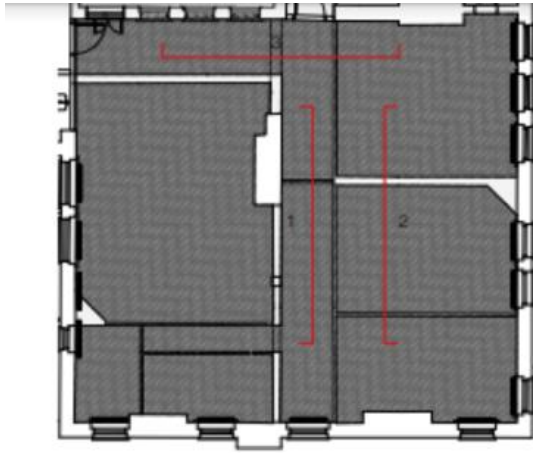


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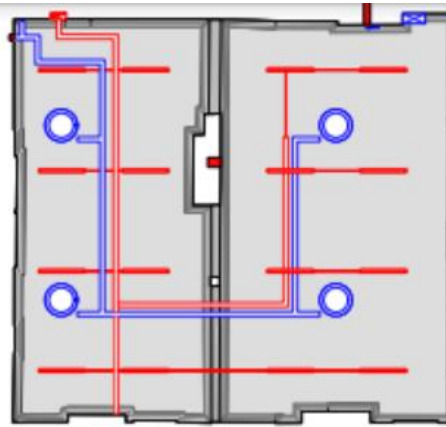
PROPOSED COMMUNITY ROOM



TYPICAL PROPOSED FIRST FLOOR OFFICE



PROPOSED PLAN



PROPOSED RCP



PROPOSED DEMOLITION PLAN



Wall demolition junction stripped back to brickwork and exposed

Chimney breast stripped back to brickwork and exposed

New engineered timber beam + column below CLT soffit

New painted fine plaster finish and painted timber dado rail

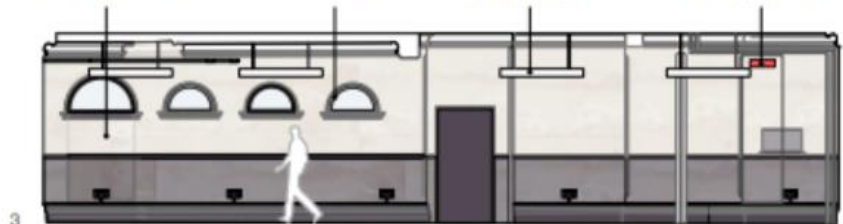


Door blocked up with arched window over

Arched windows re-instated

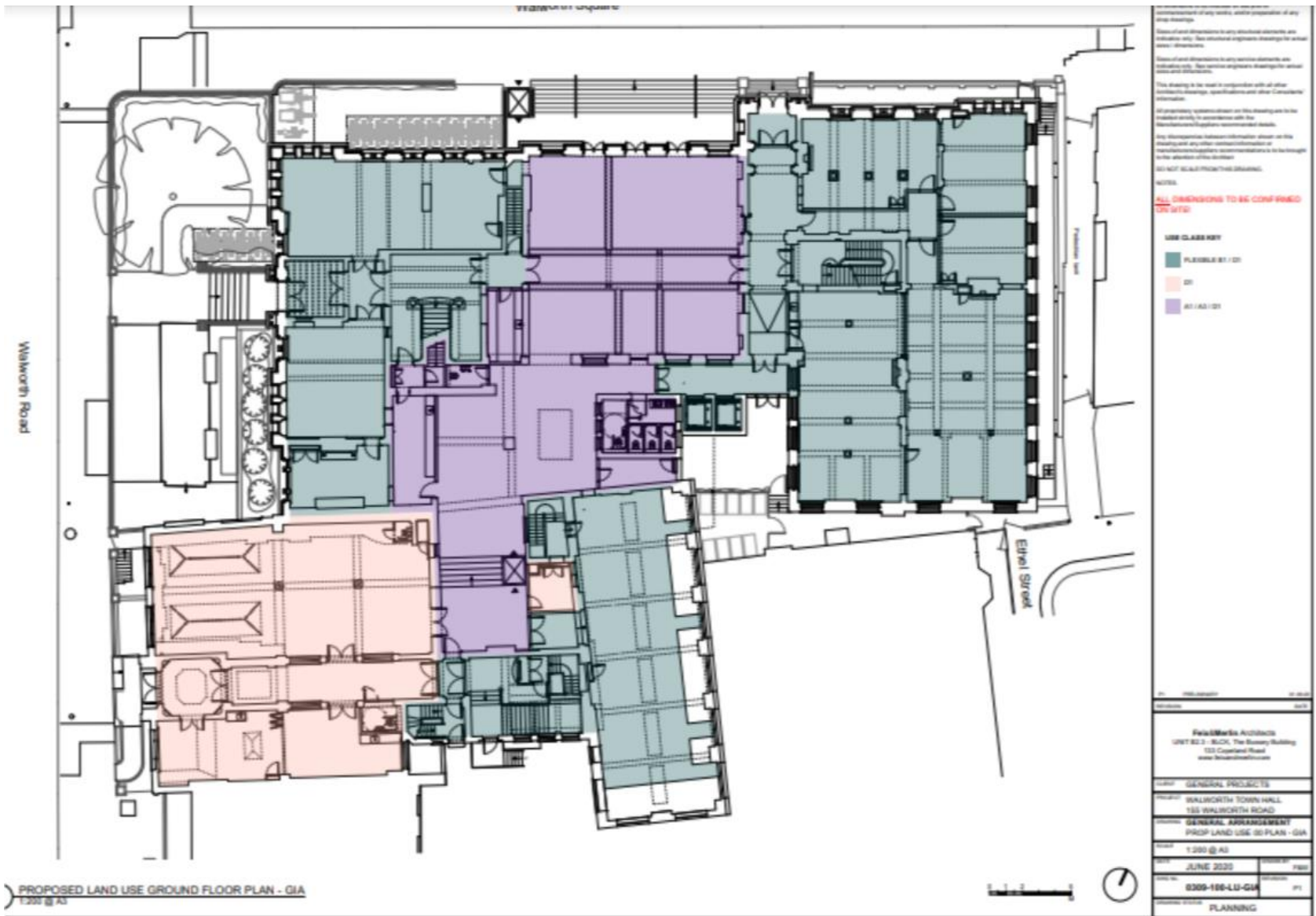
Building services + lighting at high-level

Wall penetration

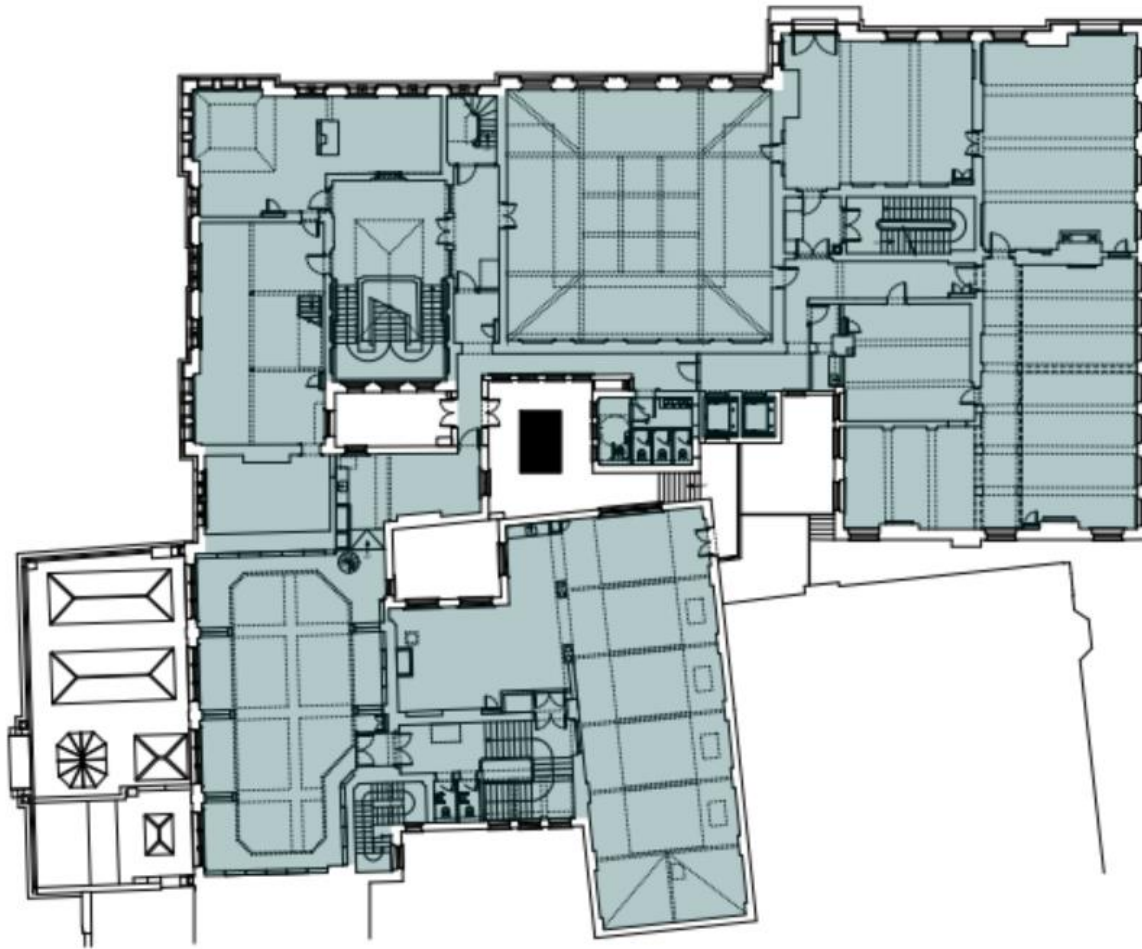


PROPOSED ELEVATIONS

TYPICAL PROPOSED ELEVATIONS-SECOND FLOOR



PROPOSED USE - GROUND FLOOR



PROPOSED LAND USE FIRST FLOOR PLAN - G1A

GENERAL NOTES

All dimensions to be checked on site prior to commencement of any work, and the preparation of any site drawings.

Plans of land dimensions to any structural elements are indicated only. See structural engineers drawings for actual sizes - dimensions.

Plans of work dimensions to any structural elements are indicated only. See services engineers drawings for actual sizes and dimensions.

This drawing is to be used in conjunction with all other documents drawings, specifications and other Consultant information.

All graphical systems shown on this drawing are to be installed strictly in accordance with the Manufacturers/Suppliers recommended details.

Any discrepancies between information shown on this drawing and any other contract information or information to be obtained from the authorities is to be brought to the attention of the architect.

DO NOT SCALE FROM THIS DRAWING.

NOTES

ALL DIMENSIONS TO BE CONFIRMED ON SITE!

USE CLASS KEY

- FLEXIBLE B1 / D1
- D1
- A1 / A2 / D1

DN 1000-10000000 00 00 00

0000 0000

Faircliff Architects
 UNIT 52 - BLOCK, The Brewery Building
 133 Copeland Road
 www.faircliffarchitects.com

GENERAL PROJECTS

WALSWORTH TOWN HALL
 155 WALSWORTH ROAD

GENERAL ARRANGEMENT
 PROP LAND USE: 01 PLAN - G1A

1:200 @ A3

JUNE 2020

0309-101-LU-G1A 01

PROPOSED USE - FIRST FLOOR

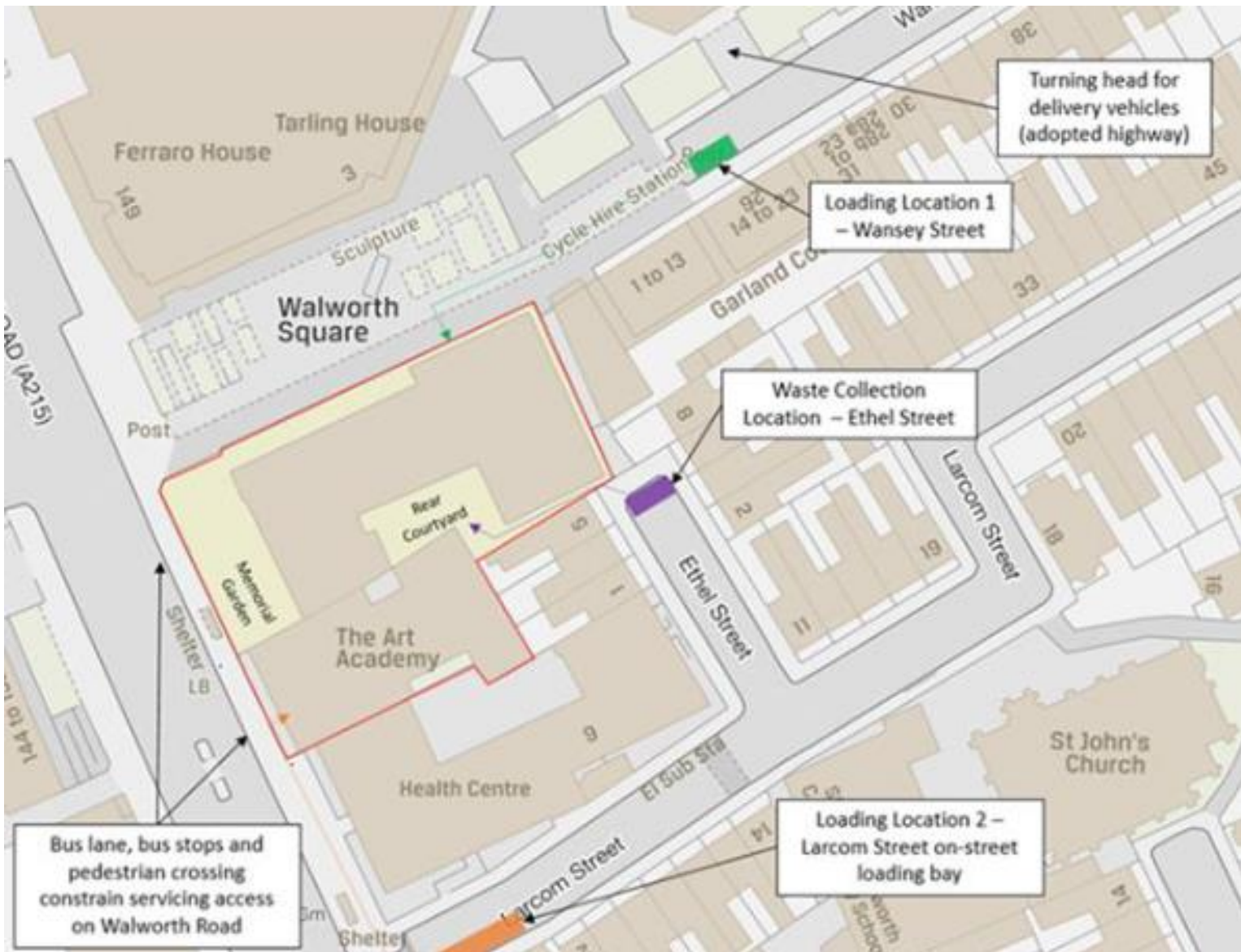
D1 - FLOOR SPACE – PRE-FIRE SQM

Previous use	GIA with ancillary space	GIA without ancillary space
Library	452	452
Cuming Museum	205	205
Ancillary inc storage, librarians flat, circulation space	951	-
Council chamber, committee rooms	389	389
One Stop Shop	80	80
Circulation space	355	-
Total	2432	1126

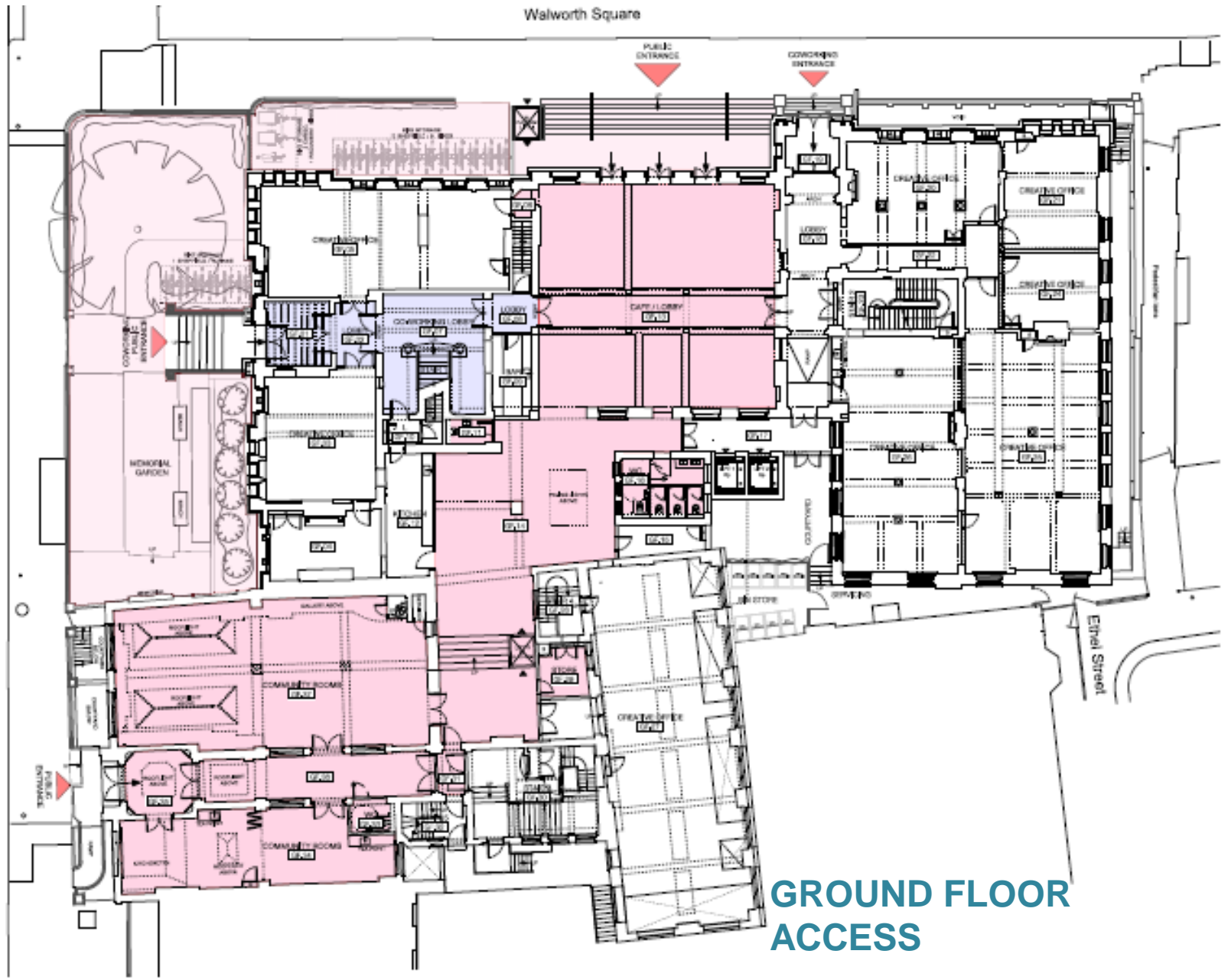
D1 FLOOR USES – PROPOSED SQM

Proposed use	GIA with ancillary space	GIA without ancillary space
Community rooms	237	212
Café/lobby	404	404
Ancillary storage/mezz	32	-
Circulation space	51	-
Proposed off site (in library/heritage centre)		
Library	408.2	408.2
Heritage centre	155	155
Ancillary storage/BoH	129.3	-
Circulation space	60.2	-
Totals	1451.7	1179.2

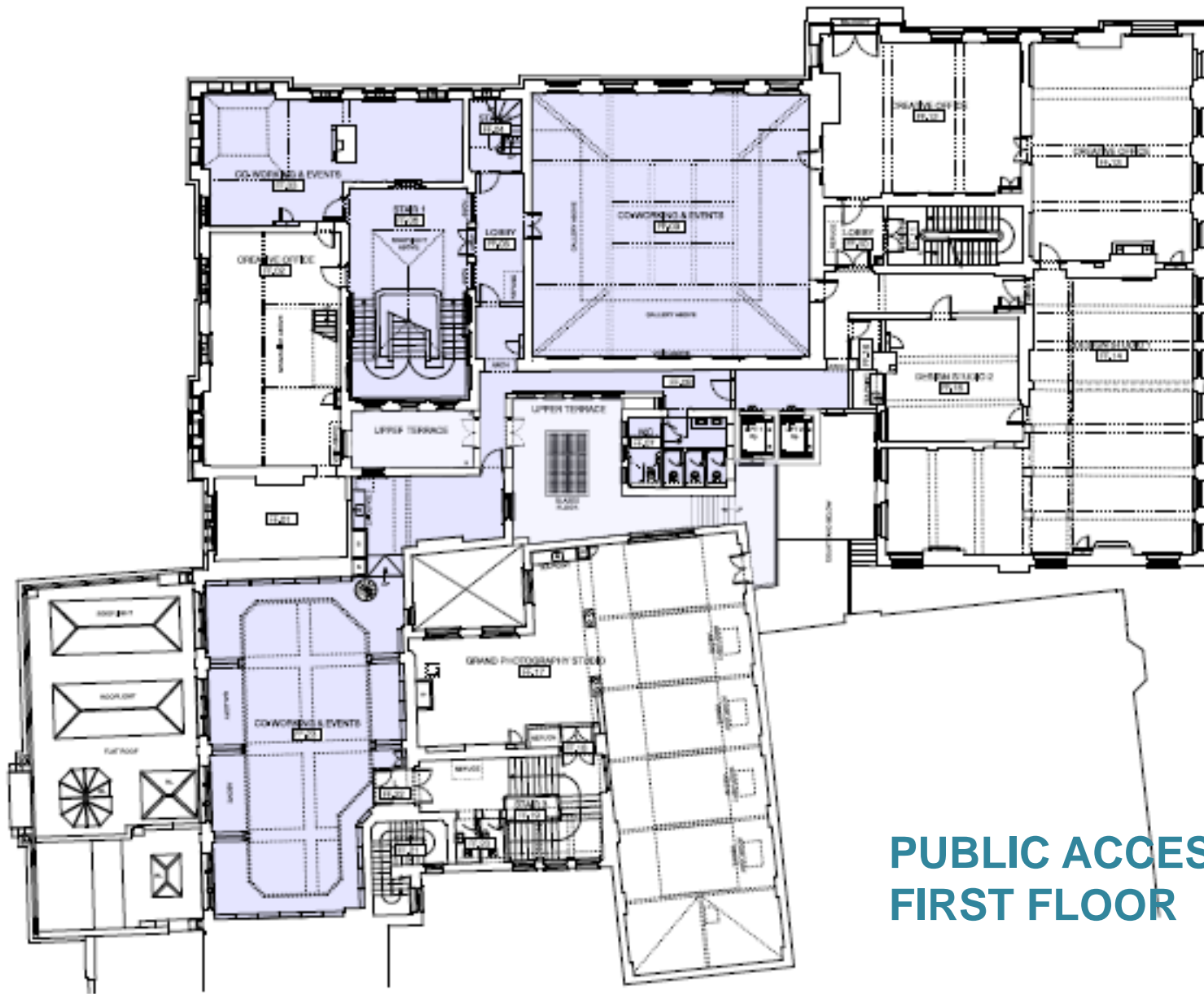
36



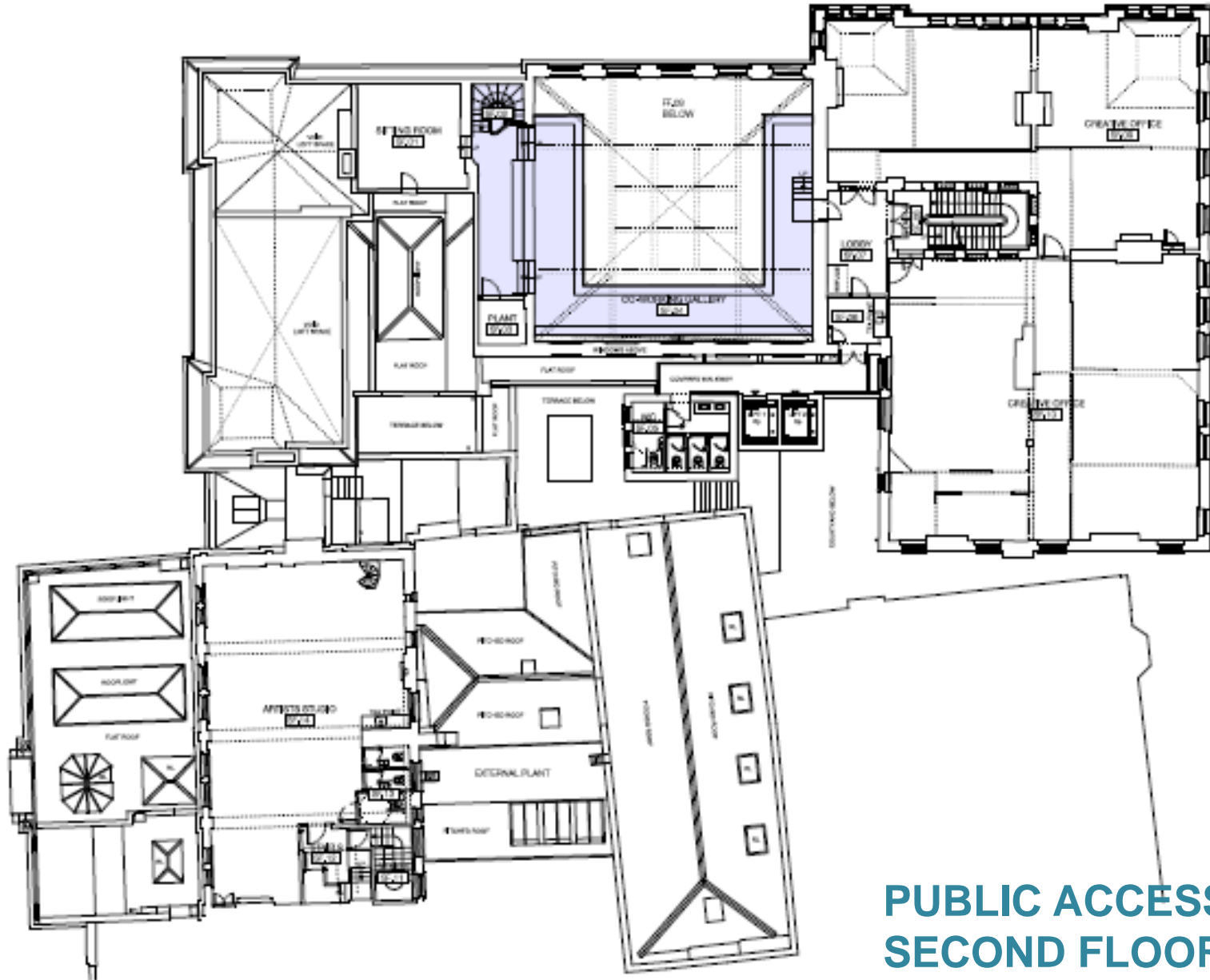
WASTE AND DELIVERY PLAN



**GROUND FLOOR
ACCESS**

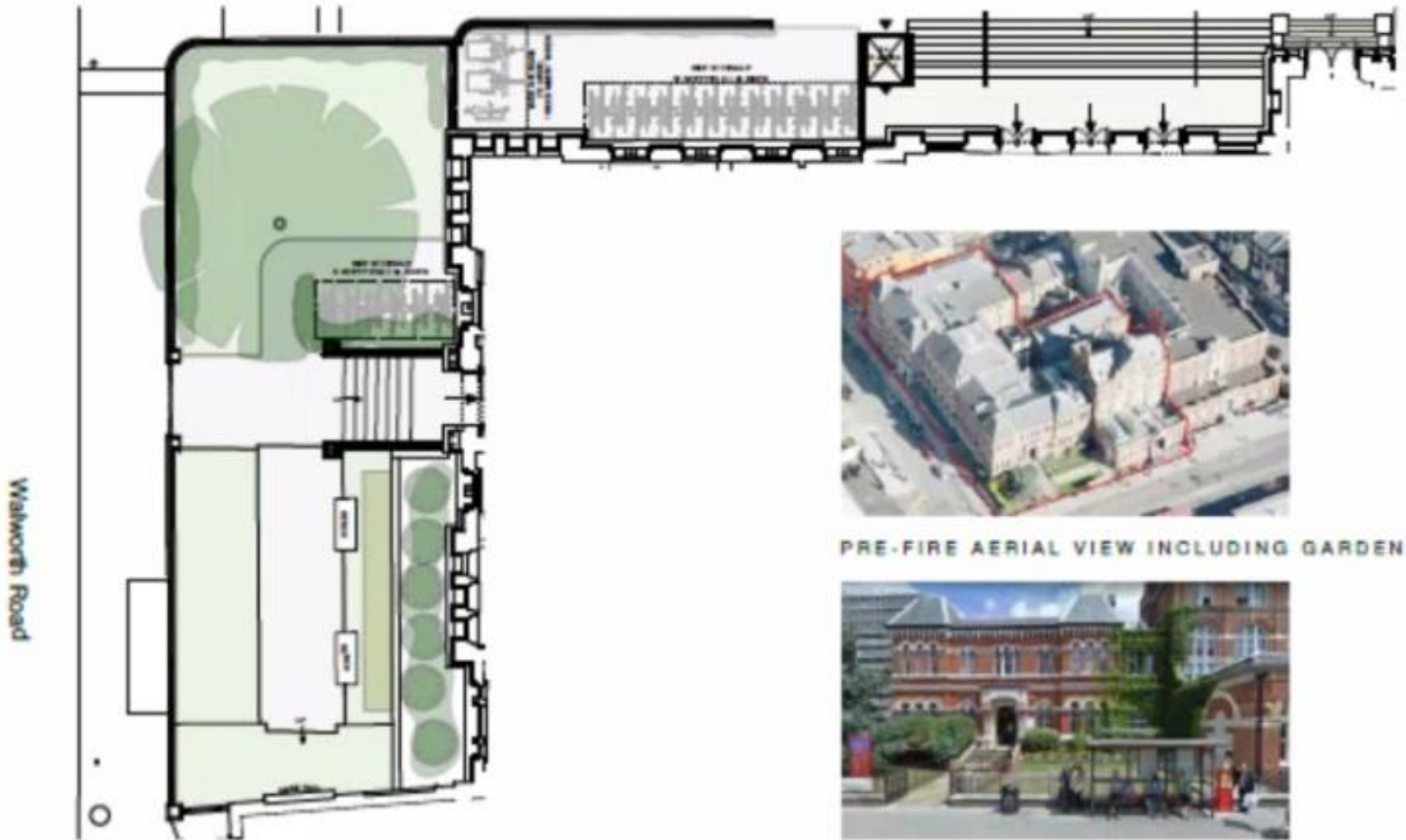


PUBLIC ACCESS FIRST FLOOR



PUBLIC ACCESS SECOND FLOOR

PROPOSED LANDSCAPE & CYCLE PARKING



GROUND FLOOR LANDSCAPE PLAN

PRE-FIRE AERIAL VIEW INCLUDING GARDEN

PHOTOGRAPH FROM WALWORTH ROAD

PUBLIC CONSULTATION RESPONSES

20/AP/1634 – PLANNING APPLICATION

Total number of representations	Support	Neutral	Object
1	0	0	1

20/AP/1649 – LISTED BUILDING CONSENT APPLICATION

Total number of representations	Support	Neutral	Object
13	0	2	11

SUMMARY OF OBJECTIONS – PUBLIC COMMENTS

- Loss of Town Hall civic function and privatisation of a public building
- Loss of public library and museum
- changes to elevations and new entrance
- Detail of council chamber, café and mayors parlour
- Unclear heritage experience of applicants' team
- Delivery, servicing and bin storage issues
- Includes comments from the Walworth Society and Victorian Society

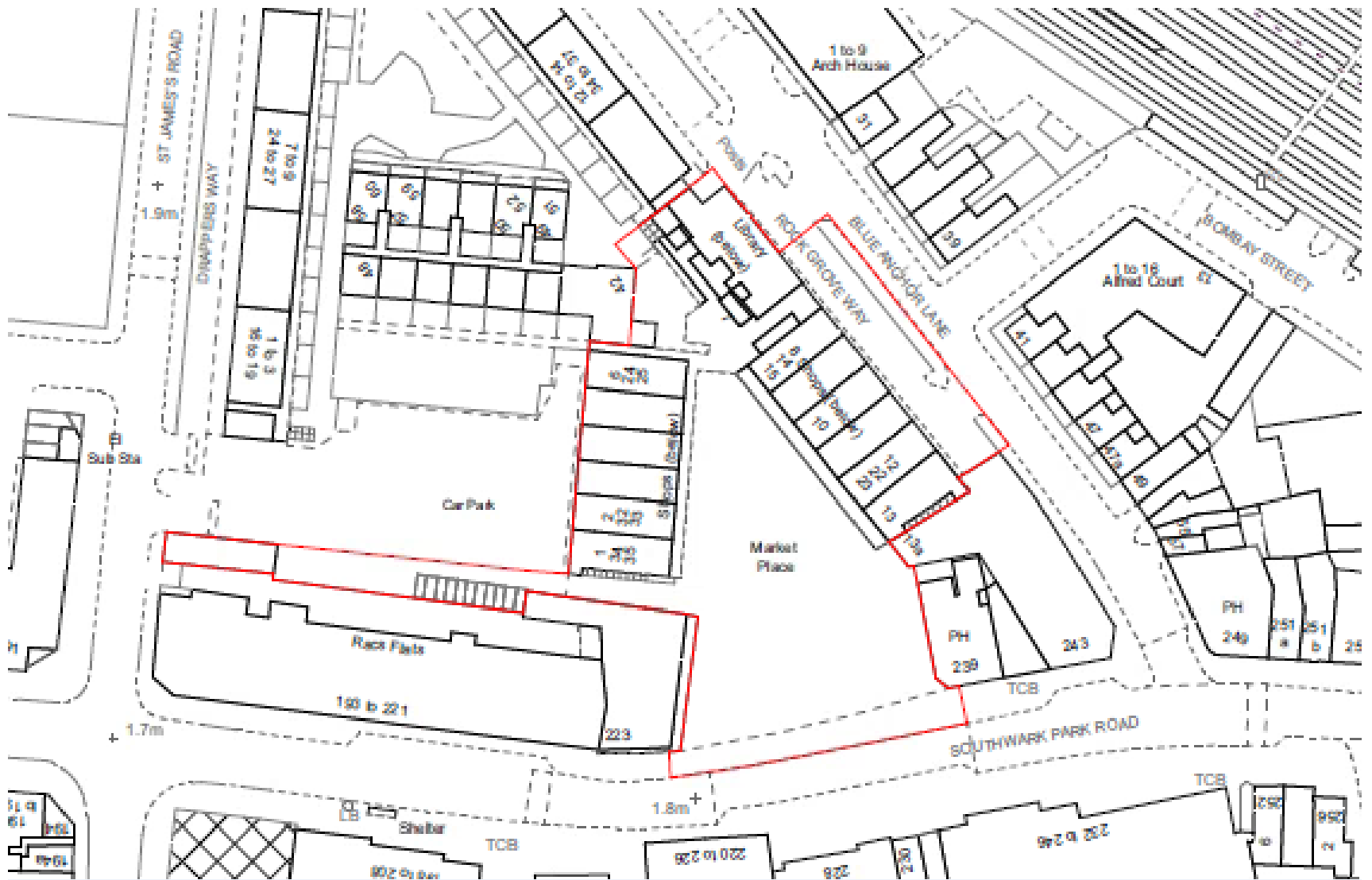
Historic England comments – support application and reuse and restoration of the building.

ITEM 7.2 – 20/AP/1874

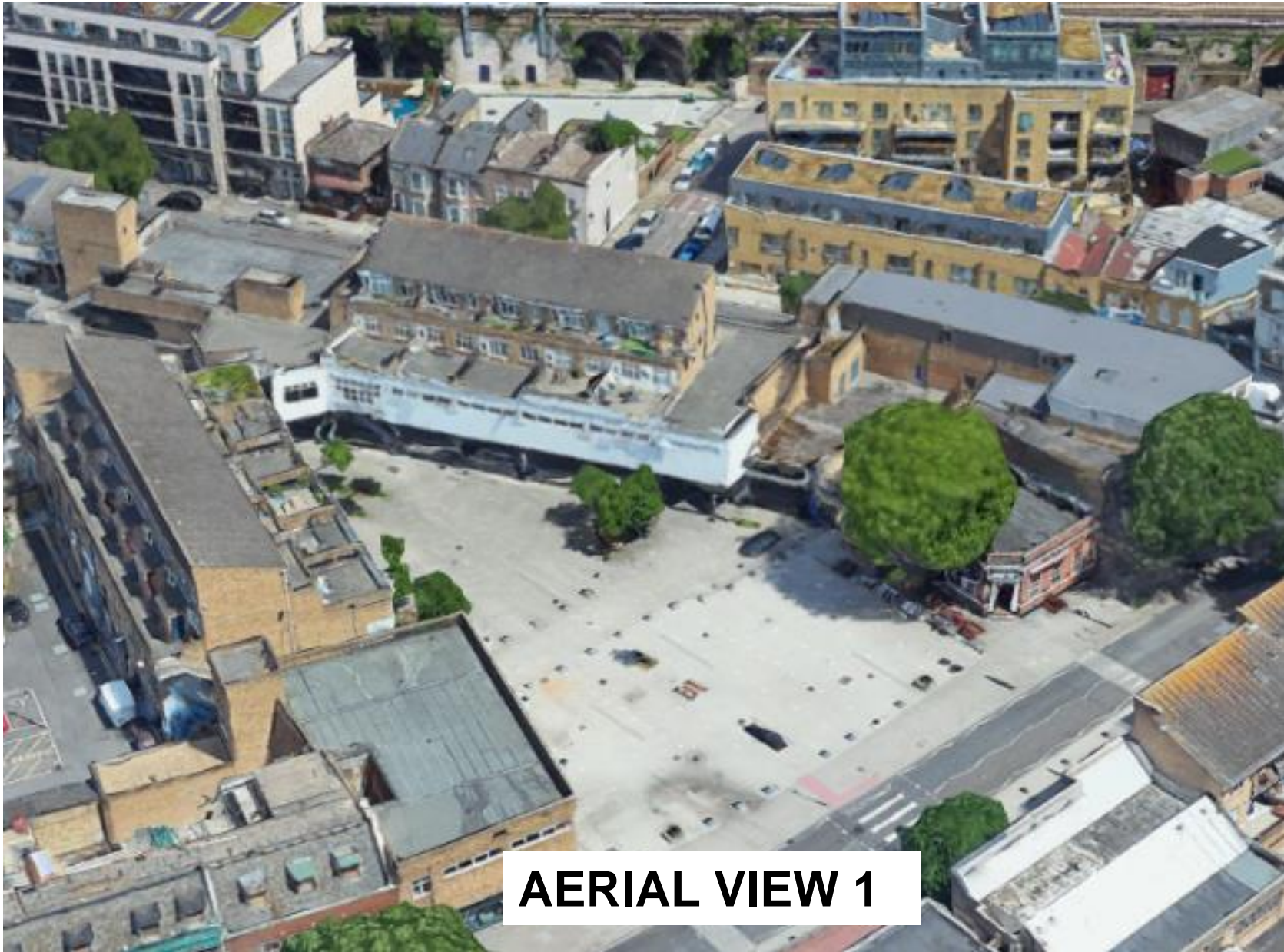
Market Place, Bermondsey, London, SE16 3UQ

Demolition of B1 office unit to make way for new pedestrian access/right of way, connecting Market Place with Blue Anchor Lane. Erection of two permanent market stall canopy structures in Market Place. Erection of market cross/clock tower (with drinking fountain) in Market Place. Modification to external bin store on Blue Anchor Lane. Installation of signage - 1 overhead sign in new pedestrian access route and 1 signage on external of existing lift shaft.

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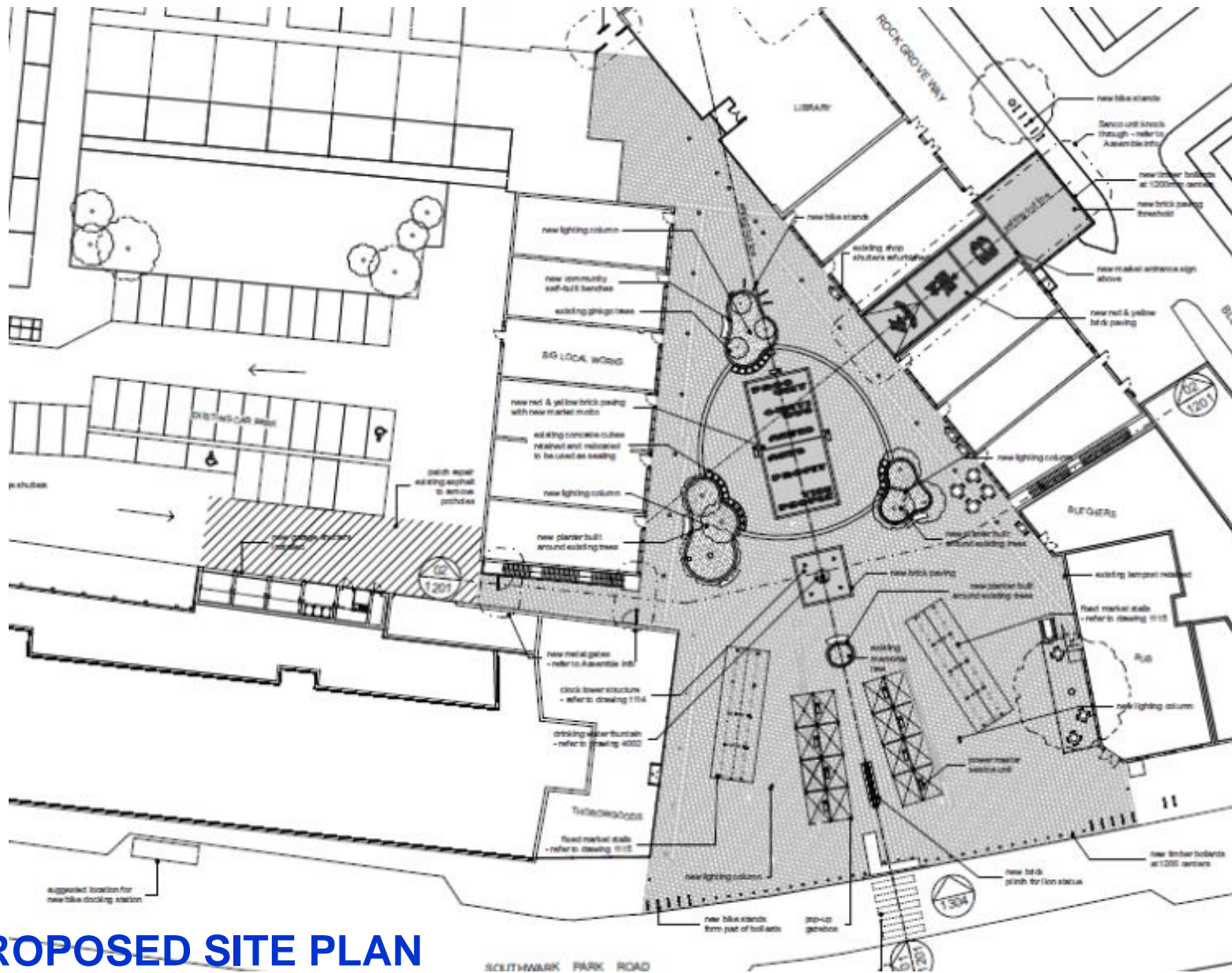
SITE PLAN



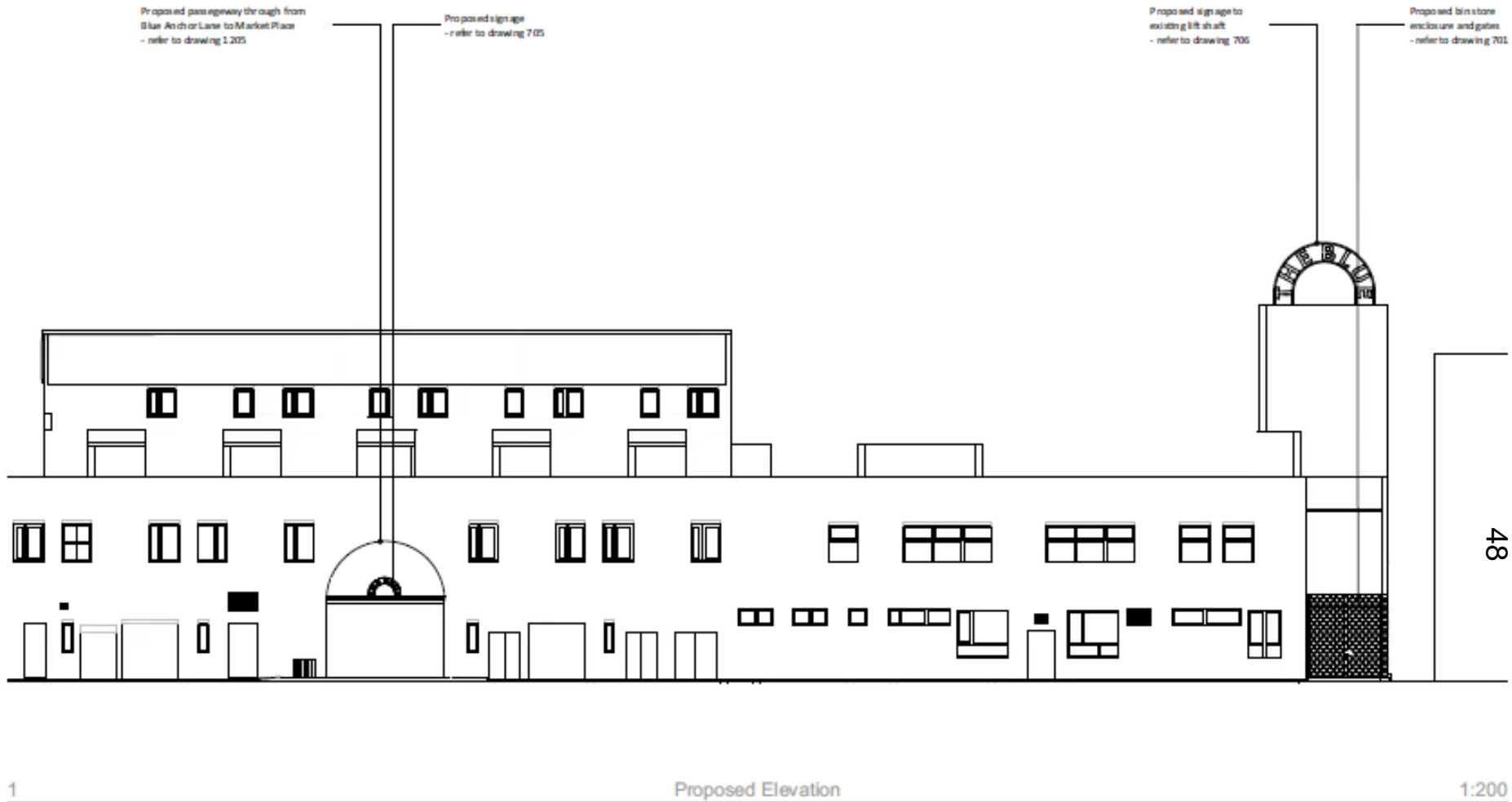
AERIAL VIEW 1



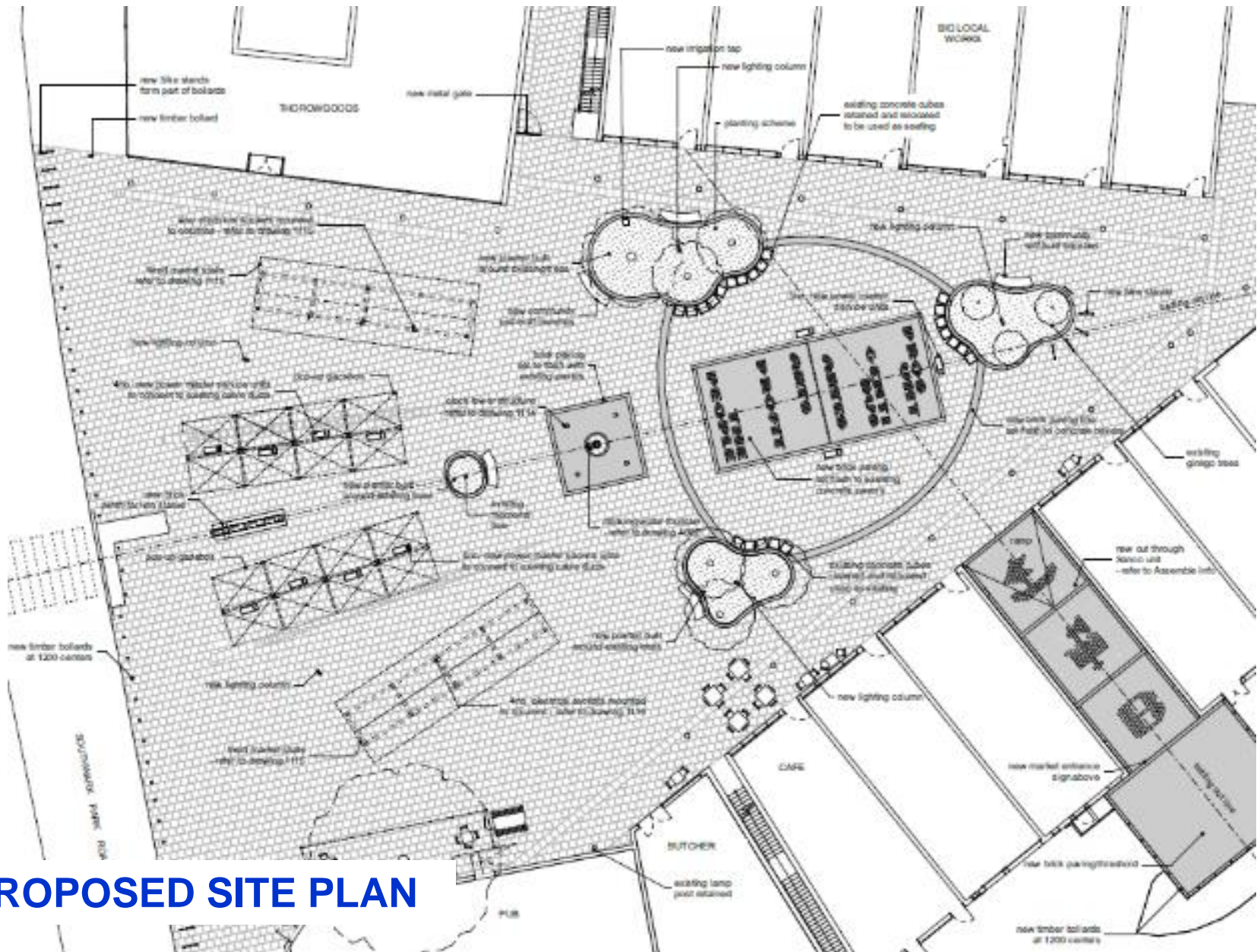
AERIAL VIEW 2



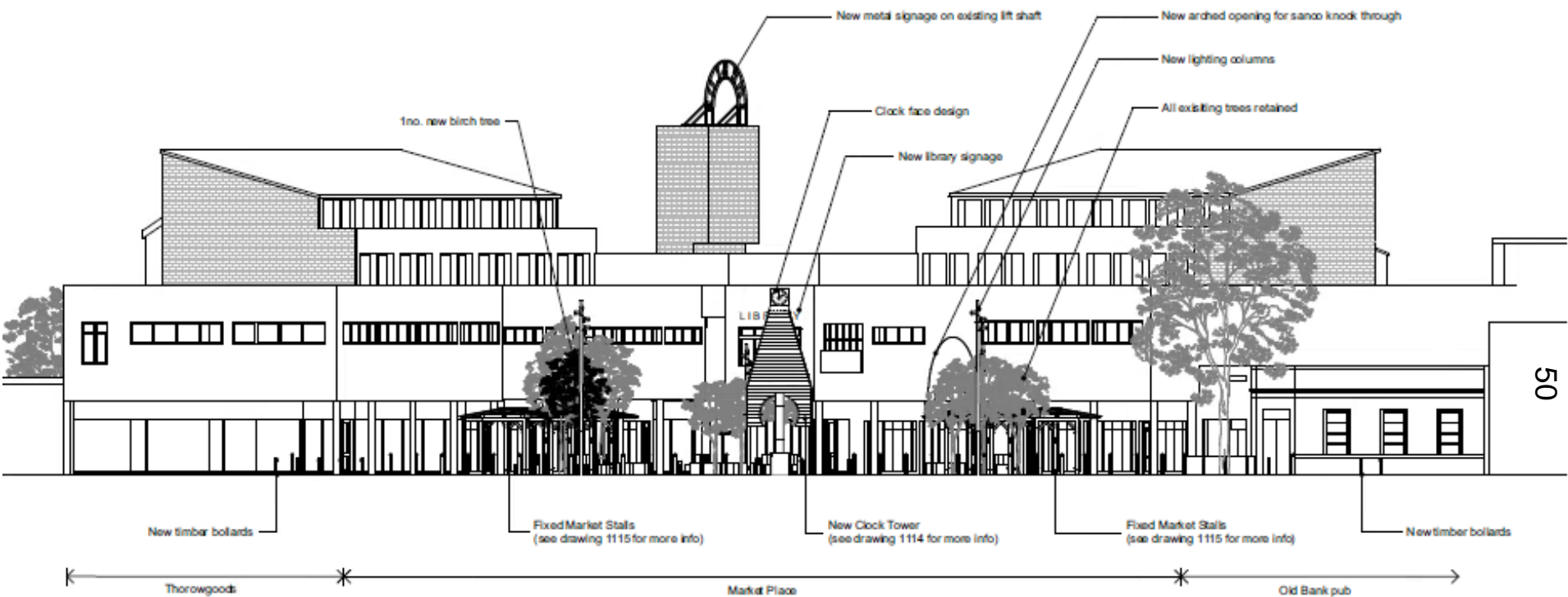
PROPOSED SITE PLAN



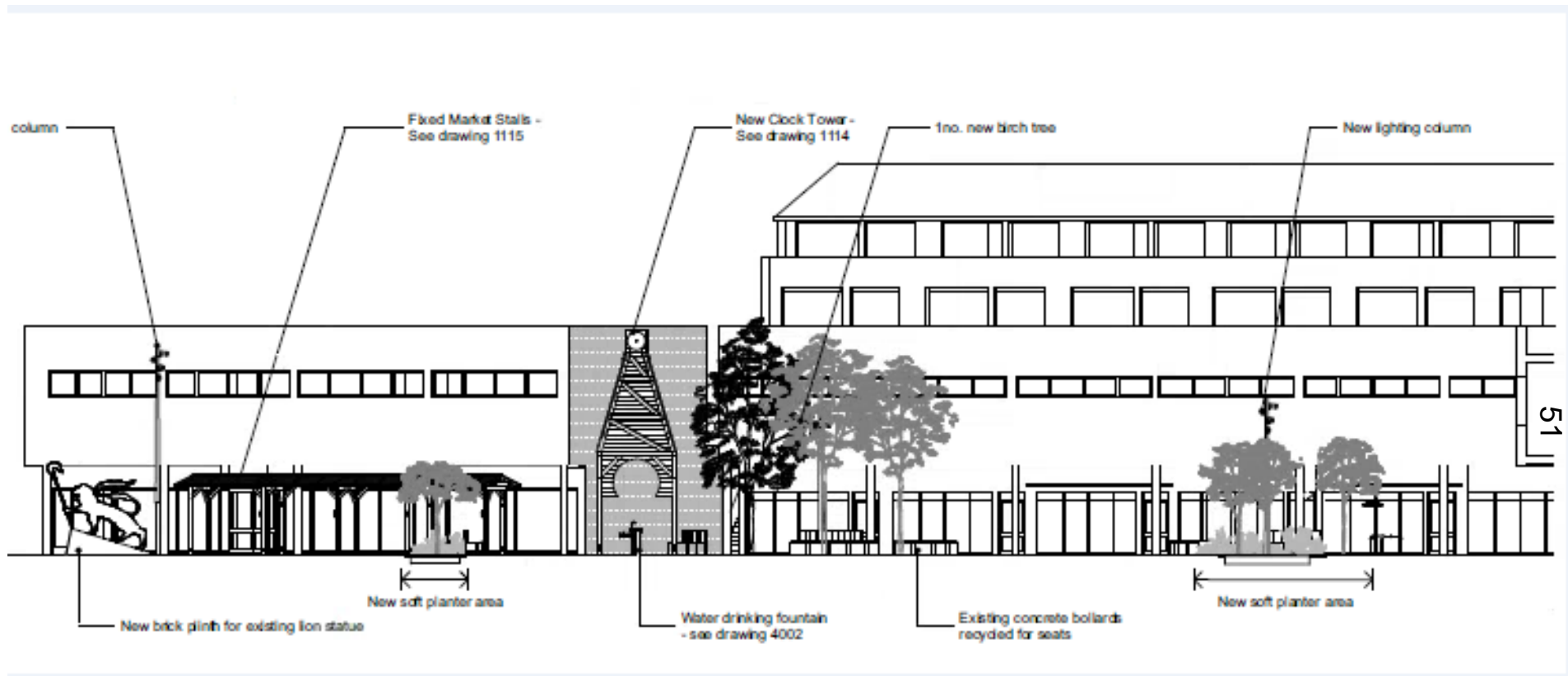
PROPOSED NORTH EAST ELEVATION PLAN



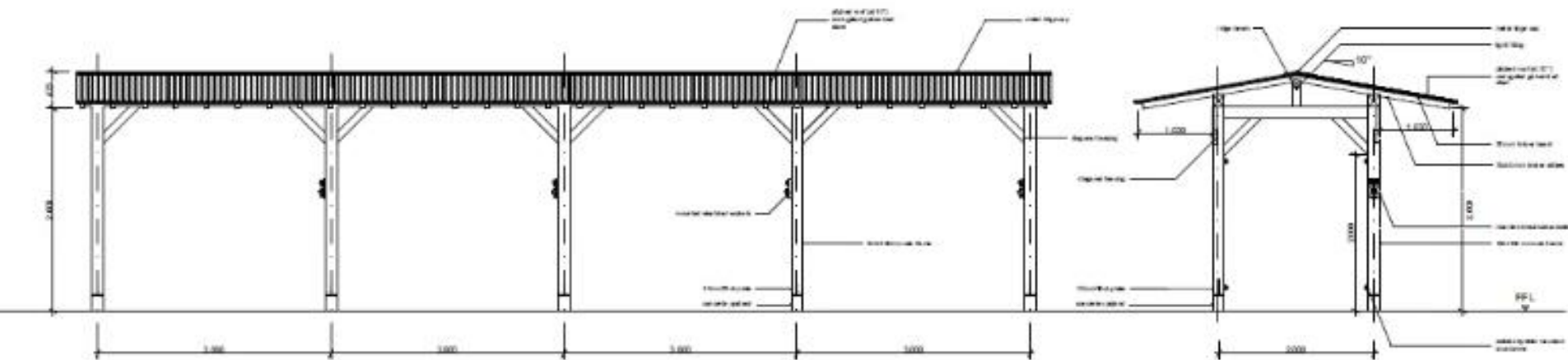
PROPOSED SITE PLAN



PROPOSED NORTH ELEVATION PLAN



PROPOSED WEST ELEVATION



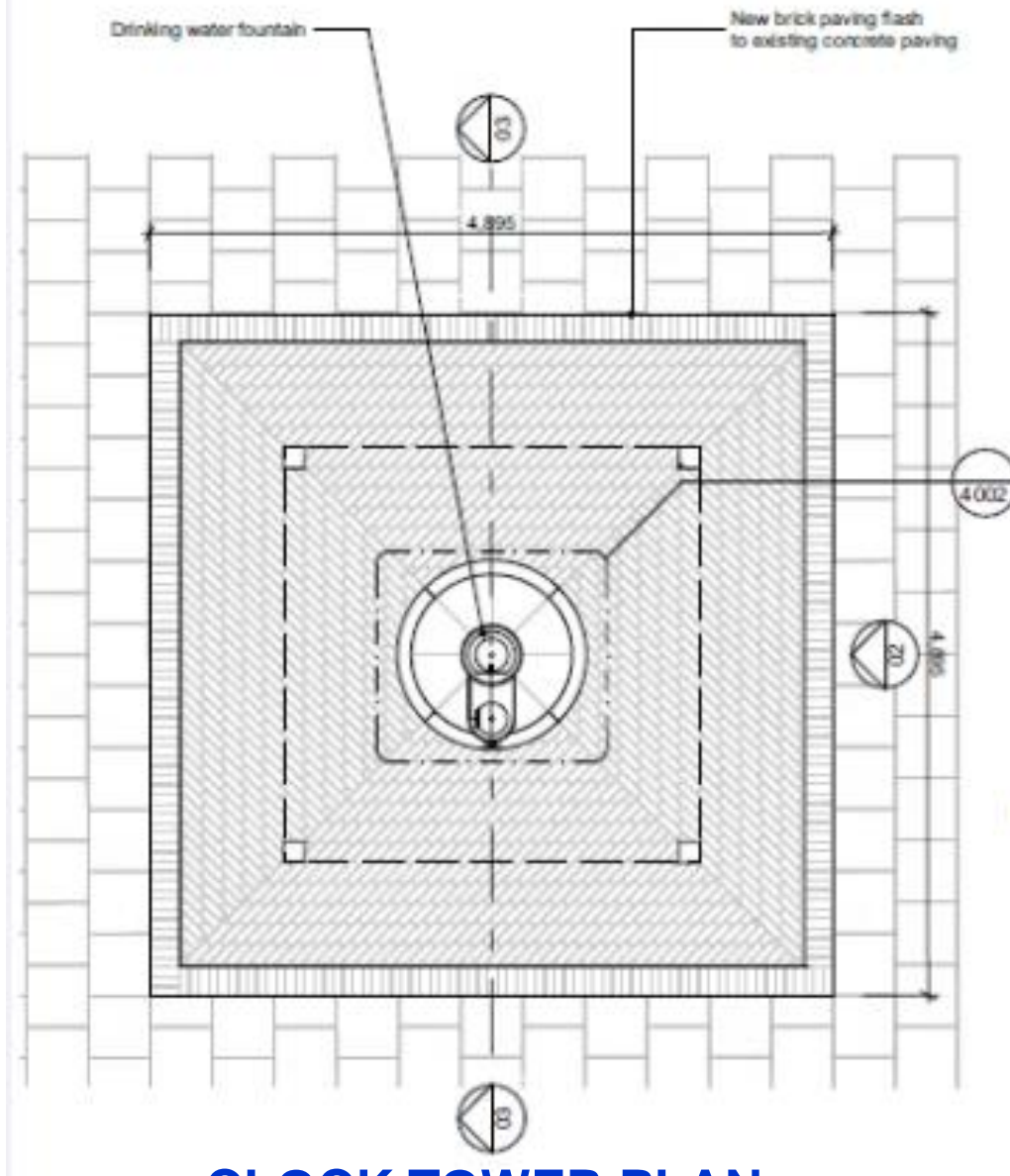
02 MARKET STALL - EAST FACING ELEVATION
1115 SCALE 1:50 (A3)

03 MARKET STALL - SOUTH FACING SECTION
1115 SCALE 1:50 (A3)

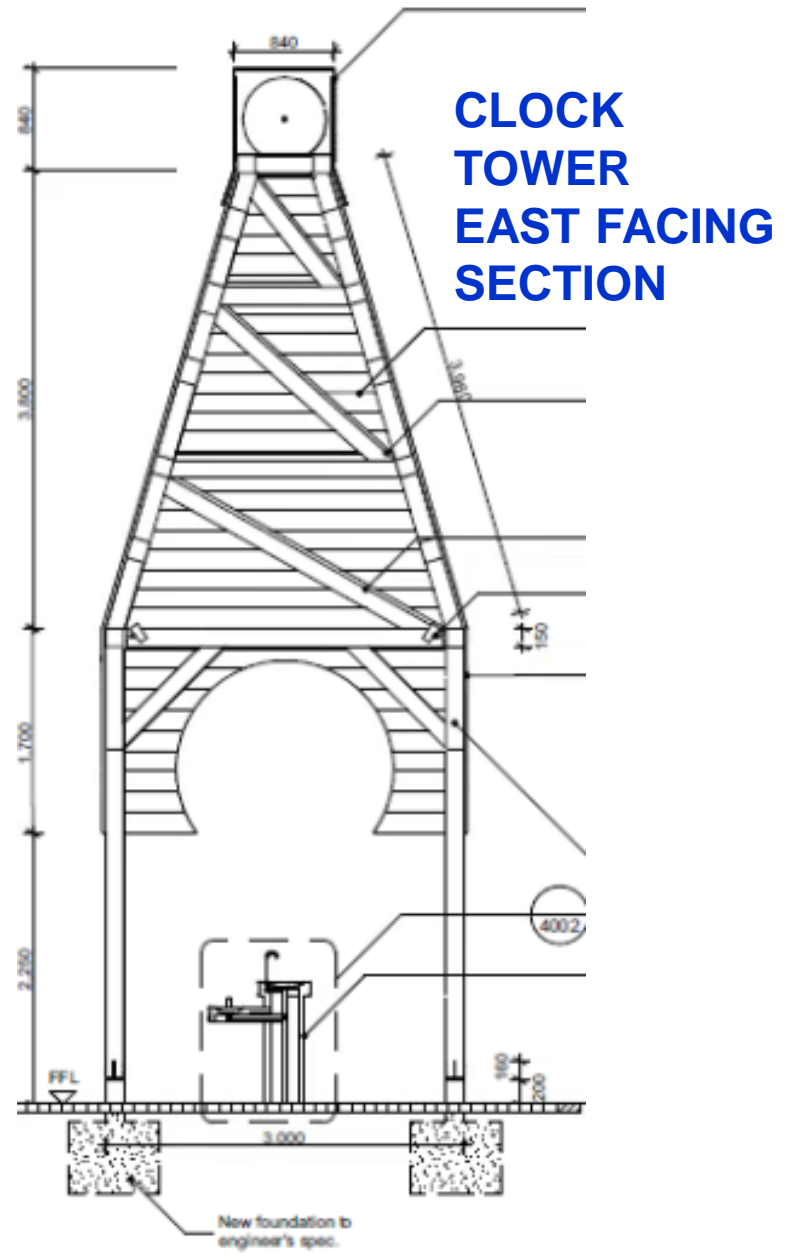
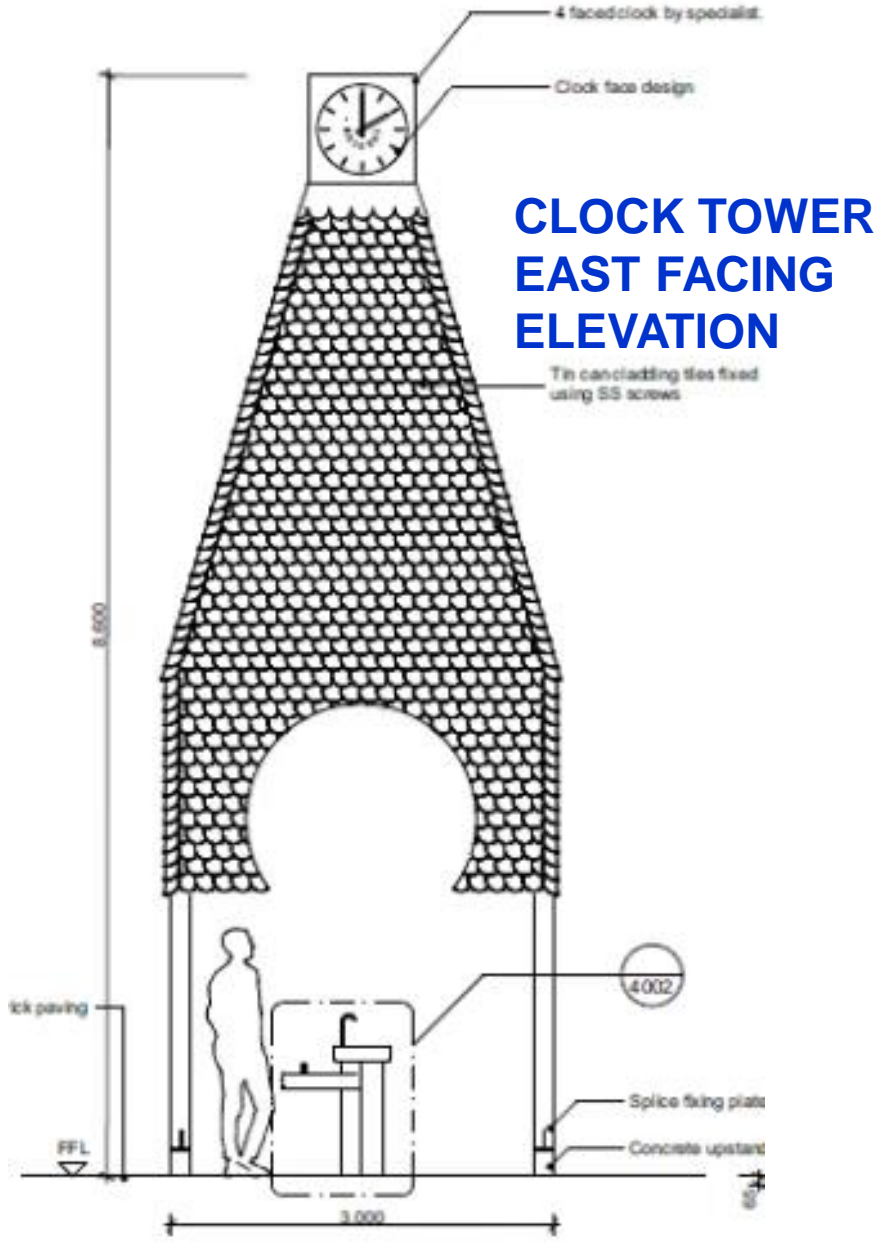
MARKET STALL DETAILS



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CLOCK TOWER PLAN



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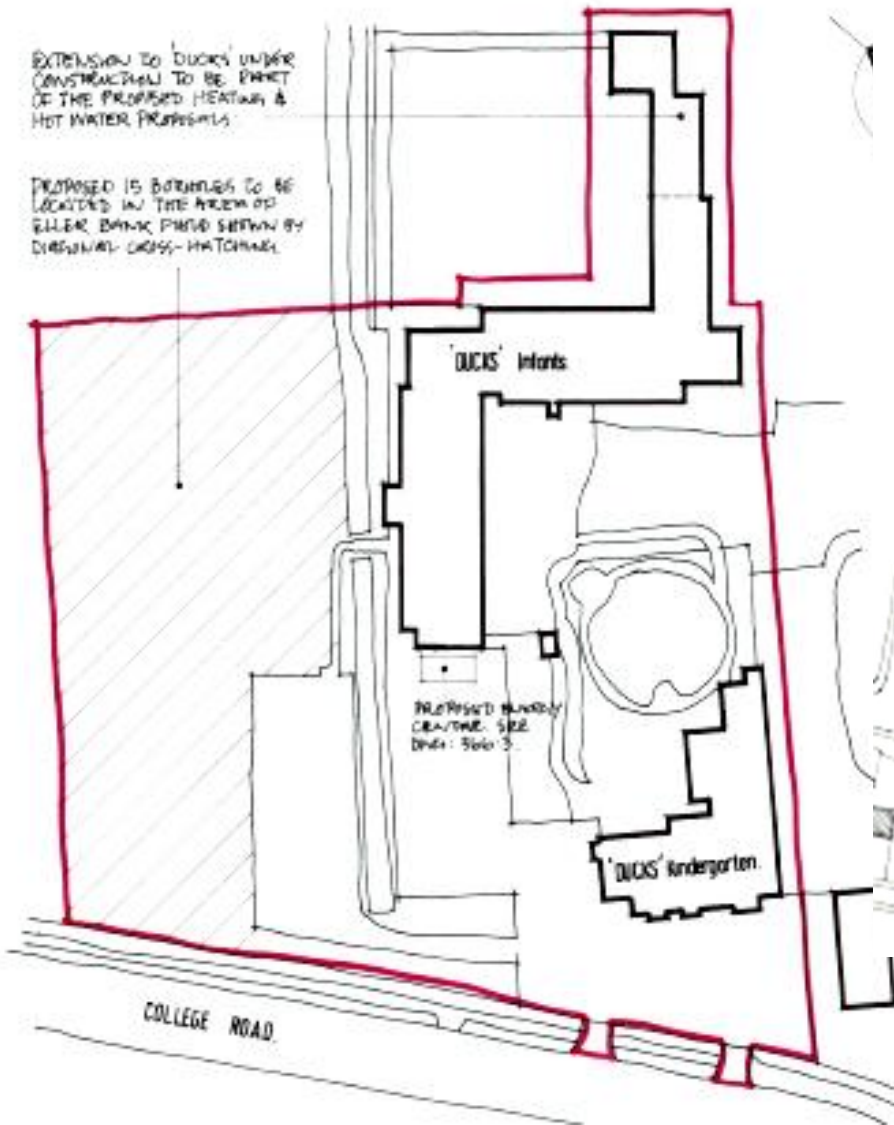
Item 7.3 -20/AP/2723

DUCKS, Eller Bank ,87 College Road, London ,SE21 7HH

Installation of 2 ground source heat pumps, 1 energy centre, 15 boreholes and all necessary associated underground pipes

EXTENSION TO DUCKS UNDER CONSTRUCTION TO BE PART OF THE PROPOSED HEATING & HOT WATER PROPOSALS

PROPOSED 15 BATHROOMS TO BE LOCATED IN THE AREA OF ELLER BANK FIELD SHOWN BY DIRECTIONAL CROSS-HATCHING

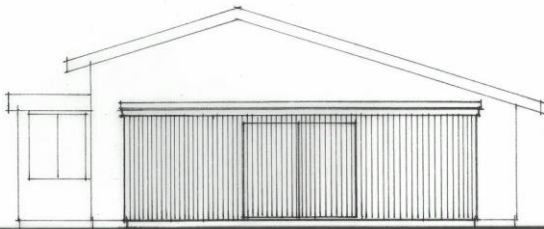


LOCATION PLAN:
1:1250: AT A2

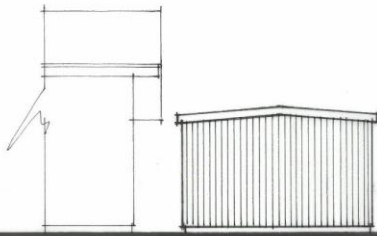


SITE LOCATION PLAN

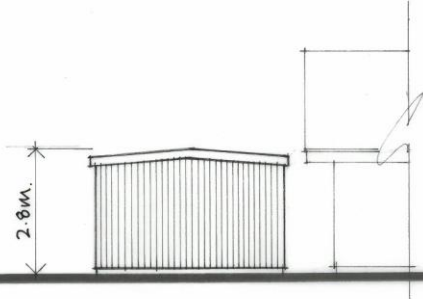
PROPOSED ELEVATIONS: ENERGY CENTRE



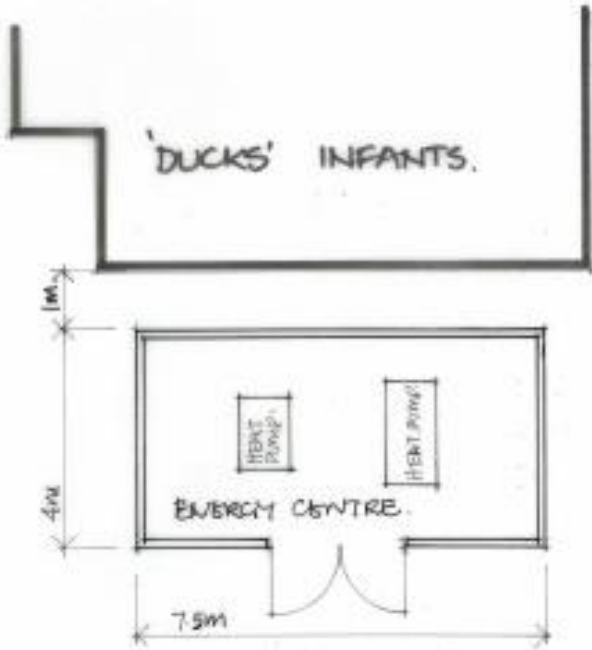
SOUTH WEST ELEVATION:



NORTH WEST:

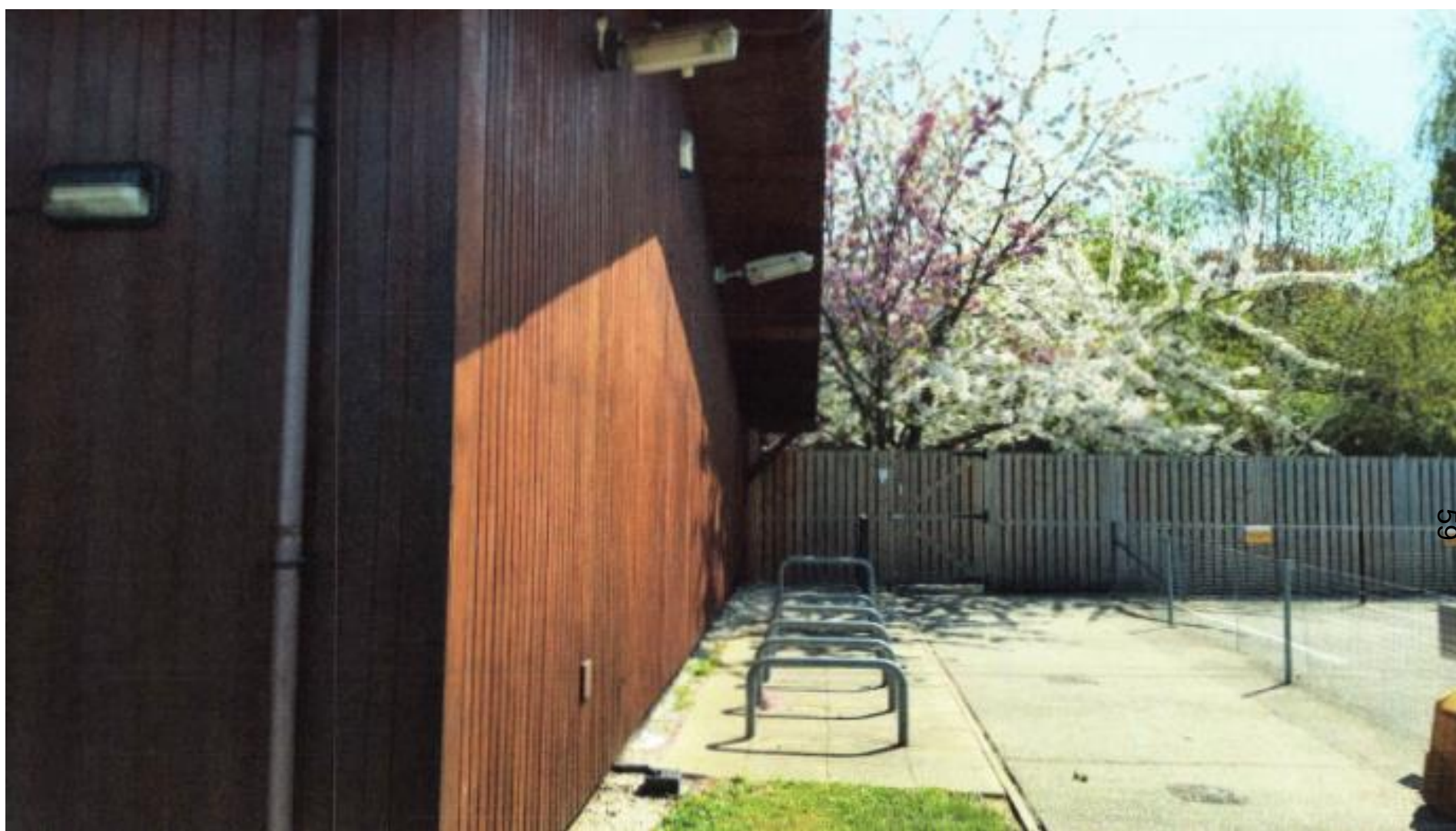


SOUTH EAST:





VIEW POINT 4 – PROPOSED LOCATION FOR ENERGY CENTRE (SOUTH WEST ELEVATION)



VIEWPOINT 3A – PROPOSED LOCATION FOR ENERGY CENTRE (NORTH WEST ELEVATION)



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VIEWPOINT 3 – VIEW OF PROPOSED LOCATION FOR ENERGY CENTRE (NORTH WEST ELEVATION) FROM ELLER BANK FIELD



**VIEWPOINT 2 – VIEW OF PROPOSED BOREHOLE LOCATION ON
ELLER BANK FIELD AND VIEW TOWARDS THE PROPOSED
LOCATION FOR ENERGY CENTRE**



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VIEWPOINT 1 – VIEW OF PROPOSED BOREHOLE LOCATION ON ELLER BANK FIELD AND VIEW TOWARDS THE INFANTS SCHOOL

Item No: 7.1, 7.2 & 7.3	Classification: Open	Date: 7 December 2020	Meeting Name: Planning Sub Committee B
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		North Walworth & South Bermondsey	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

KEY ISSUES FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 7.1 & 7.2 – 20/AP/1634 & 20/AP/1649 for: Full Planning Permission and Listed Building Consent - Walworth Town Hall and Newington Library, 151-155 Walworth Road, London, Southwark, SE17 1RS

Update to the recommendation at para. 2

4. Following feedback from the applicant, an update to the recommendation at para. 2 to “In the event that the legal agreement is not completed by the 30 June 2021, that the Director of Planning be authorised to refuse planning permission and listed building consent for the reasons set out at para.153 of the report”

Update to the summary of consultation responses

5. Three further public comments for 20/AP/1649 have been received since publication of the report. These are objections and include concerns regarding:
- Resolving to grant consent prior to S106 agreement being signed
 - The written response of the applicants' planning agents to the Walworth Society's objection
 - Council bias towards the developer
6. Officer response: The officer recommendation is to resolve to grant consent for both applications, subject to the signing of the s106 agreement. Members have been provided with the Heads of Terms and the detail will follow from this as standard procedure. There is also a recommendation to refuse this application if the S106 is not signed, and therefore agreed, by the 30 June 2021.
7. The comments provided by the applicants planning agents, Rolf Judd, regarding the Walworth Society's objection have been provided on the public file for transparency.
8. A further comment in the form of a briefing note to members was sent by the Walworth Society on the 3 December 2020. These have also been added to the public file. As set out in the report, the applications meet the requirements of the relevant policies and therefore approval, subject to conditions and signing of the s106 is recommended.

Updated S106 Heads of Terms table

9. The following update to the Section 106 Heads of Terms Table at para. 145 of the report is provided with minor changes to wording and costings. Changes highlighted below for clarity.

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		
Local economy: Construction phase jobs/ contributions	To be provided in accordance with pages 25 or 26 of the Council's S106 Planning Obligations and CIL SPD or a fall back contribution if targets are not met.	Agree in principle
Local economy: Construction phase	To be provided in accordance with pages 25 or 26 of the Council's S106 Planning Obligations and CIL	Agree in principle

employment, skills and business support plan	SPD unless otherwise agreed with the Council or a fall back contribution if targets are not met		
Affordable workspace provision	<p>Provide c.22 affordable memberships in accordance with calculation.</p> <p>The memberships will be provided at a 40% discount to equivalent prevailing market rates for co-working desks in the building.</p> <p>Memberships will be allocated in partnership with Southwark Works and granted for 12-18 months periods with a priority given to residents and businesses within Southwark. Once a membership has expired or is given up, it will re-enter the affordable membership pool and a new selection process will be undertaken in partnership with an appropriate provider. (to be agreed)</p> <p>The affordable membership program and any associated restrictions on occupation will last for 30 years, after which they will fall away and affordable workspace will return to market rate</p>	Agree in principle,	
Public access management plan	<p>The council chamber, staircase and reference library identified on the plan at Appendix [], will be available for public access frequently throughout the year via a series of measures to be reviewed and agreed at five yearly intervals but for the first five years comprising the following:</p> <p>i) planned events and programmes taking place within these spaces which will be operated by General Projects – such events are expected to occur at least once a</p>	Agree in principle	

	<p>month. (Note that these events will either take place in the Council Chamber or the Reference Library);</p> <p>ii) private hire opportunities – the council chamber and reference library will be available for private hire bookings (evenings/weekends only) – local community groups will be offered a 30% discount to market rates; and</p> <p>iii) Open House Architecture/Open City events, which the building will pledge to participate in. During Open House it is expected that other areas of the building will also be accessible with the exception of any self-contained office space.</p> <p>Information on i), ii) and iii) above will all be provided on the WTH website enabling the community to have visibility on when access is available, what events are taking place and have the ability to make private hire bookings or book tickets to ticketed events and programmes.</p>		
<p>Community use (D1 floorspace)</p>	<p>The “Community Space” means the 240m2 Internal Area on the ground floor of the Premises shown edged red on plan [].</p> <p>To ensure that the Community Space is only used for purposes falling within Class D1.</p> <p>To procure that the Community Space is made available for use as an arts or culture or community</p>	<p>Agree in principle</p>	

	<p>space to be managed in accordance with the Community Management Plan and on terms such that community groups are not obliged to pay a rent for using or occupying the Community Space.</p> <p>To prepare and keep updated a Community Space Management Plan</p> <p>Not to occupy any part of the Development until the Community Space is ready for beneficial occupation and use by the local community including being adequately serviced and safely accessible in accordance with the Tenant's Specification [copy annexed at Appendix []].</p>		
Café use (A1/A3/D1 floor space)	This space identified on plan [] to be maintained for D1/A1/A3 use for 150 years – with an access door to be retained (identified on plan).	Agree in principle	
Transport and Highways			
Highway works	To enter into a s278 agreement of the Highways Act 1980 for any works to existing adopted Highways.	Scope to be agreed	
Cycle route contribution	Contribution of [] to be used by Southwark for pedestrian and cycle route improvements within the vicinity of the application scheme, including new cycle stands.	Agree in principle	
Energy, Sustainability and the Environment			
Historic Buildings monitoring/ supervision fund	This development requires specialist officer advice to evaluate and assess the precise details of the restoration and finishes on the site	Agreed in principle	

	<p>and advice developers on the investigation for the protection of the grade II listed buildings.</p> <p>£6,778 for 5,000 - 9,999sqm of development. This calculation is based on the rates for archaeology in the S106 and CIL SPD 2015.</p>		
Conservation Management Plan	<p>Scheme of repair to category A rooms as per document [] including a room by room schedule of repair and restoration, M&E works, schedule of finishes to be agreed in writing and will require a site visit by officers. The schedule should be undertaken by an accredited conservation architect.</p> <p>Scheme of repair to category B and C rooms as per document [] including M&E works, and schedule of finishes to be agreed in writing.</p> <p>Monitoring fee of []</p> <p>A location in the entrance of the Community Space for a permanent interpretation board assessable by the public for display as to the heritage of the site – precise location, design, content and wording to be agreed.</p>	Agree in principle.	
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agree	

Amendment to Conditions for 20/AP/1634 (Planning application)

10. Following the publication of the report, comments on the conditions were received by the applicant requesting changes. Where reasonable, officers have updated the wording of some of the conditions. The changes are detailed below.

Condition 4: To update café Hours of Use as per request of the applicant.

The use hereby permitted for A3 purposes shall not be carried on outside of the hours of:

07:00 to 23:00 on Monday to Thursday

07:00 to 24:00 on Friday

08:00 to 24:00 on Saturday

10:00 to 16:00 on Sundays and Bank Holidays.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

Officers are of the opinion that these reasonable opening times in this urban town centre location.

11. Condition 5: Landscaping To update the wording to state “prior to the relevant works commencing” and minor changes to wording.

Prior to the relevant works commencing, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season with a specimen of the size and species to the written satisfaction of the Local Planning Authority. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2

(Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

Wording change required to allow other works to commence and the landscape design to be discharged at a later time. This is considered to be reasonable.

12. Condition 7: Travel plan – update “pre-commencement” title to “pre-occupation”
13. Condition 8: BREEAM assessment – update condition to allow 6 months compliance timeframe and minor wording changes.

(a) Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to target a 'very good' or 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

(b) Within 6 months of occupation, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2019, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

Officers consider this to be a reasonable wording change.

14. Condition 10 – service management plan – updated condition title to state “pre-occupation”
15. Condition 11 – swift boxes – updated condition title to state “pre-occupation”
16. Condition 15 – obscure glazing – change in wording to add “fitted with opening restrictors”

“The front 3 window(s) on the west elevation to the third floor of the building shall be obscure glazed and fixed shut or fitted with opening restrictors and shall not be replaced or repaired otherwise than with obscure glazing.

Reason:

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Garland Court, Wansey Street from undue overlooking in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.”

Officers consider this a reasonable wording change to protect the amenity of neighbours and provide ventilation to the offices at third floor of the development.

17. Condition 16- external lighting – update wording to refer to external lighting only

“Prior to the commencement of the use hereby granted permission, an External Lighting Plan shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and Chapter 16 of the National Planning Policy Framework, saved Southwark Plan Policy 3.12 Quality in Design, 3.16 Listed Buildings and 3.17 Conservation Areas.”

Amendments for conditions for application 20/AP/1649 (listed building consent)

18. Condition 2 – room by room details – minor wording change to add “relevant works” and “scholarly”

Prior to the commencement of the relevant works, a room by room schedule of the category A rooms, shall be compiled by an accredited conservation architect and submitted to an agreed in writing by the Local Planning Authority. The schedule shall demonstrate a scholarly approach for each room and shall include:

- a) joinery details including new doors and windows, cills, skirtingboards, door mouldings, architraves and any other timber joinery at 1:5 section and 1:20 elevations*
- b) plaster detailing including plaster mix, moulding sections at 1:50 and 1:20 elevations*
- c) chimney piece details including elevations at 1:20*
- d) reflected ceiling plans at 1:50*
- e) where appropriate, details of wall finishing and flooring including tiling, materials and paint colour*
- f) Details of stained glass restoration where appropriate*
- g) method statement of works to ballustrades, handrails and balcony design, including repair and replacement to include 1:20 elevations and 1:5 sections of the council chamber balcony.*

h) section drawings at 1:5 through ceilings and floors indicating any sound, fire and insulation installations

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 design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2019), Strategic policy SP12 Design & Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design, 3.16 Listed Buildings of the Southwark Plan (2007)

19. Condition 3 – details of category b & c rooms. Condition wording altered slightly to include “new” works and plan scales.

Prior to the commencement of the relevant works, a room by room schedule of the category B and C rooms, submitted to an agreed in writing by the Local Planning Authority. The schedule for each room shall include where appropriate:

- a) new joinery details including new doors and windows, cills, skirtingboards, door mouldings, architraves and any other timber joinery at 1:5 section and 1:20 elevations*
- b) new plaster detailing including plaster mix, moulding sections at 1:5 and 1:20 elevations*
- c) new chimney piece details including elevations at 1:20*
- d) reflected ceiling plans at 1:50*
- e) details of wall finishing and flooring including tiling, materials and paint colour*
- f) Details of stained glass restoration where appropriate*
- g) method statement of works to balustrades, handrails and balcony design, including repair and replacement*
- h) section drawings at 1:5 through ceilings and floors indicating any sound, fire and insulation installation where new*

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 design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2019), Strategic policy SP12 Design & Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design, 3.16 Listed Buildings of the Southwark Plan (2007)

20. Condition 4 – change requirement of 1:50 scale drawings to 1:50/1:100 scale drawings – officers consider a flexible scale to be reasonable.

Prior to commencement of works, a Schedule of Works and detailed drawings (at a scale of 1:50 or 1:100) of the proposed mechanical and electrical installation works shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.17 Listed Buildings; of The Southwark Plan 2007.

21. Condition 7 – external design details – minor change to scale of drawings required by condition.

Prior to commencement of development, details of the following external design elements shall be agreed in writing by the Local Planning Authority

i) signage including stonework and lettering above the Walworth Road elevation of the Town Hall and and Library - drawings to a scale of 1:50 elevations.

ii) Metal handrail, railings and wall including 1:50 scale drawings

iii) specification for refurbishment of the ramp to Walworth Road entrance of the Library

iv) Rooflight, including 1:20 elevations and 1:5 section drawings

v) external accessible lift design and operation

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 design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2019), Strategic policy SP12 Design & Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design, 3.16 Listed Buildings of the Southwark Plan (2007).

Update to Transport Assessment at para. 76 & 77

22. Following questions from the Members briefing, the applicant has confirmed that the local experimental traffic orders in the surrounding vicinity (particularly the timed closure near the intersection of Walworth

Road and Larcom Street), and will not unduly affect the proposed servicing and waste strategy. This has been confirmed by the council's transport team.

Update to Library and Heritage Centre at para. 57

23. Members requested further information regarding the new library and heritage centre at the Elephant Park. Officers from Library and Heritage services have commented:
24. "The Southwark Heritage Centre and Walworth Library is a step-change approach for Southwark Council marking its commitment to local history and heritage. The new centre will be a cultural resource with heritage collections fully integrated with library facilities designed for all to enjoy.
25. Our heritage-led approach brings together two services under one roof and creates some great opportunities for new ways of using the facility and sharing knowledge. We want to encourage lots of new people to this unique place and inspire everyone with fascinating stories about Southwark and objects from the collections. There will also be a great supply of new books.
26. The heritage offer throughout the new heritage centre and library comprises four elements:
 - 28 Mini-displays of objects illustrating and complementing the library book sections across the library space
 - World wall (3m x 3.5m) display filled with our most stunning objects from around the world
 - Temporary exhibition space, with the opening temporary exhibition "Myth Making" from the artists and poetry led organisation, Wignall & Moore. In the future this will mainly feature exhibitions from the perspective of 'Southwark Today' and provide a platform for work developed through Southwark Stands Together.
 - Permanent exhibition of the borough's history: The Story of Southwark (predominantly pre 21 Century) including 2 screens showing archival and contemporary film content.
27. This is all backed up by ongoing improvement work to our digital offer through e-museum which can be accessed onsite via PC's and Hublets (ipads)
28. Spatially, the site at a total of 692m² is similar to the Cuming collection provision pre-fire in the Town Hall at circa 205m² and Newington Library at 452m². The level of integration means that the collections are displayed throughout the facility and always in view.
29. The quality of care and presentation to display artefacts in conservation grade cases is an upgrade from previous resources. This is supported by

innovative design, specialist lighting and appropriately managed climatic conditions.

30. While there are over 300 items to be displayed in the new heritage centre and library a significant amount remains in storage in Tower Workshops, and other secure facilities as it has been following the post fire clearance from the town hall. “

Item 7.3 – 20/AP/1874 for: Full Planning Permission – Market Place, Bermondsey, London, Southwark, SE16 3UQ

Further comments

31. A further comment has been received raising the following relevant planning matters:

Noise

Anti-social behaviour

32. These matters have been addressed in the report. It is noted noise from any live music events would be controlled via the licencing regime rather than planning.

REASON FOR URGENCY

33. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

REASON FOR LATENESS

34. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403

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