

## Planning Sub-Committee A

Tuesday 7 June 2016

6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Leo Pollak (Chair)  
Councillor Ben Johnson (Vice-Chair)  
Councillor Radha Burgess  
Councillor James Coldwell  
Councillor Helen Dennis  
Councillor Nick Dolezal  
Councillor David Noakes

### Reserves

Councillor Tom Flynn  
Councillor Lucas Green  
Councillor David Hubber  
Councillor Sarah King  
Councillor Kieron Williams

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

#### Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

#### Access

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**Contact:** Gerald Gohler on 020 7525 7420 or email: [Gerald.gohler@southwark.gov.uk](mailto:Gerald.gohler@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 27 May 2016



# Planning Sub-Committee A

Tuesday 7 June 2016  
6.30 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Order of Business

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1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	<b>MINUTES</b>	1 - 4
	To approve as a correct record the minutes of the meeting held on 10 May 2016.	
7.	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	5 - 9
	<b>7.1. TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1</b>	10 - 35

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<b>7.2.</b>	<b>TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1</b>	<b>36 - 54</b>
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<b>7.4.</b>	<b>291 UPLAND ROAD, LONDON SE22 0DN</b>	<b>73 - 84</b>

#### **EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the sub-committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

Date: 27 May 2016



## PLANNING SUB-COMMITTEE

### Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the sub-committee.
3. Your role as a member of the planning sub-committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the sub-committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- |   |
|---|
| <ol style="list-style-type: none"><li>(a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.</li><li>(b) The applicant or applicant's agent.</li><li>(c) One representative for any supporters (who live within 100 metres of the development site).</li><li>(d) Ward councillor (spokesperson) from where the proposal is located.</li><li>(e) The members of the sub-committee will then debate the application and consider the recommendation.</li></ol> |
|---|

Note: Members of the sub-committee may question those who speak only on matters relevant to the roles and functions of the planning sub-committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the sub-committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at council committees.
8. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

**The arrangements at the meeting may be varied at the discretion of the chair.**

**Contacts:** Director of Planning  
Chief Executive's Department  
Tel: 020 7525 5655; or

Planning Sub-Committee Clerk, Constitutional Team  
Finance and Governance Department  
Tel: 020 7525 7420



## Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 10 May 2016 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH.

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**PRESENT:** Councillor Ben Johnson (Vice-Chair in the chair)  
Councillor Nick Dolezal  
Councillor Sarah King (Reserve)  
Councillor Anne Kirby  
Councillor Octavia Lamb  
Councillor Eliza Mann  
Councillor Sandra Rhule

### OTHER MEMBERS

**PRESENT:** Councillor Paul Fleming  
Councillor Damian O'Brien

### OFFICER SUPPORT:

Margaret Foley (Legal Officer)  
Dennis Sangweme (Development Management)  
Gavin Blackburn (Development Management)  
Gerald Gohler (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

Due to the absence of the sub-committee chair, the vice-chair was in the chair.

The vice-chair welcomed councillors, members of the public and officers to the meeting.

### 2. APOLOGIES

There were apologies for absence from Councillor Lorraine Lauder MBE (chair).

### 3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as the voting members.

#### 4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members made declarations regarding the agenda items below:

##### **Agenda item 7.2 – The Fort, 131 Grange Road, London SE1 3AL**

Councillor Ben Johnson (Vice-Chair) declared a non-pecuniary interest in the item, as the application is in his ward. He had, however, not expressed an opinion on the matter and would approach the application with an open mind.

#### 5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to items 7.1 and 7.2.
- The members pack

#### 6. MINUTES

##### **RESOLVED:**

That the minutes of the meeting held on 5 April 2016 be approved as a correct record and signed by the chair.

#### 7. DEVELOPMENT MANAGEMENT ITEMS

##### **ADDENDUM REPORT**

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation, responses, additional information and revisions.

##### **7.1 181 CAMBERWELL ROAD, LONDON SE5 0HB**

##### **Planning application reference number: 16/AP/0135**

Report: see pages 12 to 32 of the agenda pack and pages 1 and 2 of the addendum report.

##### **PROPOSAL**

*Change of use of ground and basement floors from a public house to a place of worship.*

The sub-committee heard an introduction to the report from a planning officer who also

highlighted the additional comments and conditions in the addendum report. Members asked questions of the officer.

Representatives of the objectors addressed the meeting. Members asked questions of the objectors' representatives.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor Paul Fleming addressed the sub-committee in his capacity as a ward councillor. Members asked questions of Councillor Fleming.

Members debated the application and asked further questions of officers. A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

1. That planning permission for application number 16/AP/0135 be granted, subject to the conditions set out in the report and addendum report.
2. That an informative be added about avoiding the potential for further harm to the visual amenity of the area and the external appearance of the building.

**7.2 THE FORT, 131 GRANGE ROAD, LONDON SE1 3AL**

**Planning application reference number: 15/AP/3913**

Report: see pages 32 to 52 of the agenda pack, and page 2 of the addendum report.

**PROPOSAL**

*Demolition of existing building on site and erection of four storey building with basement containing 7 residential units (3 x 1-bed and 4 x 2-bed) together with the erection of a single storey building to the rear providing a 1 bedroom unit with associated amenity space and bicycle parking.*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments in the addendum report. Members asked questions of the officer.

The objectors addressed the meeting. Members did not ask questions of the objectors.

The applicant's agents addressed the meeting. Members asked questions of the applicant's agents.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor Damian O'Brien addressed the meeting in his capacity as a ward councillor. Members asked questions of Councillor O'Brien.



Members debated the application and asked further questions of officers. A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning permission for application number 15/AP/3913 be granted, subject to the conditions set out in the report.

Meeting ended at 8.30 pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 7 June 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

### BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F of Southwark Council's constitution which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

### KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
  - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
  - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
  - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Director of Law and Democracy**

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Gerald Gohler 020 7525 7420
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Simon Bevan 020 7525 5655

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Ian Millichap, Constitutional Manager	
<b>Report Author</b>	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	26 May 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		27 May 2016

## ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A

on Tuesday 07 June 2016

**Appl. Type** Full Planning Permission  
**Site** TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

**Reg. No.** 16-AP-0615  
**TP No.** TP/227-34  
**Ward** Riverside  
**Officer** Alex Cameron

**Recommendation** GRANT PERMISSION

### *Item 7.1*

**Proposal**

Change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/A3 use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works;

**Appl. Type** Full Planning Permission  
**Site** TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

**Reg. No.** 16-AP-0515  
**TP No.** TP/227-34  
**Ward** Riverside  
**Officer** Alex Cameron

**Recommendation** GRANT PERMISSION

### *Item 7.2*

**Proposal**

Infill and replacement of all ground floor shopfronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admirals Court on Horselydown Lane; refurbishment to residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and southern side of Admiral's Court.

**Appl. Type** Full Planning Permission  
**Site** THE COOPERAGES, 8 GAINSFORD STREET, LONDON, SE1 2NG

**Reg. No.** 16-AP-0464  
**TP No.** TP/227-A7  
**Ward** Riverside  
**Officer** Alex Cameron

**Recommendation** GRANT PERMISSION

### *Item 7.3*

**Proposal**

Installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf.

**Appl. Type** Full Planning Permission  
**Site** 291 UPLAND ROAD, LONDON, SE22 0DN

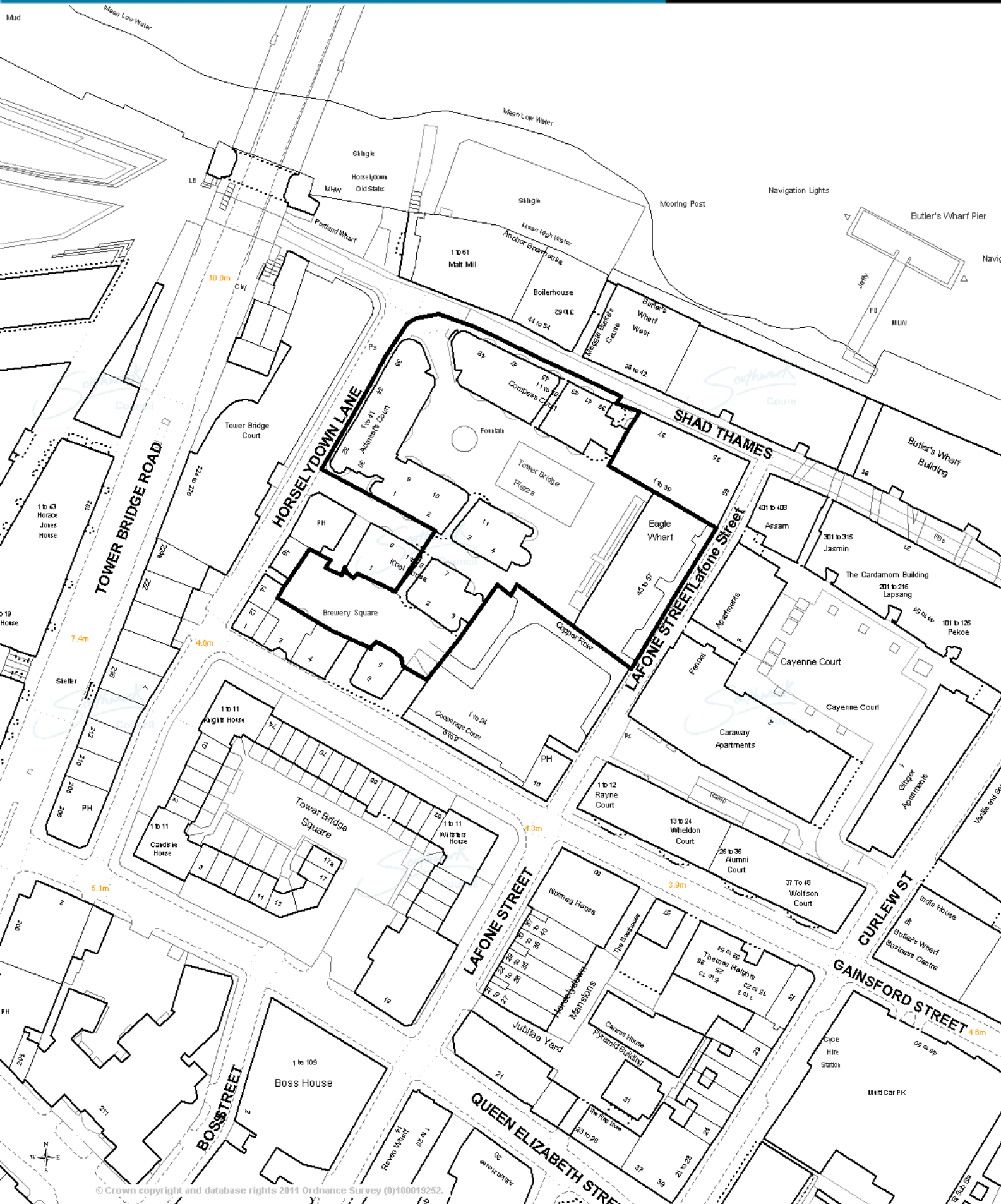
**Reg. No.** 16-AP-0882  
**TP No.** TP/2567-291  
**Ward** East Dulwich  
**Officer** Lisa Jordan

**Recommendation** GRANT PERMISSION

### *Item 7.4*

**Proposal**

Single storey replacement rear extension with increase in height of the flat roof



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<b>Item No.</b> 7.1	<b>Classification:</b> OPEN	<b>Date:</b> 7 June 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/0615 for: Full Planning Permission  <b>Address:</b> TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1  <b>Proposal:</b> Change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/A3 use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works;'.		
<b>Ward(s) or groups affected:</b>	Riverside		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 19/02/2016		<b>Application Expiry Date</b> 15/04/2016	
<b>Earliest Decision Date</b> 13/04/2016			

## RECOMMENDATION

1. That members grant full planning permission, subject to conditions.

## BACKGROUND INFORMATION

2. This application is referred to members for decision.

### Site location and description

3. The site includes the Tower Bridge Piazza and the surrounding commercial buildings at ground floor level within the court yard. The piazza is accessed from various points, including Shad Thames and Gainsford Street. The surrounding buildings are a mixture of large office and residential buildings with commercial uses on the ground floors. The piazza was initially consented as landscaping for the surrounding development, however, as is noted within the planning history section below, has consent for a three storey building.
4. No buildings subject to this application are listed however the site is within the Tower Bridge Conservation Area. The site is located within the Central Activities Zone, an Air Quality Management Area, Flood Risk Zone 3 and within an Archaeological Priority Zone.

### Details of proposal

5. The proposal is for the change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/A3 use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works.
6. The changes of use proposed seek to provide flexible uses for seven commercial



units surrounding the square and the erection of a new pavilion structure located within the square itself which would also result in a flexible use as noted above.

7. The proposal also seeks to provide outdoor seating areas for each of the seven changes of use, outdoor seating for the pavilion use and seating being re-provided around the refurbished Anthony Donaldson Statue which would be retained.
8. Wider landscaping works to the square are also proposed including planting and the introduction of a totem 'way finding portal' to advertise the location of the Cooperage Offices.
9. During the course of the application, additional information was submitted in relation to servicing, ventilation, lighting, heritage and further details in relation to the existing uses within the site. The application has been amended since its initial submission in order to remove the originally proposed way-finding portal, in favour of the smaller totem. Following discussions with officers, the proposal to fill the arches within the Eagle Wharf building along Lafone Street was removed from the proposal.
10. **Planning history**

15/EQ/0226 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. Decision date 02/02/2016 Decision: Pre-application enquiry closed (EQC) .

16/AP/0515 - Infill and replacement of all ground floor shop fronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admirals Court on Horselydown Lane; refurbishment to residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and southern side of Admiral's Court. This application will be presented to members for determination at the same meeting as the application for the changes of use discussed in this report.

S/86/35 - Planning permission was granted by the London Docklands Development Corporation for the redevelopment of the Horselydown Site to include residential, office and retail accommodation and basement car park. This application was for the overall development of the surrounding area including Anchor Court, Eagle Wharf, the Cooperage, Horselydown Square and block F (pavilion block) -May 1986.

96/AP/0687 for: Full Planning Permission at Tower Bridge Piazza, Horsleydown Square SE1 the Construction of a three storey detached building consisting of retail and offices on ground floor, 2 x 3 bedroom flats on first floor and 1 x 3 bedroom flat on second floor. Refused on the following grounds:

1. The proposed development would result in a loss of privacy and amenity for future occupants nearby residential premises as a result of the building being sited in very close proximity to the windows of Admirals Court and Compass Court Buildings. The proposal would thereby conflict with policies E.3.1 and H.1.8 of the Southwark Unitary Development Plan.

2. The scale and location of the building would be detrimental to the quiet and safe enjoyment of Horselydown Square open space and would have an adverse impacts on the character and appearance of this area, which is within the Tower Bridge Conservation Area. This would be contrary to policies E.1.1, E.2.1 and E.2.5 and E.4.3 of the Southwark Unitary Development Plan.

00/AP/1587 for Certificate of Lawfulness proposed at Block F, Horselydown Square SE1 for - Redevelopment to include residential, office and retail accommodation and

basement car park. Certificate of Lawful Development application for the completion of scheme already implemented, to include new three storey building in square. The application was granted consent as "The development of this site for the construction of a three storey building, called Block F, is lawful as it was part of the planning permission granted by the LDDC on May 12th 1987. The permission was implemented within the period required on the decision notice and the development may be completed without further approvals under the Planning Act".

## 11. Planning history of adjoining sites

16/AP/0464 - An application for the Installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf. To be presented to members for determination at the same meeting as this one for a change of use.

Cooperage Court - 15/AP/2699 Application type: Full Planning Permission (FUL) - Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail). Decision date 01/09/2015 Decision: Granted (GRA).

15/EQ/0144 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment of Cooperage Court including filing in undercroft's to provide more usable office floorspace, alterations to steeped access points, relocation of fire escape and replacement of central atrium roof. Decision date 23/09/2015 Decision: Pre-application enquiry closed (EQC).

15/AP/3862 Application type: Variation: non-material changes (VNMC) - Alterations to the approved drawings on planning permission 15-AP-2699 for: Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail); the changes proposed are: Removal of steps and entrance within the Gainsford Street elevation and the continuation of in filled glazed panels; Additional louvre vents below glazing. Decision date 21/10/2015 Decision: Agreed - for app types VLA & VNMC (AGR).

15/AP/4975 Application type: Variation: non-material changes (VNMC) - Non-material amendments to planning permission 15-AP-2699 for: 'Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail)' consisting of: Amendment to design of relocated fire escape and elevational changes. Decision date 08/01/2016 Decision: Agreed - for app types VLA

& VNMC (AGR).
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## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

12. The main issues to be considered in respect of this application are:
- a) Principle of development in accordance with the relevant policies.
  - b) Amenity impacts of the development (lighting/noise/ventilation)
  - c) Design and conservation Issues
  - d) Highways and transport impacts

### Planning policy

13. National Planning Policy Framework (the Framework)
1. Building a strong, competitive economy
  7. Requiring good design
  - 12 Conserving and enhancing the historic environment
14. London Plan July 2015
- Policy 4.2 Offices
  - Policy 4.9 Small shops
  - Policy 7.3 Designing out crime
  - Policy 7.4 Local character
  - Policy 7.5 Public realm
  - Policy 7.6 Architecture
15. Core Strategy 2011
- Strategic Policy 12 - Design and Conservation
  - Strategic Policy 13 – High environmental standards:
16. Southwark Plan 2007 (July) - saved policies
- The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- Saved Policy 1.4 Employment sites outside the preferred office locations and preferred industrial locations
  - Saved Policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages
  - Saved Policy 3.2. Protection of Amenity
  - Saved Policy 3.11 Efficient Use of Land
  - Saved Policy 3.12. Quality of Design
  - Saved Policy 3.13. Urban Design
  - Saved Policy 3.14 Designing out crime
  - Saved Policy 3.15 Conservation of the historic environment
  - Saved Policy 3.16 Conservation Areas

Saved Policy 3.18 Setting of Listed Buildings, Conservation Area and World Heritage sites.

Saved Policy 5.3 Walking and cycling

### **Principle of development**

17. In terms of the proposed changes of use within the square, the existing uses are within a mix of A1/A2 and D1 uses and these are listed below:
  - 34 Horselydown Lane - existing A2 (estate agent)
  - 36 Horselydown Lane - consented A2 use.
  - 1 Copper Row (Admirals Court) - D1 (dentist)
  - 1A Copper Row (Admirals Court) - A1 use (hairdresser's)
  - 2 Copper Row (Admirals Court) - vacant A2 use
  - 3 Copper Row (Admirals Court) - existing A1 (cafe - sandwich bar)
  - 4 Copper Row (Admirals Court) - existing A2 (estate agent)
  - 41 Shad Thames (Compass Court) - A2 use (estate agents)
  - 43 Shad Thames (Compass Court) - A1 use (retail use)
  - 45 Shad Thames (Compass Court) - A1 use (cafe - sandwich bar)
  - 47 Shad Thames - (Compass Court) - A1 use (cafe - sandwich bar)
  - 49 Shad Thames - (Compass Court) - A1 use (cafe - sandwich bar)
  
18. The proposal is to seek changes of use to the units at 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to flexible A1/A2/A3 uses. It also seeks to amalgamate some of these uses into larger units (1a and 2Copper Row, 3 and 4 Copper Row and 47-49 Compass Court). The site is located within the Central Activities Zone, however it is not located within a town centre or Protected Shopping Frontage. As such saved policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages is relevant here.
  
19. This policy states that "outside town centres, local centres and protected shopping frontages, development will only be permitted for a proposal for a change in use between A use classes or from A use classes to other uses, when the applicant can demonstrate that:
  - i The proposed use would not materially harm the amenities of surrounding occupiers; and
  - ii. The use that will be lost is not the only one of its kind within a 600m radius and its loss would not harm the vitality and viability of nearby shops or shopping parades; or
  - iii. The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a two year period.
  
20. None of the proposed uses would move away from the existing A use classes which is supported overall as these A uses are established within this locality. There is a mixture of all types of A use classes within the surrounding streets along Shad Thames over to Tower Bridge Road and as such there are comparable uses to the existing uses within the surrounding streets.
  
21. Some concerns have been raised by residents that a proliferation of Cafe/restaurant (A1/Ad) uses within the square would result in detrimental impacts on the amenity of the surrounding occupiers, a matter that is discussed in detail below. As such this may not satisfy part (i) of the abovementioned policy. Whilst the issue of amenity impacts is explored later in the report, this is noted and agreed that a proliferation of late night uses could result in detrimental impacts on the amenities of residents.

22. With regard to all of the proposed works subject to this application, as noted above, they are all considered acceptable in principle in this instance, subject to the relevant assessments on design, conservation, amenity and transport impacts. There is no change of use proposed for the dentist's surgery at 1 Copper Row.

**Impact of proposed development on amenity of adjoining occupiers and surrounding area**

23. The surrounding area consists of a number of uses, including predominantly commercial uses at ground level (albeit a number of these are currently unoccupied) with a large number of residential uses on the upper floors. The erection of a new pavilion building and changes of use of surrounding units have the potential to affect the amenity of neighbours.
24. A large number of objections have been received in response to the application, with all of these objections citing noise impacts as one of the main issues of concern from local residents, specifically that the number of A3 uses possible intensification of use of the square would result in a significant increase in noise and anti-social behaviour. Objectors have also questioned the lack of a background noise survey. Many objectors also express concern about the proposed pavilion and its impact on the piazza.
25. In terms of the principle of introducing a pavilion building that would be located within the central area of the piazza, as noted within the planning history section above, there has been series of applications that have sought to develop the area within the centre of the existing buildings known as Tower Bridge Piazza.
26. The initial application in 1996 (ref: 96/AP/0687) was for a planning permission for a three storey detached building consisting of retail and offices on ground floor, 2 x 3 bedroom flats on first floor and 1 x 3 bedroom flat on second floor. As noted, planning permission was refused on design and amenity grounds.
27. However, in 2000, a new application (ref: 00/AP/1587) for a certificate of lawfulness proposed was submitted for the "Redevelopment to include residential, office and retail accommodation and basement car park. Certificate of lawful development application for the completion of scheme already implemented, to include new three storey building in square". The certificate was granted because the applicant submitted sufficient evidence to demonstrate that the development (which included a three storey building in the piazza) had been lawfully implemented.
28. It is the case that there is an extant permission in place for the erection of a three storey building that would be located within the centre of the piazza which was proposed to be located on the concrete plinth located within the square; a material consideration that carries significant weight.
29. The proposal here seeks to introduce a new building within the same location which would largely be of the same footprint to that which was approved as referred to above, but at a much reduced height for a flexible use of A1/A3/D1. It would clearly have a lesser impact than the three storey building that could be lawfully built.
30. Some concerns have been raised by residents that the proposal would result in a detrimental impact on daylight and outlook from their flats as a result of the introduction of the pavilion building. Given the single storey nature of the of the pavilion, the distances from the adjoining buildings, and the fact that there are no residential uses at ground floor, the proposal would not impact the neighbouring properties in terms of daylight or sunlight and as such would accord with the BRE guidance.

31. In terms of outlook, at present the outlook from the flats is into the open space within the square, whilst it is noted that this will change with the introduction of a pavilion building officers do not consider that the proposal would detrimentally impact on outlook to an extent to warrant refusal. As the residential units are at first floor level, the elevated view above the pavilion would continue to allow for outlook across the square and the introduction of a sedum roof would also introduce some visual interest and soften the outlook from the square and as such is considered acceptable in outlook terms.
32. The proposed pavilion building within the piazza is proposed to be a flexible use of A1/A3/D1 and concerns were raised that the use of this building for A3 purposes may be difficult to ventilate given its location centrally within the square. The applicants have advised that given the location of this building they consider that any proposed operator would be unable to provide primary cooking on site and propose 'domestic ventilation' only. As such, a condition is proposed to ensure that no primary cooking takes place within this unit, but also that details of any 'domestic' ventilation and plant machinery shall be submitted to the council prior to occupation of the building.
33. The applicants acoustic consultant has advised that no background noise study was prepared because there are a number of vacant units on the site and a background survey would not reflect the acoustic conditions under full occupancy (as presently consented) In this instance, the principal issue is in relation to noise is that of people using the commercial premises. Such types of noise are difficult to model because they vary throughout the day and do not necessarily reflect the perceived impact on people and is different from noise that can be easily quantified, such as that from plant.
34. There are a number of measures that may be used to limit the potential impact of the A3 uses on local residents, including limiting the number of units that can be put to such use and limiting their hours of operation. Notwithstanding this, it is important to establish the 'fall back' position in terms of use of each of the units. Here, each of the units subject to the change of use could be used as A1 sandwich bar/cafe uses (no primary cooking) which would have the ability to have tables and chairs outside of each of the units.
35. The introduction of a new A3 uses may involve the introduction of primary cooking on site and also include the likelihood of an extension in hours of use of each of the units, potentially being open further into the evenings.
36. This application is for a flexible use to include A1/A2/A3, however should all of these units become A3 uses, it is clear that there would have the potential to cause significant harm to amenity. In terms of a proliferation of A3 uses, officers share concerns that the introduction of the 4 larger units proposed in A3 class uses could have a detrimental impact on amenity. As such, officers feel that it would be prudent to restrict the number of A3 uses through a condition to show that no more than 50% of the units proposed (two units) subject to this application shall be used as A3 uses.
37. Many of the objections also raise concern in relation to the hours of operation of the units going into late night uses in excess of the existing uses. While the site is a relatively quiet, because of its enclosure, it is within the central activity zone where national, regional and local policy encourages A class uses, including restaurants and cafes.
38. Nonetheless, the site is shielded from much environmental noise and its layout means that sound would be reflected within it. It is therefore recommended that the hours of use are for the uses, if granted, be more restrictive than for other areas of the CAZ. As

such, in this instance, it is considered appropriate to include a condition to limit the hours of operation to no later than 10pm on any night.

39. In terms of the ventilation proposed for the A3 uses to allow for primary cooking on site, for the uses within the main buildings surrounding the piazza, it is proposed to route the ventilation flues through the internal stair cores and up to the roof level in order to keep these away from any residential windows. A high level terminus, coupled with standard odour control measures would ensure that this element of the proposal would not harm local amenity.
40. A3 uses also have the potential to increase activity within the units which could lead to further noise leakage to the residential units above. As such, if any A3 uses are to come into the site it is considered prudent to require details of any insulation that would be provided to ensure that the residential units directly above any restaurants would not be adversely affected.
41. The proposed landscaping works, including the refurbishing of the fountain and subsequent planting, seating would result in the square being a friendlier and more useable space which would be an enhancement to the site, its users and residents with viewed into it. Indeed, the introduction of landscaping and planting would reduce sound reflections and work to limit the impact from noise.
42. The changes of use proposed would, with limitations, not give rise to significant impacts on local residential amenity. A single storey pavilion building within the piazza is smaller than the three storey building that could lawfully be built on the site would nonetheless be modest enough to ensure that there would no harmful impact from loss of sunlight, daylight or outlook.

#### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

43. Many of the surrounding uses are of a residential nature, however these residential uses would not restrict or prohibit commercial activity within the units subject to this application.

#### **Transport issues**

44. **Car Parking:**  
The site is highly accessible with a PTAL rating of 6B and therefore a car free development is supported. In order to prevent possible overspill parking from the commercial development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits.
45. **Cycle Parking:**  
The proposal provides access to 9 visitor cycle spaces in relation to the commercial uses at ground floor. This is compliant with the London Plan which requires that cycle parking should be provided at 1 space per 40sqm of A1-A5 uses.
46. **Refuse and Recycling:**  
No details have been provided in relation to the refuse storage, collection or servicing of each of the commercial units however this is something that officers would normally seek further details of via conditions. It is noted that there are some existing servicing with one of the units which is subject to this change of use and as such there is clear need for a robust service and refuse management plan, which would include the need for details of refuse storage, and a detailed strategy for servicing and deliveries.

## **Design issues and Impact on character and setting of a listed building and/or conservation area**

47. Most of the objections received make reference to the design of the proposal and its impact on the heritage assets that would be affected: Tower Bridge Conservation Area and the Grade II listed Eagle Wharf. An objection has also been received from the 20th century society as they had concerns about the pavilion building as it would harm the spatial quality of the piazza which is significant for its openness. These issues are discussed below.
48. The National Planning Policy Framework notes that, in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that the conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
49. It is important to understand the significance of the heritage assets that would be affected to fully understand the potential impact that this development would have. The significance of the heritage assets is summarised below.
50. Shad Thames conservation area  
The site straddles two sub areas within the conservation area, Butlers Wharf, which is characterised by the main original warehouse buildings being one of the best remaining examples of a 19<sup>th</sup> century riverside warehouse environments in London, with the corner building of the application site helping to frame the entrance into Shad Thames.
51. The Gainsford and Queen Elizabeth Street sub area is predominantly characterised by new development and none of the older building referred to as points of focus are affected as a result of the proposed development. The appraisal also makes mention that the two rounded ends of Tower Bridge Piazza are a striking modern addition to the conservation area, which retain strong enclosure of the street space and provide a tantalising glimpse into the piazza itself and that the piazza is a successful civic space enlivened by the fountain.
52. The proposed footprint of the pavilion is relatively large, but it sit on top of the existing plinth in which the approved three storey building was originally approved and as such retains largely the same footprint as this previously approved building, albeit far less in height. The 'fall back' position of the three storey building is a material consideration of significant weight.
53. The quality of design of the pavilion would be crucial to the success of this proposal. It is considered to be an exciting opportunity to produce a vibrant piece of contemporary architecture. Whilst the visuals submitted suggest the potential for a high quality solution, there is insufficient detail to fully assess this. In order to control the quality of detailed design, it is recommended that conditions requiring material samples and detailed drawings be imposed.
54. The initial proposal involved alterations to the Eagle Wharf which is a building that is of heritage interest. Some concerns were raised in relation to the impacts of the proposed in filling of the arched areas here as no justification had been made for the



loss of the existing arches and grills. The applicants have decided to withdraw this element from the proposal.

55. Concerns have been raised in relation to the loss of the open space within the square resulting in a detrimental impact in its character and appearance. There is no designation of the square as public open space and indeed it is not adopted as highway land as it is within private ownership. Whilst it is noted that the proposal would introduce a building within the square where at present there is not one, officers feel that its introduction would result in a positive impact on the square and wider area as it will introduce a piece of high quality architecture that would enhance the feel and use of the area and thus feel that it would result in an overall benefit to the square.
56. Subject to the imposition of a condition requiring further details of materials and detailed drawings of the pavilion, it is thus considered that there would not be substantial harm to the host buildings or wider Tower Bridge conservation area and thus would satisfy the requirements within the NPPF and would accord with saved policies 3.12, 3.13 and 3.16 of the Southwark Plan.

#### **Impact on trees**

57. The proposal would provide a new landscaping strategy including the introduction of new magnolia and topiary bay trees within the square, as well as refurbishing the Anthony Donaldson statue and new seating within the square. These elements are considered acceptable as they would contribute positively to the overall square and wider environment.

#### **Planning obligations (S.106 undertaking or agreement)**

58. Not relevant to an application of this nature.

#### **Sustainable development implications**

59. None expected as a result of the proposal.

#### **Other matters**

60. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
61. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. Mayoral CIL for this proposal would be £8,200.67 while Southwark CIL would be £25,120.19.
62. The site is located within an archaeological priority zone, however the site of the proposed pavilion would sit above the basement car park, and as such no archaeological issues are raised.

#### **Conclusion on planning issues**

63. The proposed changes of use and erection of a pavilion building are considered acceptable as they would not result in a detrimental impact on the host building nor

the wider conservation area. The proposal would also not result in any significant amenity impacts or impact on access/highways to an extent that would warrant refusal. As such, it is recommended that permission is granted.

### **Community impact statement**

64. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

65. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

66. Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

67. 62 individual responses have been received in relation to this application, however some appear to have been duplicates. The objections have been received from the residents within the surrounding residential blocks including Eagle Wharf, Admirals Court, Anchor Brewhouse, Cooperage Court, Compass Court and Saffron Wharf.

68. The application was re-consulted on as a result of amendments to the scheme being received and further information on a number of points also being provided. 10 further responses were received in relation to his re-consultation and the respondents still had concerns in relation to a number of points including:

Noise impacts from the development, including having up to 140 covers within the external seating areas.

No details in relation to refuse storage or servicing.

Loss of light from the introduction of the pavilion.

Impacts of smell from the commercial units.

The Council should not give countenance to a 30 year old permission.

Concerns of the lighting strategy

69. An objection has also been received from the 20<sup>th</sup> century society as they had concerns about the proposed pavilion building as it would still harm the spatial quality of the piazza which is significant for its openness. They also consider the way-marking portal to result in unnecessarily clutter the open piazza and to detract from the cohesion of the scheme in terms of both design and materials.

In response to this, as noted previously, the scheme was originally designed with a large building sitting centrally within the square. As noted in the main body of the

report, officers feel that at present, the square is underutilised and that it would benefit from the introduction of new here. These points are explored further within the main body of the report.

### Human rights implications

70. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
71. This application has the legitimate aim of providing flexible commercial uses to the ground floor units with a new pavilion structure and associated landscaping works. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/227-34 Application file: 16/AP/0615 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application enquiry advice
Appendix 4	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Alex Cameron, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	23 May 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		24 May 2016

**APPENDIX 1****Consultation undertaken****Site notice date:** 01/03/2016**Press notice date:** 03/03/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 29/02/2016**Internal services consulted:**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

**Statutory and non-statutory organisations consulted:**

n/a

**Neighbour and local groups consulted:**

Flat 9 Eagle Wharf 43 Lafone St se1 2LZ  
 Flat 9 Eagle Wharf Court 43 Lafone St SE1 2LZ  
 Flat 6 Cooperage Court SE1 2NG  
 51 Eagle Wharf Court Lafone Street SE1 2LZ  
 70 Cowcross Street London EC1M 6EJ  
 20 New End Square London NW3 1LN  
 Flat 43 Eagle Wharf Court London SE1 2LZ  
 5 Admirals Court London SE1 2LJ  
 Flat 38 Admirals Court SE1 2LJ  
 28 Anchor Brewhouse London SE1 2LY  
 10 Admirals Court Horselydown Lane SE1 2LJ  
 The Old Vicarage The Mount TN5 7QP  
 46 Eagle Wharf Court Lafone Street SE1 2LZ  
 46 Eagle Wharf Court Lafone Street SE1 2LZ  
 49 Eagle Wharf Court London SE12LZ  
 Flat 54 Eagle Wharf Court, Lafone Street London SE12LZ  
 30 Eagle Wharf Court Lafone Street SE1 2LZ  
 11 Compass Court 39 Shad Thames SE1 2NJ  
 Flat 20 Saffron Wharf 20 Shad Thames SE1 2YQ  
 183 Waldegrave Road Teddington TW11 8LU  
 Flat 12 Eagle Wharf Court 43 Lafone Street SE1 2LZ  
 Flat 9 Eagle Wharf 43 Lafone St se1 2LZ  
 Flat 42, Eagle Wharf Lafone Street SE1 2LZ  
 7 Compass Court 39 Shad Thames SE1 2NJ  
 Flat 7 Compass Court 39 Shad Thames SE1 2NJ  
 Flat 53 Eagle Wharf Lafone Street SE1 2LZ  
 606 Cinnamon Wharf 24 Shad Thames SE1 2YJ  
 Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ  
 Flat 23 30 Horselydown Lane Se1 2LJ  
 9 Eagle Wharf Lafone Street SE1 2LZ  
 Flat 23 Eagle Wharf Court se1 2Lz  
 57 Eagle Wharf Court Lafone Street SE1 2LZ  
 Apt 58, Eagle Wharf 43 Lafone St SE1 2LZ

Flat 2 Admirals Court 30 Horselydown Lane SE1 2LJ  
 56 Eagle Wharf Court 43 Lafone Street SE1 2LZ  
 Flat 40 Admirals Court 20 Horselydown Lane  
 6 The Cooperage London se12ng  
 Flat 6 The Cooperage London se1 2ng  
 5 Compass Court 39 Shad Thames SE1 2NJ  
 Flat 17 Compass Court 39 Shad Thames SE1 2NJ  
 18 Compass Court Shad Thames SE1 2NJ  
 20 New End Square London NW3 1LN  
 Flat 1 Compass Court 39 Shad Thames SE1 2NJ  
 By Email  
 7 Compass Court 39 Shad Thames SE1 2NJ  
 By Email  
 Eagle Wharf Court Resident  
 By Email Flat 9 Eagle Wharf Court  
 23 Admiral Court 30 Horselydown Lane Se1 2LJ  
 Flat 36 Eagle Wharf Court  
 By Email Eagle Wharf Court  
 By Email  
 53 Eagle Wharf Court, Lafone Street SE1 2LZ  
 Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 Flat 18 Eagle Wharf Court SE1 2LZ  
 7 Admirals Court 30 Horsleydown Lane SE1 2LJ  
 Flat 3 Eagle Wharf Court London SE1 2LZ  
 Flat 3 Eagle Wharf Court London Se1 2LZ  
 24 Eagle Wharf XYZ  
 Flat 2 Admirals Court SE1 2LJ  
 Flat 42 Eagle Wharf Court Lafone St XYZ  
 Liberal Democrat Councillors For Riverside Ward XYZ  
 By Email  
 22 Eagle Wharf Court London SE1 2LZ

**Re-consultation:** 03/05/2016

**APPENDIX 2****Consultation responses received****Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

Apt 58, Eagle Wharf 43 Lafone St SE1 2LZ  
 Apt 58, Eagle Wharf 43 Lafone St SE1 2LZ  
 Eagle Wharf Court Resident  
 Email representation  
 Email representation  
 Email representation  
 Email representation  
 Email representation  
 Email representation  
 Email representation  
 Email representation  
 Email representation  
 Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ  
 Flat 1 Compass Court 39 Shad Thames SE1 2NJ  
 Flat 18 Eagle Wharf Court SE1 2LZ  
 Flat 2 Admirals Court SE1 2LJ  
 Flat 2 Admirals Court SE1 2LJ  
 Flat 23 Eagle Wharf Court se1 2lz  
 Flat 23 Eagle Wharf Court se1 2lz  
 Flat 3 Eagle Wharf Court London SE1 2LZ  
 Flat 3 Eagle Wharf Court London Se1 2LZ  
 Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ  
 Flat 38 Admirals Court SE1 2LJ  
 Flat 42 Eagle Wharf Court Lafone St XYZ  
 Flat 43 Eagle Wharf Court London SE1 2LZ  
 Flat 43 Eagle Wharf Court London SE1 2LZ  
 Flat 54 Eagle Wharf Court, Lafone Street London SE12LZ  
 Flat 6 Cooperage Court SE1 2NG  
 Flat 9 Eagle Wharf Court 43 Lafone St SE1 2LZ  
 Flat 9 Eagle Wharf 43 Lafone St se1 2LZ  
 Flat 9 Eagle Wharf 43 Lafone St se1 2LZ  
 Liberal Democrat Councillors For Riverside Ward XYZ  
 10 Admirals Court Horselydown Lane SE1 2LJ  
 18 Compass Court Shad Thames SE1 2NJ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 20 New End Square London NW3 1LN  
 22 Eagle Wharf Court London SE1 2LZ  
 23 Admiral Court 30 Horselydown Lane Se1 2LJ  
 24 Eagle Wharf XYZ  
 30 Eagle Wharf Court Lafone Street SE1 2LZ  
 30 Eagle Wharf Court Lafone Street SE1 2LZ  
 30 Eagle Wharf Court Lafone Street SE1 2LZ  
 49 Eagle Wharf Court London SE12LZ  
 53 Eagle Wharf Court, Lafone Street SE1 2LZ  
 56 Eagle Wharf Court 43 Lafone Street SE1 2LZ  
 56 Eagle Wharf Court 43 Lafone Street SE1 2LZ

7 Admirals Court 30 Horsleydown Lane SE1 2LJ  
7 Compass Court 39 Shad Thames SE1 2NJ

## Pre-application enquiry advice

**Chief executive's department**

Planning division  
 Development management (5th floor - hub 2)  
 PO Box 64529  
 LONDON SE1P 5LX

Mr Aaron Peate  
 Indigo Planning Ltd  
 xxxxx  
 xxxxx  
 London  
 XXXX XXX

**Your Ref:**

**Our Ref:** 15/EQ/0226  
**Contact:** Alex Cameron  
**Telephone:** 020 7525 5416  
**E-Mail:** [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)  
**Web Site:** <http://www.southwark.gov.uk>

**Date:** 23/05/2016

Dear Mr Peate

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)**  
**PRE-APPLICATION ENQUIRY**

**At:** TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1  
**Proposal:** Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court.

I write further to your pre-application enquiry received on 13/08/2015 and meeting with council officers on 17/09/15 to discuss the proposal which involved Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. This includes the erection of a new single storey pavilion building within the Piazza as well as a changes of use of commercial units and external alterations to these units.

Summary of Key Points

Alterations to the buildings are considered acceptable in principle however this is subject to further details in relation to materials proposed. In terms of the new pavilion style building, this is also likely to be a positive feature within the square and thus would be supported, subject to appropriate design and use of materials.

The alterations to the shop fronts along Shad Thames are also likely to be acceptable, however this is subject to access being retained into the units for wheelchair users whilst also ensuring that the alterations would not impact on the users of the highway along Shad Thames.

Some concerns are raised in relation to the loss of the existing Anthony Donaldson Statue. It's loss would result in a detrimental impact on the visual amenity of the wider square and this should be encouraged to be retained in its current position, with the possibility to relocate this in its entirety being a second option.

The proposed change of use is likely to be acceptable provided that you can meet the requirements outlined within Saved Policy 2.1. Enhancement of Community Facilities.

Additional detail is also required at application stage, including Archaeology (Depending on the level of works required), and potentially flood risk as well as further details of the materials proposed to be used.

Description of site



The site relates to Tower Bridge Piazza and the surrounding buildings within the court yard. The Piazza is accessed from Shad Thames and from Gainsford Street, within the London Bridge area. The surrounding buildings are a mixture of large office and residential buildings with commercial uses on the ground floors.

The building is not listed however it is situated within the Tower Bridge conservation area. The site is located within an Air Quality Management Area, Flood Risk Zone 3 and Archeological Priority Zone.

#### Description of the proposal

The proposed works involve alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. The proposed works will consist of;

- Painting works to facades and balconies;
- New landscaping;
- A new pavilion restaurant within the Piazza;
- New way finding portal;
- Within the Piazza and along Shad Thames, the infilling and addition of projecting windows along ground floor frontage;
- Change of use of 1 Copper Row from D1 to A1/A2/Ad;
- Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

#### Relevant Policies

The relevant policies are made up of the London Plan 2015, Southwark Core Strategy 2011 and Southwark Unitary Development Plan 2007 saved policies, along with Supplementary Planning Documents including the Residential Design Standards (SPD) and Tower Bridge Conservation Area Appraisal. The National Planning Policy Framework is also a material consideration.

#### Key issues

The key considerations for the redevelopment of this site are:

- Principle of development
- Amenity Impacts
- Conservation Issues
- Design Considerations
- Highways and Transport impacts
- Archaeology
- Air Quality

#### Principle

Generally there are no in principle objections to the proposed external alterations to the existing buildings provided that there would be no access, amenity impacts and the design would not result in a detrimental impact on the design of the building or surrounding conservation area. The proposed pavilion building is also supported in principle based on the lawfulness of a three storey building within this location. A single storey building of this nature is considered more appropriate within this location.

In terms of the proposed landscaping of the square and wider area, generally these proposed changes are supported with new planting and features such as the proposed way finder considered acceptable. However, concerns are raised regarding the principle of the loss of public art water feature, and its removal should be reconsidered.

In terms of the loss of the D1 dentists use, Saved Policy 2.1 Enhancement of community facilities outlines that "Planning permission for a change of use from D class community facilities will not be granted unless:

- i. The applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or
- ii. The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users".

As such, you will need to demonstrate compliance with this policy by providing further details in this regard. Subject to this justification, the development is considered acceptable in principle.

#### Amenity Concerns

The proposal involves the introduction of a new pavilion style restaurant/bar as well as changes of use to new A1/Ad uses within the existing buildings. Subject to restrictions of the hours of operation and appropriate placing of any plant machinery and extraction equipment it is unlikely that these uses would result in any

significant amenity impacts on the surrounding residents within the area. Further details would be required in relation to extraction and ventilation equipment.

In terms of the impacts of the new pavilion on daylight and sunlight, the ground floor uses of the adjacent buildings are generally within commercial use and as such are unlikely to be impacted on. The residential uses above would also appear to retain sufficient levels of daylight in line with the BRE guidelines and as such no concerns are raised in this regards. Further, there is a lawful development certificate for a three storey building in this location would result in much greater amenity impacts.

The remaining building alterations and landscaping proposals would not result in any significant impacts on the amenities of the surrounding properties or users of the area and as such would accord with Saved Policy 3.2 of the Southwark Plan.

#### Design and Conservation Considerations

The NPPF stresses the importance of good design and states in paragraph 56 that: "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Policy SP12 of the Core Strategy states that "Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in."

Saved Policy 3.12 asserts that developments "should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit." When we review the quality of a design we consider the appropriateness of the fabric, geometry and function as well as the overall concept for the design relative to the site.

Saved Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Saved Policy 3.16 state that within conservation areas, development should preserve or enhance the character or appearance of the area.

A number of new structures and alterations are proposed to the buildings and officers response to these will be dealt with in turn. In principle it is noted that there is no objection in principle to the new structures and external alteration works to the buildings in design terms, subject to compliance with access requirements and use of appropriate materials.

#### Painting works to facades and balconies

Class C of Part 2 of Schedule 2 of the GPDO (2015) provides permitted development rights to all buildings for the application of colour, except where it is used in connection with advertisements. As such, no comments are made on the colour scheme and various other minor alterations that are likely considered di-minimus.

#### New landscaping

The main concerns raised relate to treatment of existing sculptures on the site and at present officers are not satisfied with suggestions that the fountain is inappropriate and that water is not right within this location and as such officers would be against removing the fountain from the development.

Officers note that it could be moved to the other, northern most courtyard, opposite the existing torso sculpture, where its more intimate form could be better displayed, and it could be beneficial to have both pieces of art adjacent to each other. The fountain should then either be left drained or it be overhauled to deal with any leaks and have water put back, with certainly no planting provided, since this is very much in conflict with the original design concept of "contemporary" nymphs, complete with "modern" technology staring at their reflection in a pond, that very much express the time and place of the original development.

It is noted that documents still show the torso sculpture with its decorative plinth altered for cycle parking, which was objected to in the previous scheme and reference to it should be removed from any future application.

The remaining landscaping proposals result in a positive impact on the overall area and create a more inviting and useable square that would be more likely to retain visitors within the area.

A new pavilion restaurant within the Piazza

The proposed single storey pavilion is considered an appropriate structure for the Piazza and is considered a far more sympathetic addition to the square than the previously approved and lawful three storey building. The lightweight, contemporary nature of the pavilion is considered an appropriate response in bulk terms and appears as an effective use of the currently under utilised area. Further details of the materials should be submitted with the application.

New way finding portal

This contemporary addition to the square helps draw the visitors eyes towards it and thus is an effective way finder for the new office buildings entrance and thus would be interesting, yet functional addition to the square that is supported in design terms. Details of the materials proposed should be submitted as part of the application.

Within the Piazza and along Shad Thames, the infilling and addition of projecting vitrine windows along ground floor frontage

Concerns were raised regarding infilling the colonnades in terms of the accessibility of these units, however this is unlikely an issue if the street is mainly pedestrianised and visual amenity will be improved, provided that the proposal does not restrict access and does not extend over the highway footpath.

Change of use of 1 Copper Row from D1 to A1/A2/Ad

No design impacts, however this will help create a more attractive and active frontage which is supported.

Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

The proposal essentially brings forward the elevation to remove the undercroft covered area which is considered acceptable in principle. The proposal would result in windows with dark grey steel with new Portland stone steps. This proposed material pallet is considered acceptable as it will respond positively to the provide an improved elevation that will result in a positive impact on the conservation area along Lafone Street.

Overall, this is a very positive scheme that should help contribute towards place making here, to encourage people to visit and dwell in this area of Shad Thames.

Transport impacts

## General comments:

No concerns would be raised from the moving forward of the shop fronts and as such would not object to the proposal as it does not encroach on the highway. The applicant will have to ensure disabled access is provided within the curtilage of the site and that no ramp or other apparatus will be supported on the highway. Any signage would need to be licensed by the council's Public Realm team.

## Car Parking:

The site is highly accessible with a PTAL rating of 6B and therefore a car free development is supported. In order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits.

## Vehicular Access:

No vehicular access is proposed and thus no concerns raised.

## Cycle Parking:

No cycle storage appears to be shown on the plans. In accordance with Table 15.4 of the Southwark Plan there is a requirement to provide visitor cycle parking at 1 space per 10 units. Table 15.3 in the Southwark Plan, states that for A and B1 developments the secure parking standard for cycles is 1 space per 250m<sup>2</sup> (minimum of 2 spaces). The London Plan further reiterates that cycle parking should be provided at 1 space per 40sqm of A2-A5 uses.

Policy 5.3 of the Southwark Plans requires cycle parking to be secure, convenient and weather proof. We recommend Sheffield stands as the preferred cycle storage method in all cases and request that the applicant makes every attempt to provide these in the design of the development.

## Refuse and Recycling:

Provision will need to be provided within any retail/restaurant use, details should be provided at application stage

#### Sustainability

Any proposed development should demonstrate how carbon dioxide emissions will be minimised in accordance with the Be Lean, Be Clean, Be Green hierarchy set out in London Plan and Southwark planning policies. The commercial space will need to be BREEAM compliant and thus any commercial unit would need to meet the excellent requirement as outlined within the Core Strategy 2011.

#### Community Infrastructure Levy

The development would potentially be subject to a financial contribution under the Community Infrastructure Levy, for both Mayoral and Southwark CIL. Mayoral CIL is indexed linked from the £35 per square metre set in April 2013. Southwark CIL came into effect on 01 April 2015 and is set at £125 for retail units.

A section 106 agreement may also be required to secure, where necessary, archaeology, carbon offset, employment and enterprise obligations, outdoor amenity space and public realm measures. Further details of how and where these will be used are set out in the Councils section 106 Planning Obligations/Community Infrastructure Levy SPD.

#### List of documents required at application stage

The following link will take you to the councils web page where you can view the list of documents that should accompany the application:

[https://www.southwark.gov.uk/downloads/download/2021/full\\_planning\\_permission](https://www.southwark.gov.uk/downloads/download/2021/full_planning_permission).

#### Conclusion

The proposed new build, changes of use and external alterations to the buildings are likely to be considered acceptable as they would not result in a detrimental impact on the host buildings within the Piazza, nor the wider conservation area. The proposals would also be unlikely to result in any significant amenity impacts or impact on access/highways to an extent that would warrant refusal and as such in general would be supported. However, further consideration should first be given to the loss of the Fountain and associated statue as its loss would likely result in harm to the amenity of the users of the site and residents within the area.

*This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken. Should you require any further information in relation to the above please do not hesitate to contact us.*

Yours sincerely

Alex Cameron

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Columbia Threadneedle Property Investment	<b>Reg. Number</b>	16/AP/0615
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/227-34
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/A3 use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works;

**At:** TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

**In accordance with application received on** 18/02/2016 12:01:15

**and Applicant's Drawing Nos.** D0050 REV P3, D0100 REV P5, D0400 REV P4, D0401 REV P5, D0410 REV P4, D0420 REV P3, D0500 REV P3, D1100 REV P6, D4100 REV P1, F0100 REV P3, F1100 REV P2, F3100 REV P3, Design and Access Statement, Planning Statement (Including Heritage Statement), Lighting and Ventilation Details, Noise details.

**Subject to the following fourteen conditions:**

**Time limit for implementing this permission and the approved plans**

- 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 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: D0050 REV P3, D0100 REV P5, D0400 REV P4, D0401 REV P5, D0410 REV P4, D0420 REV P3, D0500 REV P3, D1100 REV P6, D4100 REV P1

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Detailed sections and elevation drawings shall be provided at a scale of 1:5 through:
  - all different facade conditions on the pavillion;
  - roof edge of the pavillion; and
  - heads, cills and jambs of all fenestration proposed for Eagle Wharf

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; 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 quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 4 Samples of all external facing materials to be used in the carrying out of this permission, both in relation to the proposed pavillion and Eagles Wharf, shall be presented on site to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; 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 quality of the design and details in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies:3.12 Quality in Design; 3.13 Urban Design; 3.16 Conservation Areas; and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan (UDP) July 2007.

- 5 Before any above grade work hereby authorised begins, 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 and material samples of hard landscaping), 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 by specimens of the same size and species in the first suitable planting season. 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 The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 6 Before the uses hereby permitted begin details of the arrangements for the storing of commercial refuse for each of the units shall be submitted to and approved in writing by the Local Planning Authority; the facilities approved shall be provided and made available for use by the occupiers before the commencement of use and retained thereafter.

**Reason**

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 7 Before the first occupation of the building hereby permitted a Service and Refuse Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

**Reason**

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 8 The rating noise level (as defined in BS 4142:2014) from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

## Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 9 Sound insulation (if necessary) shall be installed to ensure that the transmission of sound through the structure of the building of any premises changed to an A3 use class does not exceed NR20, 5min Leq in residential premises above.

## Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise from activities within the commercial premises accordance with strategic policy 13 High environmental standards of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 10 The roof of the proposed pavilion as shown on Dwg no.D401 REV P3 shall be finished in sedum and shall be maintained as such thereafter. The sedum roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

## Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 11 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order 2015 (including any future amendment or enactment of those Orders) the D1 use hereby permitted shall not include any use as a Place of Worship.

## Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 12 No primary cooking shall take place within the pavilion building hereby approved. Details of the ventilation of this unit shall be submitted and approved by the local planning authority before the commencement of its use.

## Reason

In order to ensure that the use of the building would cause harm to amenity from not result in odour in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 13 The use of the outdoor seating area hereby permitted shall not be carried on outside of the hours 08:00 to 19:00 on Monday to Sundays.

## Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 14 The A and D class uses hereby permitted shall not be carried on outside of the hours 07:00 to 22:00 on Monday to Sunday.

## Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

**Statement of positive and proactive action in dealing with the application**

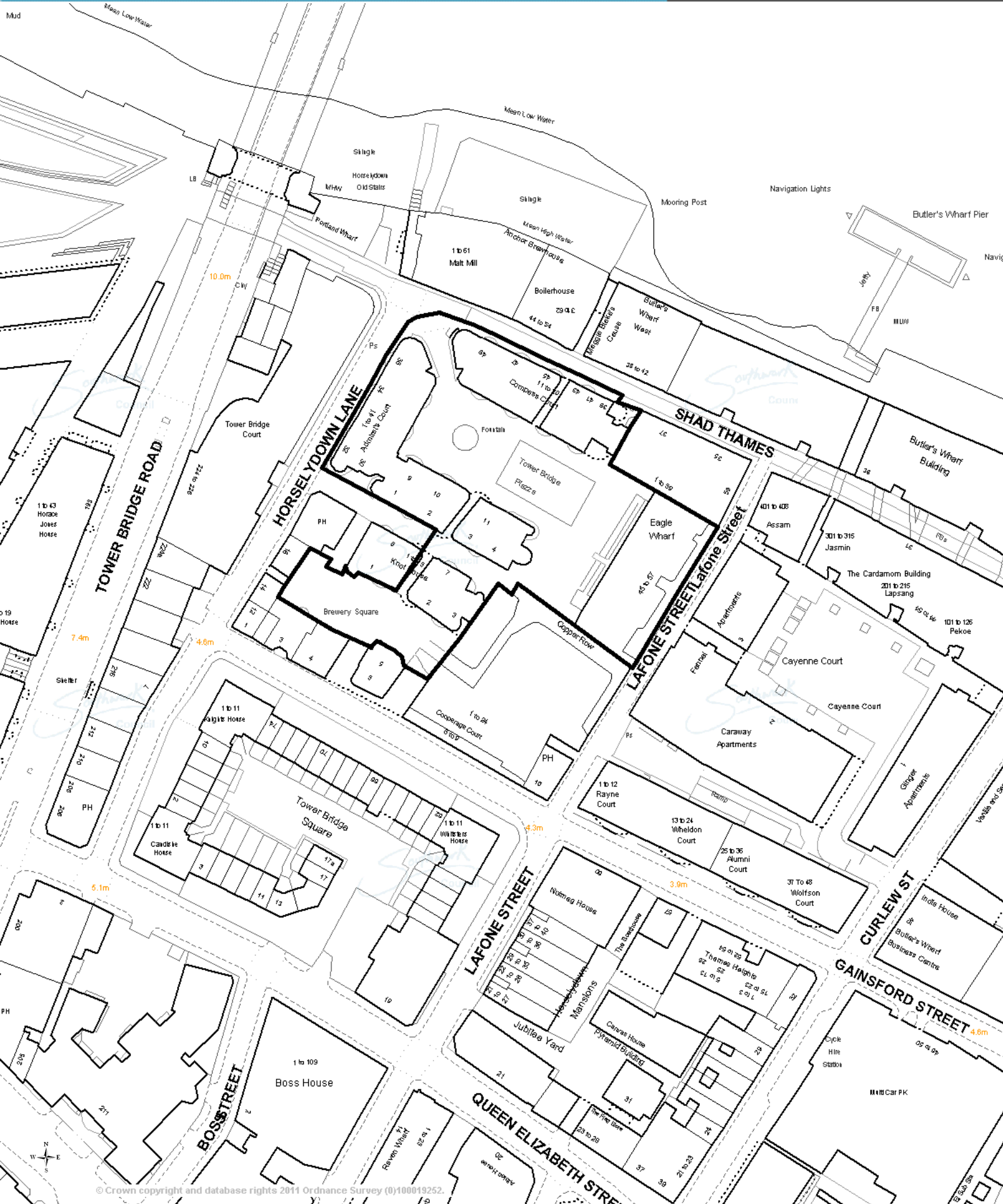
The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.



Ordnance Survey

Date 23/5/2016



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<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 7 June 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/0515 for: Full Planning Permission  <b>Address:</b> TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1  <b>Proposal:</b> Infill and replacement of all ground floor shop fronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admiral's Court on Horselydown Lane; refurbishment of residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and southern side of Admiral's Court.		
<b>Ward(s) or groups affected:</b>	Riverside		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 11/02/2016		<b>Application Expiry Date</b> 07/04/2016	
<b>Earliest Decision Date</b> 06/04/2016			

### RECOMMENDATION

1. That members grant full planning permission, subject to conditions.

### BACKGROUND INFORMATION

2. This application is referred to members for decision.

### Site location and description

3. The site includes the Tower Bridge Piazza and the surrounding commercial buildings at ground floor level within the court yard. The piazza is accessed from various points, including Shad Thames and Gainsford Street. The surrounding buildings are a mixture of large office and residential buildings with commercial uses on the ground floors. The piazza was initially consented as landscaping for the surrounding development, however, as is noted within the planning history section below, has consent for a three storey building.
4. No buildings subject to this application are listed however the site is within the Tower Bridge conservation area. The site is located within the central activities zone, an air quality management area, flood risk zone 3 and within an archaeological priority zone.

### Details of proposal

5. The proposal is to infill and replace of all ground floor shop fronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admirals Court on Horselydown Lane; refurbishment the residential access doorway to the Copper Row side of Admiral's Court and Knot House; and to erect awnings on the piazza side of Compass Court and southern side of Admiral's Court (facing the square).

6. The alterations to the shop fronts would involve their extension out by infilling the undercroft of the existing buildings at ground floor level.
7. Aluminium material similar to the existing shop fronts would be used with two types of shop front proposed: folding concertina doors to the north side of Admiral's Court with the remaining shop fronts having one opening door with three large panels and mullions introduced and the steel signage provided above.
8. **Planning history**

15/EQ/0226 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. Decision date 02/02/2016 Decision: Pre-application enquiry closed (EQC) .

16/AP/0615 - An application for a change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/Ad use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works. This application will be presented to members for determination at the same meeting as this application for new shop fronts and other work.

S/86/35 - Planning permission was granted by the London Docklands Development Corporation for the redevelopment of the Horselydown Site to include residential, office and retail accommodation and basement car park. This application was for the overall development of the surrounding area including Anchor Court, Eagle Wharf, the Cooperage, Horselydown Square and block F (pavilion block) -May 1986.

96/AP/0687 for: Full Planning Permission at Tower Bridge Piazza, Horselydown Square SE1 the Construction of a three storey detached building consisting of retail and offices on ground floor, 2 x 3 bedroom flats on first floor and 1 x 3 bedroom flat on second floor. Refused on the following grounds:

1. The proposed development would result in a loss of privacy and amenity for future occupants nearby residential premises as a result of the building being sited in very close proximity to the windows of Admirals Court and Compass Court Buildings. The proposal would thereby conflict with policies E.3.1 and H.1.8 of the Southwark Unitary Development Plan.

2. The scale and location of the building would be detrimental to the quiet and safe enjoyment of Horselydown Square open space and would have an adverse impacts on the character and appearance of this area, which is within the Tower Bridge Conservation Area. This would be contrary to policies E.1.1, E.2.1 and E.2.5 and E.4.3 of the Southwark Unitary Development Plan.

00/AP/1587 for Certificate of Lawfulness proposed at Block F, Horselydown Square SE1 for - Redevelopment to include residential, office and retail accommodation and basement car park. Certificate of Lawful Development application for the completion of scheme already implemented, to include new three storey building in square. Granted consent as "The development of this site for the construction of a three storey building, called Block F, is lawful as it was part of the planning permission granted by the LDDC on May 12th 1987. The permission was implemented within the period required on the decision notice and the development may be completed without further approvals under the Planning Act".

## 9. Planning history of adjoining sites

16/AP/0464 - An application for the provision of x51 cycle parking spaces (for office use) within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf has been submitted. This application will be presented to members for determination at the same meeting as this application for new shop fronts and other work.

Cooperage Court - 15/AP/2699 Application type: Full Planning Permission (FUL) - Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail). Decision date 01/09/2015 Decision: Granted (GRA)

15/EQ/0144 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment of Cooperage Court including filling in undercroft's to provide more usable office floorspace, alterations to steeped access points, relocation of fire escape and replacement of central atrium roof. Decision date 23/09/2015 Decision: Pre-application enquiry closed (EQC)

15/AP/3862 Application type: Variation: non-material changes (VNMC) - Alterations to the approved drawings on planning permission 15-AP-2699 for: Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail); the changes proposed are: Removal of steps and entrance within the Gainsford Street elevation and the continuation of in filled glazed panels; Additional louvre vents below glazing. Decision date 21/10/2015 Decision: Agreed - for app types VLA & VNMC (AGR)

15/AP/4975 Application type: Variation: non-material changes (VNMC) - Non-material amendments to planning permission 15-AP-2699 for: 'Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from Ad (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail)' consisting of: Amendment to design of relocated fire escape and elevational changes. Decision date 08/01/2016 Decision: Agreed - for app types VLA & VNMC (AGR).

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

10. The main issues to be considered in respect of this application are:
  - a) Principle of development in accordance with the relevant policies.
  - b) Amenity Impacts of the development
  - c) Design and Conservation Issues
  - d) Highways and Transport impacts

### Planning policy

11. National Planning Policy Framework (the Framework)
  1. Building a strong, competitive economy
  7. Requiring good design
  - 12 Conserving and enhancing the historic environment
12. London Plan July 2015
  - Policy 4.2 Offices
  - Policy 7.3 Designing out crime
  - Policy 7.4 Local character
  - Policy 7.5 Public realm
  - Policy 7.6 Architecture
13. Core Strategy 2011
  - Strategic Policy 12 - Design and Conservation
  - Strategic Policy 13 – High environmental standards:
14. Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

  - Saved Policy 1.4 Employment sites outside the preferred office locations and preferred industrial locations
  - Saved Policy 1.10 Small scale shops and services outside the town and local centres and protected shopping frontages
  - Policy 3.1 Environmental Impacts
  - Policy 3.2 Protection of amenity
  - Policy 3.11 Efficient use of land
  - Policy 3.2 Quality in design
  - Policy 3.13 Urban design
  - Policy 3.14 Designing out crime
  - Policy 3.15 Conservation of the historic environment
  - Policy 3.16 Conservation areas
  - Policy 3.17 Listed buildings
  - Policy 3.18 Setting of listed buildings, conservation areas, and world heritage sites.
  - Policy 4.2 Quality of residential accommodation

Policy 5.2 Transport impacts  
 Saved Policy 5.3 Walking and cycling  
 Tower Bridge Conservation Area Appraisal 2003

### **Principle of development**

15. No change of use of the land forming the site is proposed. The principle of the use itself is therefore acceptable. Other matters are discussed below.

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

16. Many objections reference the potential for an intensification to harm the amenity of neighbours. The modest extensions of the internal floor area for the shops and the shop fronts, including the opening out of the concertina folding doors proposed would not in themselves lead to any noticeable intensification or impact.
17. The changes of use proposed under application 16/AP/0615 do have the potential to alter the operation of the piazza with respect to impact on amenity, an impact that is discussed in the report for that application.

### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

18. No impacts would be expected as a result of this proposal.

### **Transport issues**

19. The proposal seeks to move forward the shop fronts from their existing locations to extend the internal floor area out to within the existing undercroft of the building. The most notable potential highway impact is as a result of the extension of the shop fronts forward, in particular along Shad Thames which is a narrow street and has a relatively high footfall.
20. Whilst it is noted that the area at present forms a colonnade in which members of the public can walk freely, it is not adopted highway, is within the applicant's ownership and is raised above the highway, as such is most likely to be used by pedestrians accessing the shops or the piazza.
21. Stepped access would be retained into the commercial units from Shad Thames with step-free access retained to each of the units through the piazza entrances.
22. Extensions to the shop fronts are also proposed along Horselydown Lane frontage, however the footpath and road is wider along this street, and there is not as heavily used by pedestrians.
23. Overall the proposal would have little, if any, noticeable impact on movement of pedestrians around the site.

### **Design issues and impact on character and setting of a listed building and/or conservation area**

24. Most of the objections received make reference to the design of the proposal and its impact on the heritage assets that would be affected: Tower Bridge Conservation Area and the Grade II listed Eagle Wharf. An objection has also been received from the 20<sup>th</sup> century society as they had concerns about the 'flat-fronted shop fronts on Shad Thames and Horselydown Lane' and the loss of the recesses. They note that

the relationship between these rounded shop bays and the constructivist towers and rounded balconies to be central to the character of the scheme and that the squaring and pulling out the shop front bays disrupts this relationship and the overall consistency. These issues are discussed below.

25. The National Planning Policy Framework notes that, 'In determining planning applications, local planning authorities should take account of:
  - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - The desirability of new development making a positive contribution to local character and distinctiveness.
26. It is important to understand the significance of the heritage assets that would be affected to fully understand the potential impact that this development would have. The significance of the heritage assets is summarised below.
27. Shad Thames conservation area  
The site straddles two sub areas within the conservation area, Butlers Wharf, which is characterised by the main original warehouse buildings being one of the best remaining examples of a 19th century riverside warehouse environments in London, with the corner building of the application site helping to frame the entrance into Shad Thames.
28. The Gainsford and Queen Elizabeth Street sub area is predominantly characterised by new development and none of the older building referred to as points of focus are affected as a result of the proposed development.
29. The buildings within the square whilst not listed, are considered to be a good example of 1980s architecture and were considered fairly exemplary at the time of their construction. The Tower Bridge Conservation Area Appraisal refers to Conran Roche's Tower Bridge Piazza as an exciting piece of modern urban design and that preserves the densely developed street pattern of the original townscape. However it goes on to note that it does not relate closely to the historic architectural character of its surroundings.
30. The conservation appraisal does not make reference to the shopfronts or recesses and officers are of the view that these do not contribute significantly to the conservation area as a whole. As noted, the undercroft areas are narrow and are most likely to be used by pedestrians accessing the shops. Bringing the shopfronts forward improves the visibility along Shad Thames, whilst retaining the columns, but by bringing the shopfront closer to the street edge it will more closely reflect the units on the south side of Shad Thames which directly front the pavement and thus would respect the character and appearance of the views along Shad Thames and wider conservation area.
31. The proposed shop fronts in the units would be aluminium in material which is a similar material to the existing shop fronts within each of the buildings. The style of the shop fronts would be modern and in keeping with the existing shop fronts and the buildings as a whole. Whilst there are folding concertina doors proposed on some of the commercial units, these would open out into the square in order to introduce greater interaction and use of the square. The square was designed as a piazza and the increased legibility between the commercial units and the square would enhance

and reinforce its role as one.

32. It is not considered that there is any significant heritage merit in relation to shopfronts within the central point of the square which are modern in nature, however it is considered that the success of this proposal will rely on the detailed design of the shop fronts. It is understood that they are largely intended to replicate the existing shop fronts, a concept that is welcomed given the character of the host building. It is thus recommended that a condition should be imposed to require samples of materials.
33. The proposal also details the introduction of retractable awnings above each of the commercial units facing into the square. Such features are common in squares and piazzas and would their introduction on this site would not cause any harm to the buildings from a design or heritage perspective.
34. Subject to the imposition of a condition requiring further details of the shop fronts and materials it is thus considered that there would not be substantial harm to the host buildings or wider Tower Bridge conservation area and thus would satisfy the requirements within the NPPF and would accord with saved policies 3.12, 3.13 and 3.16 of the Southwark Plan.

#### **Impact on trees**

35. The proposal would not impact on any trees

#### **Planning obligations (S.106 undertaking or agreement)**

36. Not relevant to an application of this nature.

#### **Sustainable development implications**

37. None expected as a result of the proposal.

#### **Other matters**

38. No other matters were identified.

#### **Conclusion on planning issues**

39. The proposed external alterations to the buildings are considered acceptable as they would not result in a detrimental impact on the host building nor the wider conservation area. The proposal would also not result in any significant amenity impacts or impact on access/highways to an extent that would warrant refusal. As such, it is recommended that permission is granted.

#### **Community impact statement**

40. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.



c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

41. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

42. Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

43. 30 individual responses have been received in relation to this application. The objections have been received from the residents within the surrounding residential blocks including Eagle Wharf, Admirals Court, Anchor Brewhouse, Cooperage Court, Compass Court and Saffron Wharf.
44. The application was re-consulted on as a result of amendments to the scheme being received and further information on a number of points also being provided. 11 further responses were received in relation to this re-consultation and the respondents still had concerns in relation to the application. Overall, the points raised in objection were on a number of points including:

Noise impacts from the development, as a result of the opening of the shop front.

The design of the shop fronts.

The moving forward of the shopfronts.

The poor quality of the heritage statement.

45. An objection has also been received from the 20<sup>th</sup> century society as they had concerns about the 'flat-fronted shop fronts on Shad Thames and Horselydown Lane'. They note that the relationship between these rounded shop bays and the constructivist towers and rounded balconies to be central to the character of the scheme and that the squaring and pulling out the shop front bays disrupts this relationship and the overall consistency.

### **Human rights implications**

46. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
47. This application has the legitimate aim of providing alterations and additions to existing commercial buildings. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/227-34 Application file: 16/AP/0515 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application enquiry advice
Appendix 4	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Alex Cameron, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	23 May 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance And Governance	No	No
Strategic Director of Environment And Leisure	No	No
Strategic Director of Housing And Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		24 May 2016

**APPENDIX 1****Consultation undertaken****Site notice date:** 07/03/2016**Press notice date:** 25/02/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 07/03/2016**Internal services consulted:**

n/a

**Statutory and non-statutory organisations consulted:**

n/a

**Neighbour and local groups consulted:**

70 Cowcross Street London EC1M 6EJ  
 20 New End Square London NW3 1LN  
 20 New End Square NW3 1LN  
 Flat 2 Saffron Wharf 20 Shad Thames SE1 2YQ  
 By Email  
 7 Compass Court 39 Shad Thames SE1 2NJ  
 By Email  
 53 Eagle Wharf Court, Lafone Street SE1 2LZ  
 Eagle Wharf Court Resident  
 By Email Flat 9 Eagle Wharf Court  
 Flat 36 Eagle Wharf Court  
 Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ  
 By Email Eagle Wharf Court  
 By Email  
 84 Hatcham Park Road New Cross Gate SE14 5QF

10 Admirals Court Horselydown Lane SE1 2LJ  
 12 Watercroft Rd Halstead TN14 7DP  
 Apt. 58  
 Flat 38 Admirals Court SE1 2LJ  
 Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 Flat 18 Eagle Wharf Court SE1 2LZ  
 30 Eagle Wharf Court London SE1 2LZ  
 49 Eagle Wharf Court SE1 2LZ  
 43 Eagle Wharf Lafone Street SE1 2LZ  
 24 Eagle Wharf XYZ  
 Flat 42 Eagle Wharf Court XYZ  
 Flat 12, Eagle Wharf Court XYZ  
 Liberal Democrat Councillors For Riverside Ward XYZ

**Re-consultation:** 03/05/2016

## APPENDIX 2

## Consultation responses received

## Internal services

None

## Statutory and non-statutory organisations

None

## Neighbours and local groups

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ

Flat 12, Eagle Wharf Court XYZ

Flat 18 Eagle Wharf Court SE1 2LZ

Flat 2 Saffron Wharf 20 Shad Thames SE1 2YQ

Flat 36 Eagle Wharf Court Lafone Street London SE1 2LZ

Flat 38 Admirals Court SE1 2LJ

Flat 42 Eagle Wharf Court XYZ

Liberal Democrat Councillors For Riverside Ward XYZ

10 Admirals Court Horselydown Lane SE1 2LJ

12 Watercroft Rd Halstead TN14 7DP

18 Eagle Wharf Court Lafone Street SE1 2LZ

18 Eagle Wharf Court Lafone Street SE1 2LZ

20 New End Square NW3 1LN

20 New End Square NW3 1LN

20 New End Square London NW3 1LN

24 Eagle Wharf XYZ

30 Eagle Wharf Court London SE1 2LZ

30 Eagle Wharf Court London SE1 2LZ

43 Eagle Wharf Lafone Street SE1 2LZ

43 Eagle Wharf Lafone Street SE1 2LZ

49 Eagle Wharf Court SE1 2LZ

53 Eagle Wharf Court, Lafone Street SE1 2LZ

53 Eagle Wharf Court, Lafone Street SE1 2LZ

7 Compass Court 39 Shad Thames SE1 2NJ

70 Cowcross Street London EC1M 6EJ

84 Hatcham Park Road New Cross Gate SE14 5QF

## APPENDIX 3

## Pre-application enquiry advice

**Chief executive's department**

Planning division  
 Development management (5th floor - hub 2)  
 PO Box 64529  
 LONDON SE1P 5LX

Mr Aaron Peate

xxxxxx  
 xxxxxx  
 xxxxxx  
 xxxxxx  
 xxxxxx

**Your Ref:**

**Our Ref:** 15/EQ/0226

**Contact:** Alex Cameron

**Telephone:** 020 7525 5416

**E-Mail:** [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)

**Web Site:** <http://www.southwark.gov.uk>

**Date:** 23/05/2016

Dear Mr Peate

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)**  
**PRE-APPLICATION ENQUIRY**

**At:** TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

**Proposal:** Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court.

I write further to your pre-application enquiry received on 13/08/2015 and meeting with council officers on 17/09/15 to discuss the proposal which involved Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. This includes the erection of a new single storey pavilion building within the Piazza as well as a changes of use of commercial units and external alterations to these units.

Summary of Key Points

Alterations to the buildings are considered acceptable in principle however this is subject to further details in relation to materials proposed. In terms of the new pavilion style building, this is also likely to be a positive feature within the square and thus would be supported, subject to appropriate design and use of materials.

The alterations to the shop fronts along Shad Thames are also likely to be acceptable, however this is subject to access being retained into the units for wheelchair users whilst also ensuring that the alterations would not impact on the users of the highway along Shad Thames.

Some concerns are raised in relation to the loss of the existing Anthony Donaldson Statue. It's loss would result in a detrimental impact on the visual amenity of the wider square and this should be encouraged to be retained in its current position, with the possibility to relocate this in its entirety being a second option.

The proposed change of use is likely to be acceptable provided that you can meet the requirements outlined within Saved Policy 2.1. Enhancement of Community Facilities.

Additional detail is also required at application stage, including Archaeology (Depending on the level of works required), and potentially flood risk as well as further details of the materials proposed to be used.

Description of site

The site relates to Tower Bridge Piazza and the surrounding buildings within the court yard. The Piazza is accessed from Shad Thames and from Gainsford Street, within the London Bridge area. The surrounding buildings are a mixture of large office and residential buildings with commercial uses on the ground floors.

The building is not listed however it is situated within the Tower Bridge conservation area. The site is located within an Air Quality Management Area, Flood Risk Zone 3 and Archeological Priority Zone.

Description of the proposal

The proposed works involve alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. The proposed works will consist of;

Painting works to facades and balconies;

New landscaping;

A new pavilion restaurant within the Piazza;

New way finding portal;

Within the Piazza and along Shad Thames, the infilling and addition of projecting windows along ground floor frontage;

Change of use of 1 Copper Row from D1 to A1/A2/Ad;

Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

Relevant Policies

The relevant policies are made up of the London Plan 2015, Southwark Core Strategy 2011 and Southwark Unitary Development Plan 2007 saved policies, along with Supplementary Planning Documents including the Residential Design Standards (SPD) and Tower Bridge Conservation Area Appraisal. The National Planning Policy Framework is also a material consideration.

Key issues

The key considerations for the redevelopment of this site are:

Principle of development

Amenity Impacts

Conservation Issues

Design Considerations

Highways and Transport impacts

Archaeology

Air Quality

Principle

Generally there are no in principle objections to the proposed external alterations to the existing buildings provided that there would be no access, amenity impacts and the design would not result in a detrimental impact on the design of the building or surrounding conservation area. The proposed pavilion building is also supported in principle based on the lawfulness of a three storey building within this location. A single storey building of this nature is considered more appropriate within this location.

In terms of the proposed landscaping of the square and wider area, generally these proposed changes are supported with new planting and features such as the proposed way finder considered acceptable. However, concerns are raised regarding the principle of the loss of public art water feature, and its removal should be reconsidered.

In terms of the loss of the D1 dentists use, Saved Policy 2.1 Enhancement of community facilities outlines that "Planning permission for a change of use from D class community facilities will not be granted unless:

- i. The applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or
- ii. The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users".

As such, you will need to demonstrate compliance with this policy by providing further details in this regard. Subject to this justification, the development is considered acceptable in principle.

Amenity Concerns

The proposal involves the introduction of a new pavilion style restaurant/bar as well as changes of use to new

A1/Ad uses within the existing buildings. Subject to restrictions of the hours of operation and appropriate placing of any plant machinery and extraction equipment it is unlikely that these uses would result in any significant amenity impacts on the surrounding residents within the area. Further details would be required in relation to extraction and ventilation equipment.

In terms of the impacts of the new pavilion on daylight and sunlight, the ground floor uses of the adjacent buildings are generally within commercial use and as such are unlikely to be impacted on. The residential uses above would also appear to retain sufficient levels of daylight in line with the BRE guidelines and as such no concerns are raised in this regards. Further, there is a lawful development certificate for a three storey building in this location would result in much greater amenity impacts.

The remaining building alterations and landscaping proposals would not result in any significant impacts on the amenities of the surrounding properties or users of the area and as such would accord with Saved Policy 3.2 of the Southwark Plan.

#### Design and Conservation Considerations

The NPPF stresses the importance of good design and states in paragraph 56 that: "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Policy SP12 of the Core Strategy states that "Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in."

Saved Policy 3.12 asserts that developments "should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit." When we review the quality of a design we consider the appropriateness of the fabric, geometry and function as well as the overall concept for the design relative to the site.

Saved Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Saved Policy 3.16 state that within conservation areas, development should preserve or enhance the character or appearance of the area.

A number of new structures and alterations are proposed to the buildings and officers response to these will be dealt with in turn. In principle it is noted that there is no objection in principle to the new structures and external alteration works to the buildings in design terms, subject to compliance with access requirements and use of appropriate materials.

#### Painting works to facades and balconies

Class C of Part 2 of Schedule 2 of the GPDO (2015) provides permitted development rights to all buildings for the application of colour, except where it is used in connection with advertisements. As such, no comments are made on the colour scheme and various other minor alterations that are likely considered di-minimus.

#### New landscaping

The main concerns raised relate to treatment of existing sculptures on the site and at present officers are not satisfied with suggestions that the fountain is inappropriate and that water is not right within this location and as such officers would be against removing the fountain from the development.

Officers note that it could be moved to the other, northern most courtyard, opposite the existing torso sculpture, where its more intimate form could be better displayed, and it could be beneficial to have both pieces of art adjacent to each other. The fountain should then either be left drained or it be overhauled to deal with any leaks and have water put back, with certainly no planting provided, since this is very much in conflict with the original design concept of "contemporary" nymphs, complete with "modern" technology staring at their reflection in a pond, that very much express the time and place of the original development.

It is noted that documents still show the torso sculpture with its decorative plinth altered for cycle parking, which was objected to in the previous scheme and reference to it should be removed from any future application.

The remaining landscaping proposals result in a positive impact on the overall area and create a more inviting and useable square that would be more likely to retain visitors within the area.

#### A new pavilion restaurant within the Piazza

The proposed single storey pavilion is considered an appropriate structure for the Piazza and is considered a far more sympathetic addition to the square than the previously approved and lawful three storey building. The lightweight, contemporary nature of the pavilion is considered an appropriate response in bulk terms and appears as an effective use of the currently under utilised area. Further details of the materials should be submitted with the application.

#### New way finding portal

This contemporary addition to the square helps draw the visitors eyes towards it and thus is an effective way finder for the new office buildings entrance and thus would be interesting, yet functional addition to the square that is supported in design terms. Details of the materials proposed should be submitted as part of the application.

#### Within the Piazza and along Shad Thames, the infilling and addition of projecting vitrine windows along ground floor frontage

Concerns were raised regarding infilling the colonnades in terms of the accessibility of these units, however this is unlikely an issue if the street is mainly pedestrianised and visual amenity will be improved, provided that the proposal does not restrict access and does not extend over the highway footpath.

#### Change of use of 1 Copper Row from D1 to A1/A2/Ad

No design impacts, however this will help create a more attractive and active frontage which is supported.

#### Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

The proposal essentially brings forward the elevation to remove the undercroft covered area which is considered acceptable in principle. The proposal would result in windows with dark grey steel with new Portland stone steps. This proposed material pallet is considered acceptable as it will respond positively to the provide an improved elevation that will result in a positive impact on the conservation area along Lafone Street.

Overall, this is a very positive scheme that should help contribute towards place making here, to encourage people to visit and dwell in this area of Shad Thames.

#### Transport impacts

##### General comments:

No concerns would be raised from the moving forward of the shop fronts and as such would not object to the proposal as it does not encroach on the highway. The applicant will have to ensure disabled access is provided within the curtilage of the site and that no ramp or other apparatus will be supported on the highway. Any signage would need to be licensed by the council's Public Realm team.

##### Car Parking:

The site is highly accessible with a PTAL rating of 6B and therefore a car free development is supported. In order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits.

##### Vehicular Access:

No vehicular access is proposed and thus no concerns raised.

##### Cycle Parking:

No cycle storage appears to be shown on the plans. In accordance with Table 15.4 of the Southwark Plan there is a requirement to provide visitor cycle parking at 1 space per 10 units. Table 15.3 in the Southwark Plan, states that for A and B1 developments the secure parking standard for cycles is 1 space per 250m<sup>2</sup> (minimum of 2 spaces). The London Plan further reiterates that cycle parking should be provided at 1 space per 40sqm of A2-A5 uses.

Policy 5.3 of the Southwark Plans requires cycle parking to be secure, convenient and weather proof. We recommend Sheffield stands as the preferred cycle storage method in all cases and request that the applicant makes every attempt to provide these in the design of the development.



#### Refuse and Recycling:

Provision will need to be provided within any retail/restaurant use, details should be provided at application stage

#### Sustainability

Any proposed development should demonstrate how carbon dioxide emissions will be minimised in accordance with the Be Lean, Be Clean, Be Green hierarchy set out in London Plan and Southwark planning policies. The commercial space will need to be BREEAM compliant and thus any commercial unit would need to meet the excellent requirement as outlined within the Core Strategy 2011.

#### Community Infrastructure Levy

The development would potentially be subject to a financial contribution under the Community Infrastructure Levy, for both Mayoral and Southwark CIL. Mayoral CIL is indexed linked from the £35 per square metre set in April 2013. Southwark CIL came into effect on 01 April 2015 and is set at £125 for retail units.

A section 106 agreement may also be required to secure, where necessary, archaeology, carbon offset, employment and enterprise obligations, outdoor amenity space and public realm measures. Further details of how and where these will be used are set out in the Councils section 106 Planning Obligations/Community Infrastructure Levy SPD.

#### List of documents required at application stage

The following link will take you to the councils web page where you can view the list of documents that should accompany the application:

[https://www.southwark.gov.uk/downloads/download/2021/full\\_planning\\_permission](https://www.southwark.gov.uk/downloads/download/2021/full_planning_permission).

#### Conclusion

The proposed new build, changes of use and external alterations to the buildings are likely to be considered acceptable as they would not result in a detrimental impact on the host buildings within the Piazza, nor the wider conservation area. The proposals would also be unlikely to result in any significant amenity impacts or impact on access/highways to an extent that would warrant refusal and as such in general would be supported. However, further consideration should first be given to the loss of the Fountain and associated statue as its loss would likely result in harm to the amenity of the users of the site and residents within the area.

*This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken. Should you require any further information in relation to the above please do not hesitate to contact us.*

Yours sincerely

Alex Cameron

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Columbia Threadneedle Property Investment	<b>Reg. Number</b>	16/AP/0515
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/227-34
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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#### Planning Permission was **GRANTED** for the following development:

Infill and replacement of all ground floor shopfronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admirals Court on Horselydown Lane; refurbishment to residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and southern side of Admiral's Court.

**At:** TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1

**In accordance with application received on 10/02/2016 08:01:35**

**and Applicant's Drawing Nos.** F 3100 REV P3, D 0020 REV P3, D 0050 REV P3, D 0100 REV P7, D 0200 REV P5, D 0201 REV P4, D 0202 REV P5, D 0203 REV P6, D 0204 REV P3, D 0205 REV P4, D 0206 REV P4, D 0300 REV P4, D 0301 REV P4, D 0302 REV P4, D 0310 REV P3, D 3100 REV P6,

Planning Statement (Including Heritage Statement), Revised Design and Access Statement, Revised Heritage Statement.

#### **Subject to the following three conditions:**

##### **Time limit for implementing this permission and the approved plans**

- 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 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: D 0020 REV P3, D 0050 REV P3, D 0100 REV P7, D 0200 REV P5, D 0201 REV P4, D 0202 REV P5, D 0203 REV P6, D 0204 REV P3, D 0205 REV P4, D 0206 REV P4, D 0300 REV P4, D 0301 REV P4, D 0302 REV P4, D 0310 REV P3, D 3100 REV P6,

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

i) Shopfront details

Reason:

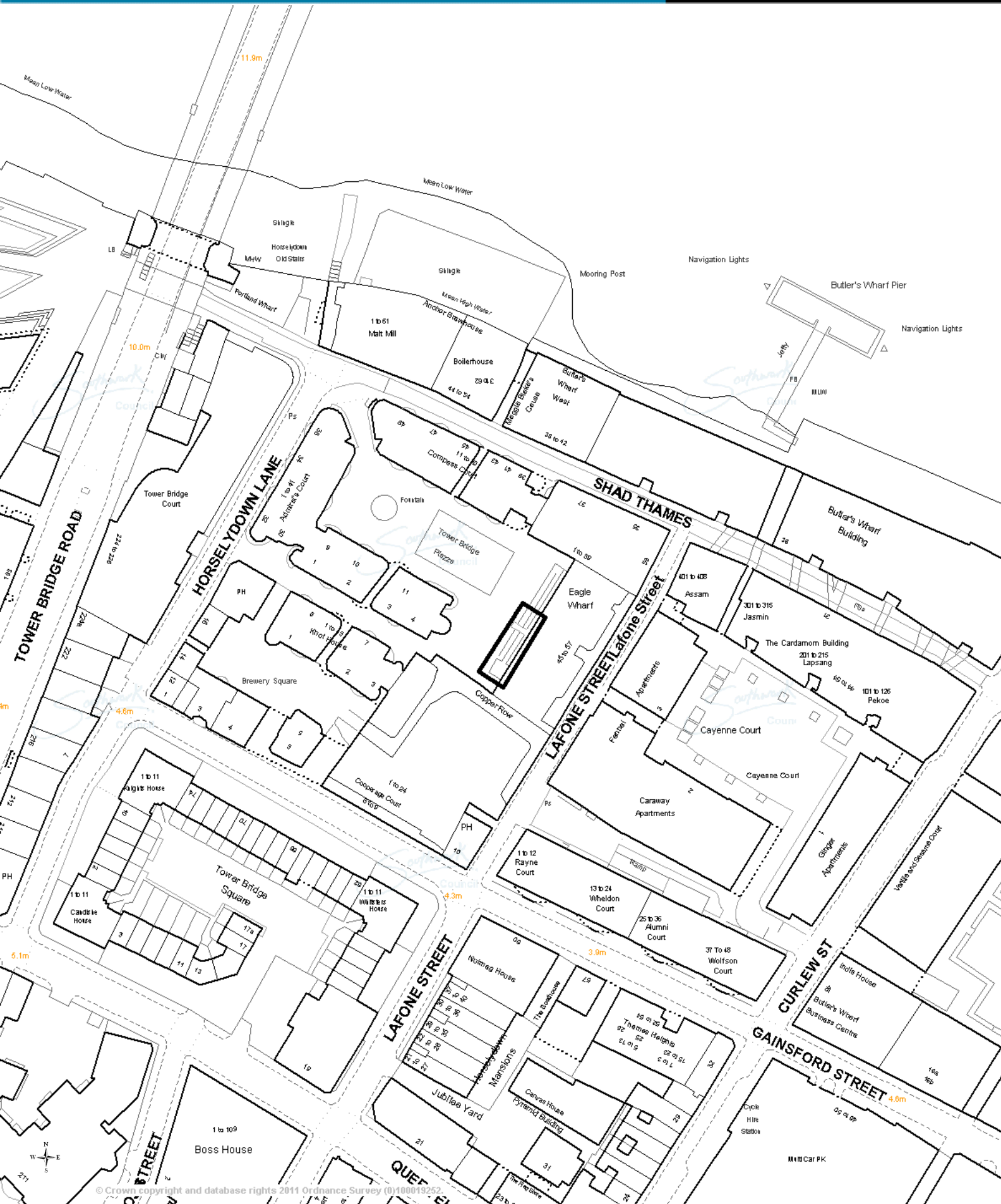
In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

#### **Statement of positive and proactive action in dealing with the application**

The council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Ordnance Survey

Date 23/5/2016



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<b>Item No.</b> 7.3	<b>Classification:</b> OPEN	<b>Date:</b> 7 June 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/0464 for: Full Planning Permission  <b>Address:</b> THE COOPERAGES, 8 GAINSFORD STREET, LONDON SE1 2NG  <b>Proposal:</b> Installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf.		
<b>Ward(s) or groups affected:</b>	Riverside		
<b>From:</b>	The Director of Planning		
<b>Application Start Date</b> 08/02/2016		<b>Application Expiry Date</b> 04/04/2016	
<b>Earliest Decision Date</b> 19/03/2016			

### RECOMMENDATION

1. That members grant full planning permission, subject to conditions.

### BACKGROUND INFORMATION

2. That this application is referred to members for decision.

### Site location and description

3. The site is an area within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf. It would be for use in conjunction with Cooperage Court or 8 Gainsford Street which forms part of a series of mews or squares that sit adjacent to the Shad Thames, London Bridge area. The Cooperage Court building is a large office building located at the South East corner of the block (corner of Gainsford Street and Lafone Street). The majority of buildings within the square are owned by the applicants.
4. The buildings are not listed however they are situated within the Tower Bridge conservation area. The site is located within an Air Quality Management Area, Flood Risk Zone 3 and Archaeological Priority Zone. The site is also located within the CAZ (Central Activity Zone).

### Details of proposal

5. The proposal is for the installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf. These cycle parking spaces would be made available for the B1 office use that is currently being implemented within The Cooperages building, located at 8 Gainsford Street.
6. The cycle parking would be accessed through the Tower Bridge Piazza square where there are a number of entrances; cycles would be wheeled down via ramps into the basement.

7. The types of cycle storage proposed are a two tier stacker system and some semi-vertical racks. The application has been amended to include a secure access door however finalised details have not yet been provided.

8. **Planning history**

15/AP/2699 Application type: Full Planning Permission (FUL) - Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from A3 (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail). Decision date 01/09/2015 Decision: Granted (GRA).

15/EQ/0144 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment of Cooperage Court including filing in undercrofts to provide more usable office floorspace, alterations to steeped access points, relocation of fire escape and replacement of central atrium roof. Decision date 23/09/2015 Decision: Pre-application enquiry closed (EQC).

15/AP/3862 Application type: Variation: non-material changes (VNMC) - Alterations to the approved drawings on planning permission 15-AP-2699 for: Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from A3 (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail); the changes proposed are: Removal of steps and entrance within the Gainsford Street elevation and the continuation of in filled glazed panels; Additional louvre vents below glazing. Decision date 21/10/2015 Decision: Agreed - for app types VLA & VNMC (AGR).

15/AP/4975 Application type: Variation: non-material changes (VNMC) - Non-material amendments to planning permission 15-AP-2699 for: 'Alterations to the Cooperage Court building and adjoining public realm including the infilling of the ground floor undercroft areas on Gainsford Street, Tower Bridge Piazza and Lafone Street; relocation of the fire escape on the Tower Bridge Piazza frontage together with new balconies, hard landscaping and access alterations on the Brewery Square and Tower Bridge Piazza frontages; replacement of the atrium roof light, and associated works; change of use of 41 Lafone Street from A3 (restaurant) to B1 (offices) and the ground floor commercial unit within Eagle Wharf, 59 Lafone Street from B1 (offices) to A1 (retail)' consisting of: Amendment to design of relocated fire escape and elevational changes. Decision date 08/01/2016 Decision: Agreed - for app types VLA & VNMC (AGR).

15/EQ/0226 Application type: Pre-Application Enquiry (ENQ) - Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. Decision date 02/02/2016 Decision: Pre-application enquiry closed (EQC). A copy of the response is enclosed within Appendix 3.

### **Planning history of adjoining sites**

9. Tower Bridge Piazza - 16/AP/0515 - An application has been submitted for the "Infill and replacement of all ground floor shop fronts within Tower Bridge Piazza, the north side of Compass Court and the west side of Admirals Court on Horselydown Lane; refurbishment to residential access doorway to the Copper Row side of Admiral's Court and Knot House; and the erection of awnings to the piazza side of Compass Court and southern side of Admiral's Court.
10. Tower Bridge Piazza - 16/AP/0615 - A planning application has been submitted for the change of use of 1a, 2, 3, 4 Admiral's Court and 45, 47, 49 Compass Court to a flexible A1/A2/A3 use; the erection of a single storey pavilion building (A1/A3/D1) within the piazza; erection of a way finding totem outside Cooperage Court, hard and soft landscaping, and associated works; infilling of the ground floor undercroft areas of 45-57 Lafone Street'.
11. Both of the applications referenced above will be presented to members for determination at the same meeting as this application for cycle storage.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

12. The main issues to be considered in respect of this application are:
  - a) Principle of development in accordance with the relevant policies
  - b) Amenity impacts of the development
  - c) Design and conservation issues
  - d) Highways and transport impacts.

#### **Planning policy**

13. National Planning Policy Framework (the Framework)
  1. Building a strong, competitive economy
  7. Requiring good design
  - 12 Conserving and enhancing the historic environment
14. London Plan July 2015
  - Policy 4.2 Offices
  - Policy 6.9 Cycling
  - Policy 7.3 Designing out crime
  - Policy 7.4 Local character
  - Policy 7.5 Public realm
  - Policy 7.6 Architecture
15. Core Strategy 2011
  - Strategic Policy 2- Sustainable Transport
  - Strategic Policy 12 - Design and Conservation
  - Strategic Policy 13 – High environmental standards:
16. Southwark Plan 2007 (July) - saved policies  
The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF,

considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Saved Policy 3.2. Protection of Amenity

Saved Policy 3.12. Quality of Design

Saved Policy 3.13. Urban Design

Saved Policy 3.14 Designing out crime

Saved Policy 3.15 Conservation of the historic environment

Saved Policy 3.16 Conservation Areas

Saved Policy 3.18 Setting of Listed Buildings, Conservation Area and World Heritage sites.

Saved Policy 5.3 Walking and cycling

### **Principle of development**

17. No change of use of the land forming the site is proposed. The principle of the use itself is therefore acceptable. Other matters are discussed below.

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

18. The cycle storage that is proposed with this application would be for users of the office that is currently being refurbished at Cooperage Court. This is an existing use and planning permission (ref:15/AP/2699) was for external alterations and extensions the building. Application 15/AP/2699 originally proposed some cycle storage within Brewery Square, but was omitted because of concern about the impact it would have on the Anthony Donaldson statue within the square.
19. The previous approval for Cooperage Court granted new access to the building, including via Tower Bridge Piazza; this proposal would introduce a new cycle storage area within Tower Bridge Piazza which links up to the building at Cooperage Court.
20. The surrounding uses are a mixture, with commercial at ground floor and residential above. Local residents have raised some concerns in relation to the potential noise increase from users accessing the cycle storage area. Objections have also been received about potential impact of the proposal on the visual amenity of the area.
21. Whilst proposal would result in some increased activity in the square, it is not considered that the increase in activity would cause a significant increase in noise; the hours in which the cycle racks would be used would be close to normal office hours. Some noise attenuation would also be provided from the fact that the location is an undercroft. As such it is considered that any impacts would largely be limited to daytime hours and thus would not result in a significant impact on the amenity of neighbours.
22. The area in which the cycle storage is proposed is readily accessible at present and members of the public can access this area at any time. A secure access door would be provided to ensure that only the office users and the residents can get into this area and thus would restrict any non office uses accessing this area.
23. For the above reasons, it is not considered that there would be any significant amenity impacts on the surrounding residents.



### **Transport issues**

24. Users of the office do not have access to cycle parking within the building and there is limited space within the surrounding area for the parking of cycles. The proposal to introduce a cycle storage area would be positive and would encourage cycling- a sustainable mode of transport- which is strongly encouraged in planning policies.
25. The location of the cycle storage within the lower ground floor would be accessible with ramped access down into the lower ground floor area, although users would need to navigate five small steps to access the cycle storage area. Given that there is no location for cycle storage within the Cooperage Court building, the proposed location is considered suitable as it would be accessible and would not result in visual clutter of the square due to its location at basement level.
26. Sheffield stands (which are the council's preferred type of cycle stand) cannot be used on the site because of the constraints of the undercroft. A mixture of the two-tier system and semi-vertical ramped storage would provide the users with the option of different types of storage. The ground level of the two-tier system and the ramped access would be accessible for all users which are supported. Drawings submitted for this application demonstrate that there is enough room, in their locations, for cycles to be mounted and taken off the racks.
27. In terms of security, the applicants have advised that the area is currently accessible to the public and that this would remain so. Concerns in relation to safety were raised by officers as the proposal would leave the parking accessible to anyone and given its lower ground location, this would lead to potential theft and damage to the bicycles. During the course of the application, the proposal was amended to include a new secure access door to ensure that the bicycles would be secure and safe within this location. However, finalised details of this have not yet been provided in terms of how this access door will look visually and how it will secure the area including details of lighting and CCTV. As such a condition is proposed to provide these details to ensure that safety of cyclists is not compromised and that any lighting/CCTV would not impact on the neighbouring residents. A roof for the cycle storage area would ensure that it provides weatherproof storage and as such, the proposal is considered to be secure, accessible and weatherproof, which is in accordance with Council policy.

### **Design issues and Impact on character and setting of a listed building and/or conservation area**

28. The proposed cycle storage area would be located away from the main square, being situated within the lower ground floor level and as a result would largely be away from public views. As such it would not have any significant impact on the visual amenity of the square and not 'clutter' the area.
29. Although the cycle storage areas may be viewed from some of the surrounding residential properties, the location in the basement would not harm the outlook or overall visual amenity that these residents currently enjoy. With a location in a basement and the screening it would afford, the new cycle parking facility would not cause harm to the visual amenity of the square and would preserve the Tower Bridge conservation area.

### **Sustainable development implications**

30. The proposal would help actively promote the use environmentally friendly forms of transport which is supported. The proposal does not thus result in any concerns in this regard.

### **Other matters**

31. The application does not result in any increase in floor space and as such would not be considered CIL liable.

### **Conclusion on planning issues**

32. The proposed cycle storage area is considered acceptable complying with council policy, as it would promote sustainable transport methods, would not result in any harm on the character and appearance of the site (including the conservation area) and would not significantly affect the amenity of residents. It is recommended that planning permission be granted.

### **Community impact statement**

33. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

34. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

35. Details of consultation responses received are set out in Appendix 2.

### **Summary of consultation responses**

36. 20 individual responses have been received in relation to this application for the cycle storage. The objections have been received from the residents within the surrounding residential blocks including Eagle Wharf, Admirals Court, Anchor Brewhouse, Cooperage Court, Compass Court and Saffron Wharf. The main points raised in objection to the proposal ;

Noise impacts from the cycle storage with people walking across the square in cycle shoes.

Loss of outlook from the residential properties.

Danger to people within the square through encouraging cycling.

The business users would already have access to the basement car park where there is cycling available.

Safety of the bicycles and cyclists as the space is well hidden.

Concerns that the cycle storage area could be used for commercial uses, cycle hire/cycle repair etc.

### Human rights implications

37. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
38. This application has the legitimate aim of providing an area of cycle storage for the offices located adjacent to the site. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/227-A7 Application file: 16/AP/0464 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application enquiry advice
Appendix 4	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Alex Cameron, Team Leader	
<b>Version</b>	Final	
<b>Dated</b>	23 May 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		24 May 2016

**APPENDIX 1****Consultation undertaken****Site notice date:** 24/02/2016**Press notice date:** 25/02/2016**Case officer site visit date:** 24/02/2016**Neighbour consultation letters sent:** 17/02/2016**Internal services consulted:**

n/a

**Statutory and non-statutory organisations consulted:**

n/a

**Neighbour and local groups consulted:**

Flat 21 Cooperage Court SE1 2NG  
 Flat 22 Cooperage Court SE1 2NG  
 Flat 23 Cooperage Court SE1 2NG  
 Flat 20 Cooperage Court SE1 2NG  
 Flat 17 Cooperage Court SE1 2NG  
 Flat 18 Cooperage Court SE1 2NG  
 Flat 19 Cooperage Court SE1 2NG  
 Flat 24 Cooperage Court SE1 2NG  
 9 Gainsford Street London SE1 2NE  
 Part Ground Floor First Floor And Second Floor The Cooperages SE1 2NG  
 The Cooperages 8 Gainsford Street SE1 2NE  
 Dean Swift 10 Gainsford Street SE1 2NE  
 4 Brewery Square London SE1 2LF  
 7 Gainsford Street London SE1 2NE  
 Flat 2 Swift And Stump SE1 2NE  
 Flat 16 Cooperage Court SE1 2NG  
 Flat 5 Cooperage Court SE1 2NG  
 Flat 6 Cooperage Court SE1 2NG  
 Flat 7 Cooperage Court SE1 2NG  
 Flat 4 Cooperage Court SE1 2NG  
 Flat 1 Cooperage Court SE1 2NG  
 Flat 2 Cooperage Court SE1 2NG  
 Flat 3 Cooperage Court SE1 2NG  
 Flat 8 Cooperage Court SE1 2NG  
 Flat 13 Cooperage Court SE1 2NG  
 Flat 14 Cooperage Court SE1 2NG  
 Flat 15 Cooperage Court SE1 2NG  
 Flat 12 Cooperage Court SE1 2NG

Flat 9 Cooperage Court SE1 2NG  
 Flat 10 Cooperage Court SE1 2NG  
 Flat 11 Cooperage Court SE1 2NG  
 20 New End Square London NW3 1LN  
 By Email  
 7 Compass Court 39 Shad Thames SE1 2NJ  
 By Email  
 Eagle Wharf Court Resident  
 By Email Flat 9 Eagle Wharf Court  
 Flat 36 Eagle Wharf Court  
 By Email Flat 36  
 By Email Eagle Wharf Court  
 By Email  
 53 Eagle Wharf Court, Lafone Street SE1 2LZ  
 10 Admirals Court Horselydown Lane SE1 2LJ  
 Apt. 58 Eagle Wharf Court  
 Flat 38 Admirals Court SE1 2LJ  
 Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 18 Eagle Wharf Court Lafone Street SE1 2LZ  
 Flat 18 Eagle Wharf Court SE1 2LZ  
 30 Eagle Wharf Court London SE1 2LZ  
 49 Eagle Wharf Court SE1 2LZ  
 43 Eagle Wharf Lafone Street SE1 2LZ  
 24 Eagle Wharf XYZ  
 Flat 42 Eagle Wharf Court Lafone St XYZ  
 Flat 12, Eagle Wharf Court XYZ  
 Liberal Democrat Councillors For Riverside Ward XYZ

**Re-consultation:** n/a

**APPENDIX 2****Consultation responses received****Internal services**

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Flat 1 Admirals Court 30 Horselydown Lane SE1 2LJ

Flat 12, Eagle Wharf Court XYZ

Flat 18 Eagle Wharf Court SE1 2LZ

Flat 38 Admirals Court SE1 2LJ

Flat 42 Eagle Wharf Court Lafone St XYZ

Liberal Democrat Councillors For Riverside Ward XYZ

10 Admirals Court Horselydown Lane SE1 2LJ

18 Eagle Wharf Court Lafone Street SE1 2LZ

18 Eagle Wharf Court Lafone Street SE1 2LZ

20 New End Square London NW3 1LN

24 Eagle Wharf XYZ

30 Eagle Wharf Court London SE1 2LZ

30 Eagle Wharf Court London SE1 2LZ

43 Eagle Wharf Lafone Street SE1 2LZ

43 Eagle Wharf Lafone Street SE1 2LZ

49 Eagle Wharf Court SE1 2LZ

53 Eagle Wharf Court, Lafone Street SE1 2LZ

7 Compass Court 39 Shad Thames SE1 2NJ

## APPENDIX 3

## Pre-application enquiry advice

**Chief executive's department**

Planning division  
 Development management (5th floor - hub 2)  
 PO Box 64529  
 LONDON SE1P 5LX

Mr Aaron Peate  
 Indigo Planning Ltd  
 XXXX  
 XXXX  
 London  
 XXXX XXX

**Your Ref:****Our Ref:** 15/EQ/0226**Contact:** Alex Cameron**Telephone:** 020 7525 5416**E-Mail:** [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)**Web Site:** <http://www.southwark.gov.uk>**Date:** 23/05/2016

Dear Mr Peate

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)**  
**PRE-APPLICATION ENQUIRY**

**At:** TOWER BRIDGE PIAZZA, SHAD THAMES, LONDON SE1**Proposal:** Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court.

I write further to your pre-application enquiry received on 13/08/2015 and meeting with council officers on 17/09/15 to discuss the proposal which involved Alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. This includes the erection of a new single storey pavilion building within the Piazza as well as a changes of use of commercial units and external alterations to these units.

Summary of Key Points

Alterations to the buildings are considered acceptable in principle however this is subject to further details in relation to materials proposed. In terms of the new pavilion style building, this is also likely to be a positive feature within the square and thus would be supported, subject to appropriate design and use of materials.

The alterations to the shop fronts along Shad Thames are also likely to be acceptable, however this is subject to access being retained into the units for wheelchair users whilst also ensuring that the alterations would not impact on the users of the highway along Shad Thames.

Some concerns are raised in relation to the loss of the existing Anthony Donaldson Statue. It's loss would result in a detrimental impact on the visual amenity of the wider square and this should be encouraged to be retained in its current position, with the possibility to relocate this in its entirety being a second option.

The proposed change of use is likely to be acceptable provided that you can meet the requirements outlined within Saved Policy 2.1. Enhancement of Community Facilities.

Additional detail is also required at application stage, including Archaeology (Depending on the level of works required), and potentially flood risk as well as further details of the materials proposed to be used.

Description of site

The site relates to Tower Bridge Piazza and the surrounding buildings within the court yard. The Piazza is accessed from Shad Thames and from Gainsford Street, within the London Bridge area. The surrounding buildings are a mixture of large office and residential buildings with commercial uses on the ground floors.

The building is not listed however it is situated within the Tower Bridge conservation area. The site is located within an Air Quality Management Area, Flood Risk Zone 3 and Archeological Priority Zone.

Description of the proposal

The proposed works involve alterations and refurbishment works to Tower Bridge Piazza and surrounding retail units at Compass Court. The proposed works will consist of;

Painting works to facades and balconies;

New landscaping;

A new pavilion restaurant within the Piazza;

New way finding portal;

Within the Piazza and along Shad Thames, the infilling and addition of projecting windows along ground floor frontage;

Change of use of 1 Copper Row from D1 to A1/A2/Ad;

Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

Relevant Policies

The relevant policies are made up of the London Plan 2015, Southwark Core Strategy 2011 and Southwark Unitary Development Plan 2007 saved policies, along with Supplementary Planning Documents including the Residential Design Standards (SPD) and Tower Bridge Conservation Area Appraisal. The National Planning Policy Framework is also a material consideration.

Key issues

The key considerations for the redevelopment of this site are:

Principle of development

Amenity Impacts

Conservation Issues

Design Considerations

Highways and Transport impacts

Archaeology

Air Quality

Principle

Generally there are no in principle objections to the proposed external alterations to the existing buildings provided that there would be no access, amenity impacts and the design would not result in a detrimental impact on the design of the building or surrounding conservation area. The proposed pavilion building is also supported in principle based on the lawfulness of a three storey building within this location. A single storey building of this nature is considered more appropriate within this location.

In terms of the proposed landscaping of the square and wider area, generally these proposed changes are supported with new planting and features such as the proposed way finder considered acceptable. However, concerns are raised regarding the principle of the loss of public art water feature, and its removal should be reconsidered.

In terms of the loss of the D1 dentists use, Saved Policy 2.1 Enhancement of community facilities outlines that "Planning permission for a change of use from D class community facilities will not be granted unless:

- i. The applicant demonstrates to the satisfaction of the LPA that the community facility is surplus to requirements of the local community and that the replacement development meets an identified need; or
- ii. The applicant demonstrates that another locally accessible facility with similar or enhanced provision can meet the identified needs of the local community facility users".

As such, you will need to demonstrate compliance with this policy by providing further details in this regard. Subject to this justification, the development is considered acceptable in principle.

Amenity Concerns

The proposal involves the introduction of a new pavilion style restaurant/bar as well as changes of use to new



A1/Ad uses within the existing buildings. Subject to restrictions of the hours of operation and appropriate placing of any plant machinery and extraction equipment it is unlikely that these uses would result in any significant amenity impacts on the surrounding residents within the area. Further details would be required in relation to extraction and ventilation equipment.

In terms of the impacts of the new pavilion on daylight and sunlight, the ground floor uses of the adjacent buildings are generally within commercial use and as such are unlikely to be impacted on. The residential uses above would also appear to retain sufficient levels of daylight in line with the BRE guidelines and as such no concerns are raised in this regards. Further, there is a lawful development certificate for a three storey building in this location would result in much greater amenity impacts.

The remaining building alterations and landscaping proposals would not result in any significant impacts on the amenities of the surrounding properties or users of the area and as such would accord with Saved Policy 3.2 of the Southwark Plan.

#### Design and Conservation Considerations

The NPPF stresses the importance of good design and states in paragraph 56 that: "Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Policy SP12 of the Core Strategy states that "Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in."

Saved Policy 3.12 asserts that developments "should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit." When we review the quality of a design we consider the appropriateness of the fabric, geometry and function as well as the overall concept for the design relative to the site.

Saved Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

Saved Policy 3.16 state that within conservation areas, development should preserve or enhance the character or appearance of the area.

A number of new structures and alterations are proposed to the buildings and officers response to these will be dealt with in turn. In principle it is noted that there is no objection in principle to the new structures and external alteration works to the buildings in design terms, subject to compliance with access requirements and use of appropriate materials.

#### Painting works to facades and balconies

Class C of Part 2 of Schedule 2 of the GPDO (2015) provides permitted development rights to all buildings for the application of colour, except where it is used in connection with advertisements. As such, no comments are made on the colour scheme and various other minor alterations that are likely considered di-minimus.

#### New landscaping

The main concerns raised relate to treatment of existing sculptures on the site and at present officers are not satisfied with suggestions that the fountain is inappropriate and that water is not right within this location and as such officers would be against removing the fountain from the development.

Officers note that it could be moved to the other, northern most courtyard, opposite the existing torso sculpture, where its more intimate form could be better displayed, and it could be beneficial to have both pieces of art adjacent to each other. The fountain should then either be left drained or it be overhauled to deal with any leaks and have water put back, with certainly no planting provided, since this is very much in conflict with the original design concept of "contemporary" nymphs, complete with "modern" technology staring at their reflection in a pond, that very much express the time and place of the original development.

It is noted that documents still show the torso sculpture with its decorative plinth altered for cycle parking, which was objected to in the previous scheme and reference to it should be removed from any future application.

The remaining landscaping proposals result in a positive impact on the overall area and create a more inviting and useable square that would be more likely to retain visitors within the area.

#### A new pavilion restaurant within the Piazza

The proposed single storey pavilion is considered an appropriate structure for the Piazza and is considered a far more sympathetic addition to the square than the previously approved and lawful three storey building. The lightweight, contemporary nature of the pavilion is considered an appropriate response in bulk terms and appears as an effective use of the currently under utilised area. Further details of the materials should be submitted with the application.

#### New way finding portal

This contemporary addition to the square helps draw the visitors eyes towards it and thus is an effective way finder for the new office buildings entrance and thus would be interesting, yet functional addition to the square that is supported in design terms. Details of the materials proposed should be submitted as part of the application.

#### Within the Piazza and along Shad Thames, the infilling and addition of projecting vitrine windows along ground floor frontage

Concerns were raised regarding infilling the colonnades in terms of the accessibility of these units, however this is unlikely an issue if the street is mainly pedestrianised and visual amenity will be improved, provided that the proposal does not restrict access and does not extend over the highway footpath.

#### Change of use of 1 Copper Row from D1 to A1/A2/Ad

No design impacts, however this will help create a more attractive and active frontage which is supported.

#### Ground floor alterations to Eagle Wharf with bringing forward the inset glazed office windows in line with the brick facade.

The proposal essentially brings forward the elevation to remove the undercroft covered area which is considered acceptable in principle. The proposal would result in windows with dark grey steel with new Portland stone steps. This proposed material palette is considered acceptable as it will respond positively to the provide an improved elevation that will result in a positive impact on the conservation area along Lafone Street.

Overall, this is a very positive scheme that should help contribute towards place making here, to encourage people to visit and dwell in this area of Shad Thames.

#### Transport impacts

##### General comments:

No concerns would be raised from the moving forward of the shop fronts and as such would not object to the proposal as it does not encroach on the highway. The applicant will have to ensure disabled access is provided within the curtilage of the site and that no ramp or other apparatus will be supported on the highway. Any signage would need to be licensed by the council's Public Realm team.

##### Car Parking:

The site is highly accessible with a PTAL rating of 6B and therefore a car free development is supported. In order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits.

##### Vehicular Access:

No vehicular access is proposed and thus no concerns raised.

##### Cycle Parking:

No cycle storage appears to be shown on the plans. In accordance with Table 15.4 of the Southwark Plan there is a requirement to provide visitor cycle parking at 1 space per 10 units. Table 15.3 in the Southwark Plan, states that for A and B1 developments the secure parking standard for cycles is 1 space per 250m<sup>2</sup> (minimum of 2 spaces). The London Plan further reiterates that cycle parking should be provided at 1 space per 40sqm of A2-A5 uses.

Policy 5.3 of the Southwark Plans requires cycle parking to be secure, convenient and weather proof. We recommend Sheffield stands as the preferred cycle storage method in all cases and request that the applicant makes every attempt to provide these in the design of the development.

**Refuse and Recycling:**

Provision will need to be provided within any retail/restaurant use, details should be provided at application stage

**Sustainability**

Any proposed development should demonstrate how carbon dioxide emissions will be minimised in accordance with the Be Lean, Be Clean, Be Green hierarchy set out in London Plan and Southwark planning policies. The commercial space will need to be BREEAM compliant and thus any commercial unit would need to meet the excellent requirement as outlined within the Core Strategy 2011.

**Community Infrastructure Levy**

The development would potentially be subject to a financial contribution under the Community Infrastructure Levy, for both Mayoral and Southwark CIL. Mayoral CIL is indexed linked from the £35 per square metre set in April 2013. Southwark CIL came into effect on 01 April 2015 and is set at £125 for retail units.

A section 106 agreement may also be required to secure, where necessary, archaeology, carbon offset, employment and enterprise obligations, outdoor amenity space and public realm measures. Further details of how and where these will be used are set out in the Councils section 106 Planning Obligations/Community Infrastructure Levy SPD.

**List of documents required at application stage**

The following link will take you to the councils web page where you can view the list of documents that should accompany the application:

[https://www.southwark.gov.uk/downloads/download/2021/full\\_planning\\_permission](https://www.southwark.gov.uk/downloads/download/2021/full_planning_permission).

**Conclusion**

The proposed new build, changes of use and external alterations to the buildings are likely to be considered acceptable as they would not result in a detrimental impact on the host buildings within the Piazza, nor the wider conservation area. The proposals would also be unlikely to result in any significant amenity impacts or impact on access/highways to an extent that would warrant refusal and as such in general would be supported. However, further consideration should first be given to the loss of the Fountain and associated statue as its loss would likely result in harm to the amenity of the users of the site and residents within the area.

*This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken. Should you require any further information in relation to the above please do not hesitate to contact us.*

Yours sincerely

Alex Cameron

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Columbia Threadneedle Property Investment	<b>Reg. Number</b>	16/AP/0464
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/227-A7
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Installation of 51 cycle stands within the existing storage area of the undercroft access route to the basement car park of Eagle Wharf.

**At:** THE COOPERAGES, 8 GAINSFORD STREET, LONDON SE1 2NG

**In accordance with application received on 05/02/2016 12:00:37**

**and Applicant's Drawing Nos.** PL10 OS MAP, 4862L-1-0-PA10 XPD-DRAFT, Easylift Specifications, Sevenoaks Bike Rack specification sheet,

**Subject to the following four conditions:**

**Time limit for implementing this permission and the approved plans**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 4862L-1-0-PA10 XPD-DRAFT,, Easylift Specifications, Sevenoaks Bike Rack specification sheet,  
  
Reason:  
For the avoidance of doubt and in the interests of proper planning.
- 2 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.

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided including the proposed security arrangements including the proposed gate, CCTV and lighting for the covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.  
  
Reason  
In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 4 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local

planning authority has been obtained for any proposed change or variation.

**Reason**

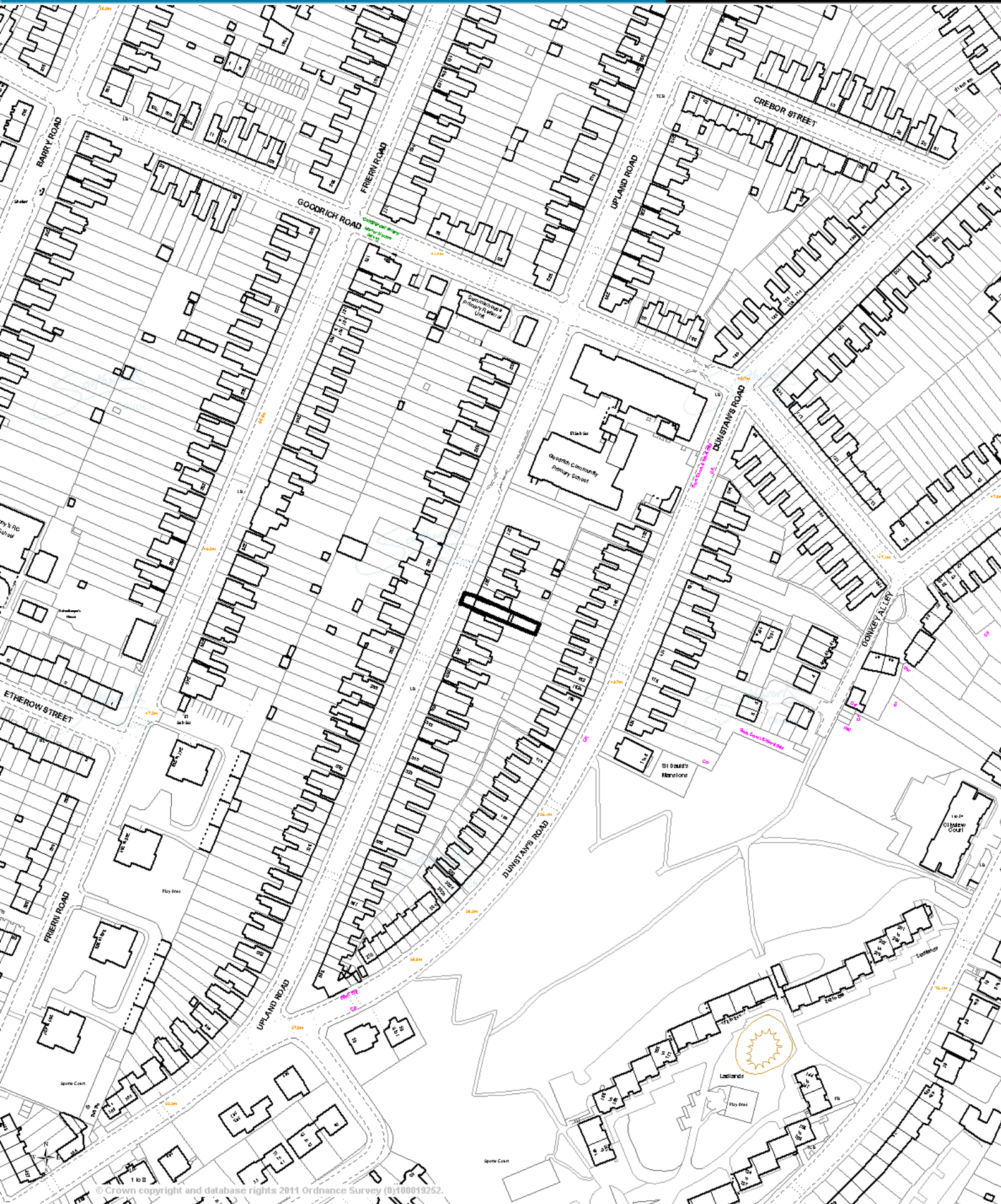
To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

**Statement of positive and proactive action in dealing with the application**

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Ordnance Survey

Date 24/5/2016



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<b>Item No.</b> 7.4	<b>Classification:</b> OPEN	<b>Date:</b> 7 June 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/0882 for: Full Planning Permission  <b>Address:</b> 291 UPLAND ROAD, LONDON SE22 0DN  <b>Proposal:</b> Alterations to existing single storey rear extension, to include a replacement and increase in height of the flat roof.		
<b>Ward(s) or groups affected:</b>	East Dulwich		
<b>From:</b>			
<b>Application Start Date</b> 09/03/2016		<b>Application Expiry Date</b> 04/05/2016	
<b>Earliest Decision Date</b> 03/04/2016			

### RECOMMENDATION

1. Grant planning permission, subject to conditions.

### BACKGROUND INFORMATION

2. The application is reported to planning sub-committee following a referral request by members.

### Site location and description

3. The application site is a two storey Victorian property with a rear outrigger, not far from Goodrich Community Primary School. The property is situated within a residential road with similar two-storey terraced properties. The application property is not within a conservation area nor is it a listed building.

### Details of proposal

4. The proposal is to undertake external alterations to the ground floor side and rear addition by rebuilding the side elevation facing 293 Upland Road with a higher wall and thereby altering the roof height and design from a sloped partially single ply and glazed roof to a continual flat roof as well as installing x4 new roof lights in the side and rear roofs.
5. The rear elevation will change from a conservatory type facade with glazing to bi-folding doors for the entire width.
6. The new dimensions include a parapet wall height of 3.1 metres extending 5 metres beyond the outrigger.
7. The existing height is 3 metres lowering to 2.9 metres and 2.7 metres extending 5 metres beyond the outrigger.
8. At 293 Upland Road there is a glazed canopy measuring 7.5 metres deep from the

main rear elevation and the canopy is 3 metres high.

### **Planning history**

9. 16/AP/0705  
Certificate of Lawful Development (proposed) for the erection of L-shaped dormer to rear and installation of x3 rooflights to front roofslope  
Granted: 21/04/2016

### **Planning history of adjoining sites**

10. None

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

11. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies.
  - b) The impact of the development on the amenity of the adjoining properties.
  - c) Design quality
  - d) All other relevant material planning considerations.

### **Planning policy**

12. National Planning Policy Framework (NPPF)  
Section 7 - Requiring good design
13. London Plan July 2015 consolidated with alterations since 2011  
Policy 7.4 - Local Character  
Policy 7.6 - Architecture
14. Core Strategy 2011  
Strategic policy 12 - Design and conservation  
Strategic policy 13 - High environmental standards
- Southwark Plan 2007 (July) - saved policies
15. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- Policy 3.2 - Protection of amenity  
Policy 3.12 - Quality in design  
Policy 3.13 - Urban design

2015 Technical Update to the Residential Design Standards SPD (2011)



### **Principle of development**

16. There is no objection in principle to alterations to residential properties in established residential areas provided that development is of a high standard of design, respects and enhances the character of its surroundings including any designated heritage assets and does not adversely impact upon the amenity of adjoining properties or residents in accordance with above mentioned development policies.

### **Summary of consultation responses**

17. One comment in support of the application. One comment regarding the excessive enlargement, overbearing design leading to dominance, loss of light, privacy and overshadowing.

### **Impact of proposed development on amenity of adjoining occupiers and surrounding area**

18. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 High Environmental Standards requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems. The council's residential design standards SPD 2011 also sets out the guidance for rear extensions which states that development should not unacceptably affect the amenity of neighbouring properties. This includes privacy, outlook, daylight and sunlight.

#### 289 Upland Road – adjoining (north)

19. Currently the property has a single storey rear extension and shed beyond so therefore the increase in height of 43cm should not detrimentally affect their amenity.

#### 293 Upland Road – adjoining (south)

20. The bulk of the proposal adjoins the boundary of this property, where the roof extends along the length of the outrigger and beyond. There is minimal harm as a result of the roof being levelled as at present, it extends the full length of the outrigger and beyond at 3m high then lowers to 2.9m for the conservatory, sloping down a fraction lower. It is not considered that the 30cm increase in height would considerably harm the amenity of the occupiers of this adjoining property, particularly as it is positioned south of the application site.
21. The proposal will result in a 3.1m high roof on the footprint of the existing extension. At present, the lean-to extension at 293 Upland Road encroaches upon the host property and beyond there is a glazed structure.
22. As the proposal is not to extend further, simply to alter the roofline, it is not considered that the proposal would be overdevelopment or create any significant increase in loss of amenity.

#### 156 and 158 Dunstan's Road (rear)

23. These properties are not affected by the roof alteration.

**Impact of adjoining and nearby uses on occupiers and users of proposed development**

24. None.

**Transport issues**

25. None.

**Design issues**

26. Strategic Policy 12 of the Core Strategy (2011) seeks to achieve the highest possible standards of design for buildings. Saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design', together, seek to achieve high quality architectural and urban design which enhances the quality of the built environment. The Council's Residential Design Standards 2011 provides general guidance on residential extensions to harmonise their scale, impact and architectural style. Section 7 paragraph 56 of the NPPF states that good design is a key aspect of sustainable development while paragraph 58 goes on to states that *'planning policies and decisions should aim to ensure that developments... respond to local character and history and reflect the identity of local surroundings and materials'*.
27. The scheme is seeking to create one complete area by increasing the height of the existing extensions. Only the existing conservatory type extension at the very rear would have a side wall rebuilt to make it more substantial.
28. Whilst it does not comply with residential design standards dimensions, there is no increase in the footprint and the materials used would have brickwork to match existing on the rear elevation and side elevation facing 289 Upland Road, with white render on the side elevation facing 293 Upland Road to match existing. Both of which are acceptable as the brickwork will blend with the existing house and the white render would not be dissimilar to the current situation.
29. The wide bifolding doors are a modern option but again this is acceptable as it allows maximum light to enter into an otherwise long dark room.
30. There will also be rooflights on the flat roof, three along the side element and one on the rear, all varying in size, without being visible from any angle other than above.
31. The proposed floor plan also indicates some alterations to the garden area beyond the rear of the house. The sunken patio and concrete retaining walls and some steps 4m beyond the rear elevation centrally positioned to rise up to the remaining garden as the rear garden has different ground levels.
32. This additional alteration is acceptable and not considered to harm any neighbour's amenity as a result.

**Impact on character and setting of a listed building and/or conservation area**

33. None.

**Impact on trees**

34. None.

### **Sustainable development implications**

35. None.

### **Other matters**

36. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The application is not CIL liable because it is not constituted as chargeable development under the CIL Regulations 2010 (as amended).

### **Community impact statement**

37. The impacts of this application have been assessed as part of the application process with regard to local people in respect of the "protected characteristics", as set out in the Equality Act 2010, the council's community impact statement and Southwark Council's approach to equality: delivering a fairer future for all, being age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and belief, sex (a man or a woman), and sexual orientation.
38. In assessing this application, the council has consulted those most likely to be affected as part of the application process and considered these protected characteristics when material to this proposal.
39. The following protected characteristics or groups have been identified as most likely to be affected by this proposal: None due to the small scale of the development.

### **Consultations**

40. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

41. Details of consultation responses received are set out in Appendix 2.

### **Human rights implications**

42. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
43. This application has the legitimate aim of providing an improved living area. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### **Conclusion on planning and other issues**

44. The increase in roof height and rebuild of external wall section would not adversely impact the amenities of adjoining occupiers. The materials and design of the extension

are considered acceptable in this location and therefore planning permission is recommended.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2567-291 Application file: 16/AP/0882 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 5426 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Human Rights Considerations
Appendix 4	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Lisa Jordan, Graduate Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	26 April 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing And Modernisation	No	No
Director Of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		24 May 2016

**APPENDIX 1****Consultation undertaken**

**Site notice date:** 21/03/2016

**Press notice date:** n/a

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 11/03/2016

**Internal services consulted:**

n/a

**Statutory and non-statutory organisations consulted:**

n/a

**Neighbour and local groups consulted:**

First Floor Flat 158 Dunstons Road SE22 0ES  
Ground Floor Flat 158 Dunstons Road SE22 0ES  
293 Upland Road London SE22 0DN

156b Dunstons Road London SE22 0ES  
156a Dunstons Road London SE22 0ES  
289 Upland Road London SE22 0DN  
36 Castle Road Cowes PO31 7QZ

**Re-consultation:** n/a

**APPENDIX 2****Consultation responses received****Internal services**

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

293 Upland Road London SE22 0DN  
36 Castle Road Cowes PO31 7QZ

**APPENDIX 3****Human Rights Considerations**

This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

This application has the legitimate aim of providing additional residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr A Glabay	<b>Reg. Number</b>	16/AP/0882
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/2567-291
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Single storey replacement rear extension with increase in height of the flat roof

**At:** 291 UPLAND ROAD, LONDON SE22 0DN

**In accordance with application received on** 08/03/2016 16:00:36

**and Applicant's Drawing Nos.** P4, P2, P3, P5

P8, P6, P7, P1, planning statement

**Subject to the following four conditions:**

**Time limit for implementing this permission and the approved plans**

- 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 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: P8, P6, P7

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 3 The facing materials used in the carrying out of this permission shall match the original brickwork in type, colour, dimensions, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 4 The roof of the single storey side and rear extension hereby permitted shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of 289 and 293 Upland Road may be protected from overlooking from use of the roof area in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.



**Statement of positive and proactive action in dealing with the application**

The council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

**PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2016-17**

**NOTE:** Original held by Constitutional Team all amendments/queries to Gerald Gohler Tel: 020 7525 7420

Name	No of copies	Name	No of copies
<b>To all Members of the sub-committee</b>			
Councillor Leo Pollak (Chair)	1	Environment & Leisure	1
Councillor Ben Johnson (Vice-Chair)	1	Environmental Protection Team	
Councillor Radha Burgess	1		
Councillor Helen Dennis	1		
Councillor Nick Dolezal	1	Communications	By
Councillor David Noakes	1	Louise Neilan, media manager	email
Councillor James Coldwell		<b>Total:</b>	18
electronic copy only		<b>Dated:</b> 23 May 2016	
<b>(Reserves to receive electronic copies only)</b>			
Councillor Tom Flynn			
Councillor Lucas Green			
Councillor David Hubber			
Councillor Sarah King			
Councillor Kieron Williams			
<b>Officers</b>			
Constitutional Officer, Hub 2 (2 <sup>nd</sup> Floor), Tooley St.	7		
Jacquelyne Green/Abrar Sharif/Selva Selvaratnam, Hub 2 (5 <sup>th</sup> Floor) Tooley St.	3		
Margaret Foley, Legal Services Hub 2 (2 <sup>nd</sup> Floor) Tooley St.	1		