

Planning Committee

Wednesday 8 February 2017

5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Catherine Dale
Councillor Helen Dennis
Councillor Ben Johnson
Councillor Eleanor Kerlake
Councillor Sarah King
Councillor Jane Lyons

INFORMATION FOR MEMBERS OF THE PUBLIC

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

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: www.southwark.gov.uk or please contact the person below.

Contact

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 31 January 2017



Planning Committee

Wednesday 8 February 2017
5.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 5
	To approve as a correct record the minutes of the open section of the meeting held on 17 January 2017.	

Item No.	Title	Page No.
6.	TO RELEASE £282,591 OF SECTION 106 FUNDS FROM VARIOUS DEVELOPMENTS TOWARDS IMPROVED FACILITIES AT MINT STREET ADVENTURE PLAYGROUND AND PARK	6 - 13
7.	DEVELOPMENT MANAGEMENT	14 - 18
	7.1. FLATS A & B, 23 HINDMANS ROAD, LONDON SE22 9NF	19 - 27
	7.2. TITAN HOUSE 144 SOUTHWARK STREET, LONDON SE1 0UP	28 - 41

ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.

EXCLUSION OF PRESS AND PUBLIC

The following motion should be moved, seconded and approved if the 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: 31 January 2017



Planning 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 committee.
3. The role of members of the planning 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 committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- (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.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning 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 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.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. 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: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 17 January 2017 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE
 Councillor Samantha Jury-Dada
 Councillor Hamish McCallum
 Councillor Michael Mitchell
 Councillor Darren Merrill
 Councillor Jamille Mohammed
 Councillor Adele Morris

OTHER MEMBERS PRESENT: Councillor Jane Lyons, Ward Member for Village Ward

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Jon Gorst, Legal Representative
 Andre Verster, Team Leader, Planning
 Pip Howson, Team Leader, Transport Policy
 Victoria Foreman, Constitutional Officer

1. APOLOGIES

There were no apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated at the meeting:

- Addendum report relating to item 6.1; and
- Members pack relating to item 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 6 December and 19 December 2016 be approved as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda 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 reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. 62-68 HALF MOON LANE, LONDON SE24 9JE

Planning application reference 16/AP/1944

Report: see pages 15 to 36 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Change of use of a former caretaker's house to extend an existing as part of a primary school (Use Class D1) and the retention of the use of the grounds of the former James Black Institute Research Facility as a playing field used ancillary to school.

The committee heard an officer's introduction to the report and addendum report.

There were no objectors present at the meeting who wished to speak.

The applicants addressed the committee and answered the committee's questions arising from their submission.

A supporter of the application who lived within 100m of the development site addressed the committee and answered members' questions.

The committee heard a representation from a local ward councillor, Councillor Jane Lyons, and asked questions of Councillor Lyons.

A motion to grant planning permission was moved, seconded, put to the vote and declared carried as follows:

RESOLVED:

That planning permission be granted subject to the conditions set out in the report and addendum report.

The meeting ended at 6.08 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 8 February 2017	Meeting Name: Planning Committee
Report title:		To release £282,591 of section 106 funds from various developments towards improved facilities at Mint Street adventure playground and park	
Ward(s) or groups affected:		Cathedrals	
From:		Head of Regeneration – Capital Works and Development	

RECOMMENDATION

1. That planning committee agree that funds totalling £282,591 be released from the legal agreements (listed in paragraph 16) associated with developments in the north of the borough, to deliver improved facilities at Mint Street adventure playground.

BACKGROUND INFORMATION

2. Mint Street adventure playground is an extremely popular facility in Cathedrals ward, a dense urban area, deficient in open space but with an increasing family population.
3. The adventure playground was opened in the 1970's following a campaign by local people to reuse land behind the Evelina Children's Hospital as a playground. The adventure playground was operated by a voluntary sector organisation from its inception through to 1996. At this point they pulled out and the site has since been managed by the Southwark Council's play service.
4. The adventure play building has reached the end of its useful life, providing the opportunity to upgrade the site and facilities, integrating it more successfully with the adjacent park and providing facilities better able to supply the community's needs.



5. In 2006 Bankside Open Spaces Trust (BOST) carried out consultation for a multi use development on the adventure playground site (including adventure play), which did not go ahead. There is an active community group using the adventure playground with a website giving details of activities here: www.mintstreet.org.uk.
6. Mint Street Park is situated in the space occupied previously by the Evelina Children's Hospital (1869 - 1976) and before that the debtors enclave, the Mint. It is the largest of a series of pocket open spaces in the Bankside area and was designated in the 2007 Southwark Plan as borough open land.
7. The park was subject to a comprehensive redesign by BOST in partnership with Southwark Council, in 2001, which was commended by the ODPM (Office of the Deputy Prime Minister). BOST and Southwark Council have since been involved in the ongoing maintenance and implementation of a series of improvements at the park including; MUGA facilities, installation of an outdoor gym, improvements to the adventure play building, children's play facilities, adventure playground equipment and improved lighting. These have been funded through a variety of sources including Cleaner Greener Safer, Playbuilder funding and section 106.
8. Continuing development in the area has put increased pressure on open spaces in the Borough and Bankside area. Mint Street Park has become a hub for community activity and as such is heavily used by residents and office workers alike. Increased usage of Mint Street Park has brought with it various issues that require attention, including increasing prevalence of street drinkers, and a number of serious incidents of crime. It is expected that local demand on this open space will grow further as future development in Bankside comes to fruition.
9. The key objectives for the building are:
 - To maximise the outdoor area available for play and provide a compact building plan to minimize the building footprint
 - Good visual and physical links between indoor and outdoor spaces
 - A clearly identifiable, safe entrance point and safe evening access to the site
 - Child friendly spaces that are good to play in, plus intrinsically safe and easy for play workers and parents to supervise unobtrusively.
 - Respect for the existing buildings and park, remaining below the height of existing street and park trees.
 - Form and elevations that make positive contributions to the street, the park and the boundaries between areas.
 - Better links between the two adventure play areas
 - A robust, sustainable building.
10. The building works will provide:
 - An accessible entrance
 - Two accessible activity rooms on two levels
 - Children's kitchen and art space
 - Outdoor growing space at first floor level
 - A child- oriented climbing facility
 - New accessible toilet facilities
 - New staff facilities
 - Heating and ventilation with low energy costs
 - A low maintenance, sustainable building with BREEAM "Very good" rating.

11. Landscaping works (subject to a future planning application) will provide:

- A new, safe and secure entrance
- Secure access to the MUGA (Multi Use Games Area) from the adventure play area
- A new adventure playground
- Facilities for footballers and cyclists.



12. Planning permission has been obtained for the new building and will be applied for the landscape elements.

13. This report deals with a request for additional funding of £282,591 from the legal agreements listed in Table 1 at paragraph 16.

14. Planning obligations are used to address the impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning contributions. These contributions can cover a range of facilities and services including affordable homes, new open space, funding of school places, streetscape improvements and the provision of employment training schemes.

KEY ISSUES FOR CONSIDERATION

15. In order to match available section 106 funding to potential projects, a mapping exercise was carried out to understand the distribution of unspent section 106 monies by "purpose" (parks and public open spaces/children's play/sport development).

16. A list of two projects is shown in Table 1 below with an identified section 106 budget. Full details of the developments through which the section 106 funding arises from are provided in Appendix 1.

Table 1

Project Proposal	Planning application number	Agreement No.	Funding available £
Parks & Public Open Spaces	13/AP/0966	690	£27,617
Publ O/Space, Childrens Play, Sport Devt	12/AP/2062	662	£254,974
			£282,591

Proposed programme: Implementation during 2016-17 and 2017-18

Policy implications

17. Delivering a new adventure play facility in Mint Street Park supports the principles of a number of Southwark policies in the Council Plan 2014-18, these policies include but are not limited to the following:
- Promise 1: Value for Money
 - Promise 5: Nurseries and Childcare
 - Promise 6: A Greener Borough
 - Promise 9: Revitalised Neighbourhoods.

Community impact statement

18. By implementing the proposed improvements to Mint Street adventure playground the council is improving the environment and social sustainability of the community council area, providing a high quality public place both indoor (community centre) and outdoor (public realm) which local residents and workers can use, and which promotes the potential for interaction.

Resource implications

19. The regeneration (capital works and development) team, within the chief executive's department, have been responsible for leading the project through the pre planning and design process and have now secured planning consent. Costs incurred have been and will continue to be contained within the team's revenue budget.

Equal opportunities

20. This programme of projects has been designed to be fully accessible to all, without prejudice or discrimination.

Consultation

21. Extensive public consultation on this project has been undertaken and a user group established to inform the design process.
22. All ward councillors have been consulted on spend within the Cathedrals ward. The chair and vice chair of Borough, Bankside and Walworth Community Council have also been consulted.

Sustainable development implications

23. This project will be delivered in line with the sustainable design and construction SPD, which requires sustainable procurement of materials and the use of environmental technologies.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Reference	Account No.	Purpose	Principle amount	Indexation / Interest
13/AP/0966	690	PPOS	£27,541	£75.76
12/AP/2062	662	PCSD	£254,974	N/A

24. The above mentioned developments secured £282,591 combined in contributions towards improved facilities at Mint Street adventure playground and park. All £282,591 is currently unallocated and available.
25. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Law and Democracy

26. This report seeks authority from the planning committee to release £282,591 towards proposed improvements to the Mint Street adventure playground. The monies were paid to the council as part of the planning obligations assessed in relation to particular development projects as summarised in Appendix 1.
27. The two agreements which are specified in Table 1 at paragraph 23 relate to the Guys Hospital development (which is contributing the significant majority of the funds) along Great Maze Pond and also the site at 169-173 Blackfriars Road which is the mixed use development along Pocock Street.
28. Whenever section 106 monies are spent, it is essential that this is in accordance with the tests set out in regulation 122, Community Infrastructure Levy Regulations 2010 (as amended) and also in accordance with the terms of the particular section 106 agreement. The relevant agreements have been checked and it is confirmed that the payments were made for the creation of new or the maintenance of existing public open spaces within the vicinity of the site. Members are therefore advised that they are able to approve the proposed expenditure if they consider this to be appropriate.

Strategic Director of Finance and Governance

29. This report requests the planning committee to approve the release of £282,591 from legal agreements listed in the body of this report, towards improvements of the

facilities at Mint Street adventure playground

30. On 18 March 2014, the cabinet agreed a budget of £2million, funded by capital receipts towards the upgrade and improvement of Mint Street adventure playground. This section 106 contribution of £282,591 is additional funding for this project.
31. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
32. The strategic director of finance and governance notes the council has received the related section 106 funds and that they are available for the project outlined in this report. Contribution of £2m from council's capital receipts is also noted.
33. The allocation of funding for this project represents an increase in council's capital expenditure and will be reflected as a budget variation in the next capital monitoring report to cabinet.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Section 106 SPD	Planning policy 160 Tooley Street	Neil Loubser 020 7525 5451
Section 106 legal agreements	Planning policy 160 Tooley Street	Neil Loubser 020 7525 5451

APPENDICES

No.	Title
Appendix 1	Summary of developments

AUDIT TRAIL

Lead Officer	Bruce Glockling, Head of Regeneration – Capital Works and Development	
Report Author	Laura Wannop, Project Manager	
Version	Final	
Dated	27 January 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Finance and Governance	Yes	Yes
Section 106 Manager	Yes	Yes
Cabinet Member	N/A	N/A
Date final report sent to Constitutional Team		27 January 2017

APPENDIX 1

13/AP/0966	169-173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET), LONDON, SE1 8ER
<p>Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totalling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant.</p> <p>Further details are available on the council's website: http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=summary&keyVal=_STHWR_DCAPR_9549115</p>	
12/AP/2062	169-173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET), LONDON, SE1 8ER
<p>Demolition of existing buildings on the corner of Great Maze Pond and Snowsfields and erection of a 14 storey building for a Cancer Treatment Centre (with an additional 2 storeys of roof plant) 71 metres in height and 29,000sqm floor area, with preservation in situ of a Scheduled Ancient Monument (Roman Boat), public realm works, disabled parking, cycle parking facilities and basement link to hospital campus.</p> <p>Further details are available on the council's website: http://planbuild.southwark.gov.uk:8190/online-applications/applicationDetails.do?activeTab=summary&keyVal=_STHWR_DCAPR_9545717</p>	

Item No. 7.	Classification: Open	Date: 8 February 2017	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		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 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	Victoria Foreman 020 7525 5485
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 General Enquiries 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Constitutional Manager (Acting)	
Report Author	Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	31 January 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		31 January 2017

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Wednesday 08 February 2017

Appl. Type Full Planning Permission
Site FLATS A & B, 23 HINDMANS ROAD, LONDON, SE22 9NF

Reg. No. 16-AP-4534
TP No. TP/2623-25
Ward Peckham Rye
Officer Christopher Kirby

Recommendation GRANT PERMISSION

Proposal

Replacement of existing windows and doors with PVCu double glazed units.

Item 7.1

Appl. Type Full Planning Permission
Site TITAN HOUSE 144 SOUTHWARK STREET, LONDON, SE1 0UP

Reg. No. 16-AP-4500
TP No. TP/1145-H
Ward Cathedrals
Officer Craig Newton

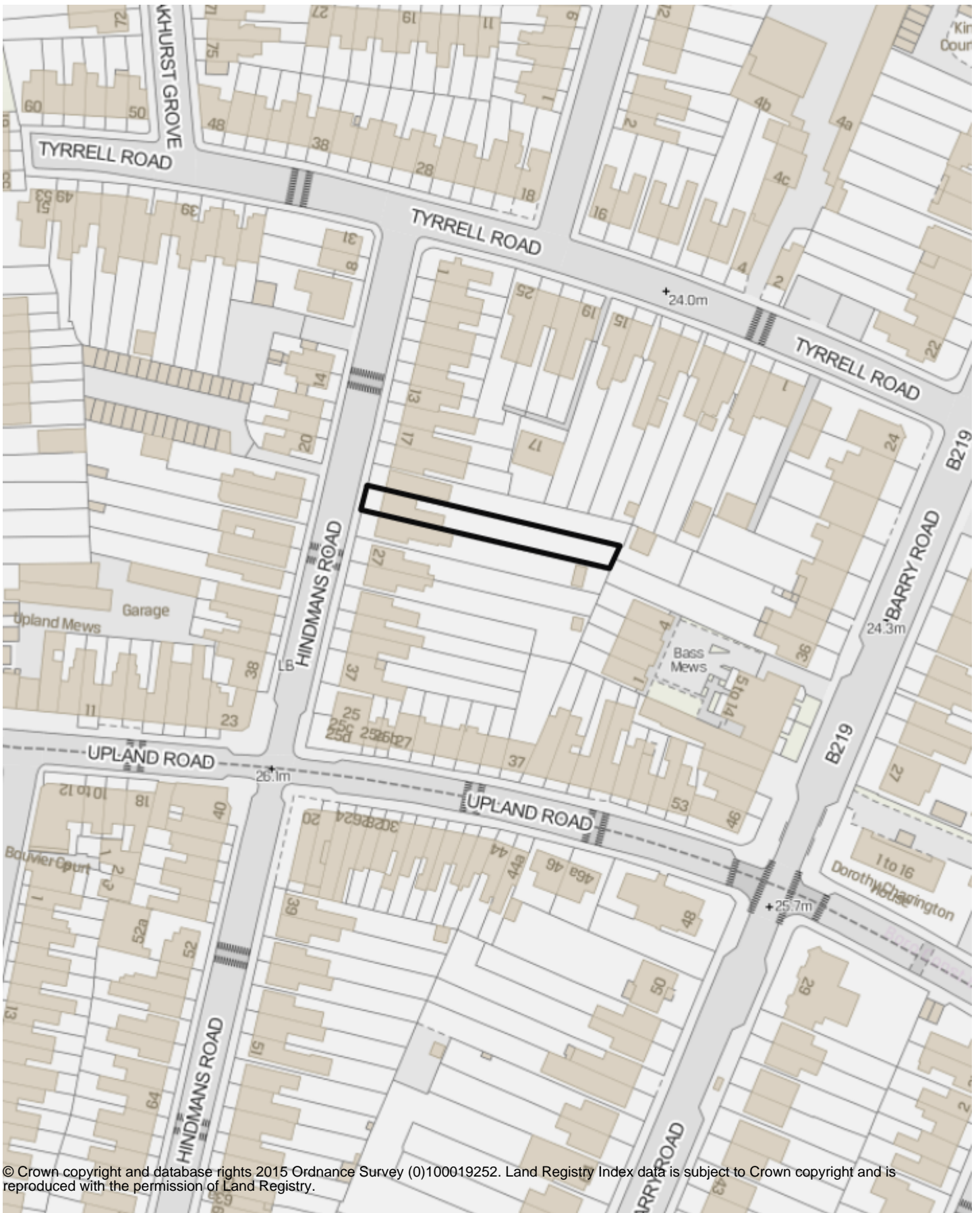
Recommendation GRANT PERMISSION

Proposal

Office extension at 5th and 6th floors, 1 x residential apartment at 7th floor, new lifts and re cladding of the existing

Item 7.2

AGENDA ITEM 7.1 - 23 HINDMANS ROAD



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Item No. 7.1	Classification: Open	Date: 8 February 2017	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/4534 for: Full Planning Permission Address: FLATS A & B, 23 HINDMANS ROAD, LONDON SE22 9NF Proposal: Replacement of existing windows and doors from timber to PVCu double glazed units		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 09/11/2016		Application Expiry Date 04/01/2017	
Earliest Decision Date 04/12/2016			

RECOMMENDATION

1. That planning consent be granted, subject to conditions.

BACKGROUND INFORMATION

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

Site location and description

3. Type of property Two storey mid terrace property which is currently being used as two self-contained flats.
 Site bounded by No. 25 Hindmans Road (to the west)
 No. 21 Hindmans Road (to the east)
 Is property listed? No
 In conservation area? No

Details of proposal

4. Planning permission is sought to replace; 5 window units and a door on the front elevation; 3 windows on the flank elevation; and 4 windows and a door on the rear elevation. The existing wooden framed windows would be replaced with PVCu double glazed units.

Planning history

5. Permission in 1973 for the conversion of the property into two self-contained flats.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

6. The main issues to be considered in respect of this application are:
- a) Impact on amenity of adjoining occupiers
 - b) Design quality
 - c) All other relevant material planning considerations.

Planning policy

7. National Planning Policy Framework (the Framework)

Section 7 - Requiring good design

Section 10 - Meeting the challenge of climate change, flooding and coastal change

8. The London Plan 2016

Policy 7.4 - Local character

Policy 7.6 - Architecture

9. Core Strategy 2011

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

10. 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.

Consultation replies

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

Total number of representations: 5

In favour: 0

Against: 5

Neutral: 0

Petitions in favour: 0

Petitions against: 0

12. Summary of consultation responses:

Against

- The use of PVCu would detract from the setting of the area.
 - PVCu is not bio degradable and therefore it is not a sustainable option.
 - PVCu is not appropriate to the age and design of the property.
13. All matters have been addressed in the sections below.
14. Non planning matters raised:
- The use of wood would be a cheaper option.
 - There is no need to change the windows as they are considered to be in good condition.
 - That the flats should be considered separately.
 - A current occupier intends to purchase the property.
 - The ground floor flat should have been repaired a long time ago.
 - Fire risk/hazards as a result of the first floor casement windows.
 - Wooden windows last longer than PVC.

Design issues and impact on amenity of adjoining occupiers

15. The proposed development would not see the enlargement of existing openings nor the creation of any new openings. Furthermore, no part of the proposed development would project forward from any existing elevations. The proposal would therefore not adversely affect the amenity of any occupiers within the application site or those who adjoin the application site.
16. There would be no significant change in the appearance of the property as a result of the proposed development as the design of the proposed units would mimic exactly that of the existing units. While the proposed material (uPVC) would represent a departure from the existing material (timber), the new units would exhibit the same colour and appearance as the existing units. As there would be minimal discernible change on the existing condition, this planning application does not give rise to any design concerns.
17. Furthermore, there are currently 6 properties along the terrace, including the neighbouring property No. 25, which have a combination of PVCu windows and doors to the front elevation. It is therefore considered that the use of PVCu has already been established along the terrace.

Conclusion on planning issues

18. The proposal would not adversely affect the amenity of any adjoining or nearby occupiers and would achieve a good standard of design. The proposal therefore accords with the Development Plan and no material considerations which indicate against the proposal remain. The application is recommended for approval.

Community impact statement

19. 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.
20. The impact on local people is set out above.

Consultations

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

Human rights implications

22. This planning application engages certain human rights under the Human Rights Act 2008 (the HA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
23. This application has the legitimate aim of providing replacement windows. 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/2623-25 Application file: 16/AP/4534 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 0952 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Christopher Kirby, Planning Officer	
Version	Final	
Dated	27 January 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
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
Date final report sent to Constitutional Team		11 January 2017

APPENDIX 1**Consultation undertaken**

Site notice date: 11/11/2016

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 11/11/2016

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat A 23 Hindmans Road SE22 9NF
Flat B 23 Hindmans Road SE22 9NF
21 Hindmans Road London SE22 9NF

25 Hindmans Road London SE22 9NF
23b Hindmans Road East Dulwich SE22 9NF
15a Hindmans Road London SE22 9NF
24 Hindmans Road SE22 9NF

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

15a Hindmans Road London SE22 9NF
21 Hindmans Road London SE22 9NF
23b Hindmans Road East Dulwich SE22 9NF
24 Hindmans Road SE22 9NF
25 Hindmans Road London SE22 9NF

RECOMMENDATION

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

Applicant	Mr Lloyd Morgan Hexagon Housing Association	Reg. Number	16/AP/4534
Application Type	Full Planning Permission	Case Number	TP/2623-25
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Replacement of existing windows and doors with PVCu double glazed units.

At: FLATS A & B, 23 HINDMANS ROAD, LONDON, SE22 9NF

In accordance with application received on 07/11/2016 12:02:52

and Applicant's Drawing Nos. Design and access statement

27.84/043 - Location Plan

27.84/051 - existing and proposed elevations

Subject to the following three 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:
27.84/051 - existing and proposed elevations
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.

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 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

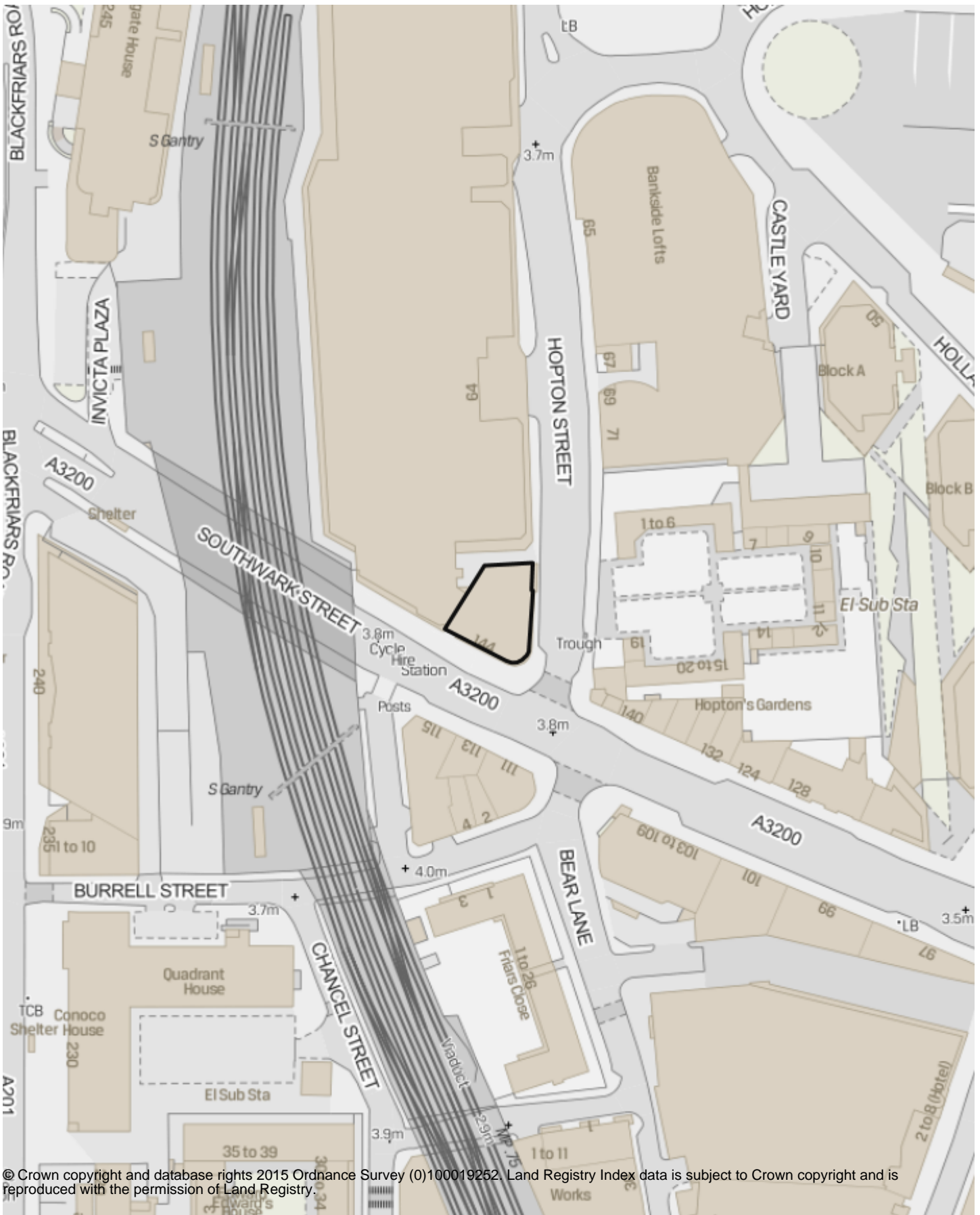
Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance. The application has been determined within the agreed extended time period.

Agenda Item 7.2



AGENDA ITEM 7.2 - TITAN HOUSE, 144 SOUTHWARK STREET



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Item No. 7.2	Classification: Open	Date: 8 February 2017	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/4500 for: Full Planning Permission Address: TITAN HOUSE 144 SOUTHWARK STREET, LONDON SE1 0UP Proposal: Office extension at 5th and 6th floors, 1 x residential unit at 7th floor, new lifts and re-cladding of the existing building		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date 02/12/2016		Application Expiry Date 27/01/2017	
Earliest Decision Date 01/01/2017			

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

2. This item is brought before the sub-committee for decision at the request of councillors. In addition, this is a replica scheme of the approved planning application 12/AP/3715 which was approved by planning sub-committee B on 23 October 2016.

Site location and description

3. Titan House is located on the corner of Southwark Street and Hopton Street. The existing building is 6 storeys in height. The building is in use as an office. The principal access to the building is from Hopton Street.
4. The site is situated in the:
 - Central Activity Zone
 - Air Quality Management Area
 - Archaeological Priority Zone
 - District Town Centre
 - Thames Policy Area
 - Thames Special Policy Area
 - Strategic Cultural Area
 - Bankside, Borough and London Bridge Opportunity Area.

Details of proposal

5. It is proposed to extend the existing 5 floor office accommodation and to construct an additional 6th floor of office accommodation. It is also proposed to create an additional set back floor at 7th floor level to accommodate a self contained 2 bedroom unit with a

roof terrace. A new entrance is proposed adjacent to the office entrance at ground floor. New lifts are proposed.

6. Part of the proposal is to re-clad part of the building. The drawings indicate a lighter coloured outer frame stone cladding. The secondary inner frame cladding would be powder coated steel or aluminium.

Planning history

<p>10/AP/0849 Application type: Full Planning Permission (FUL)</p> <p>Installation on footway of cycle hire docking station measuring 32m long and 2m wide, for the Transport for London Cycle Hire Scheme containing a maximum of 40 docking points for scheme bicycles plus a terminal. (amendment to 09-AP-1211) Decision date 30/06/2010</p> <p>Decision: Granted (GRA)</p>
<p>12/AP/3715 Application type: Full Planning Permission (FUL)</p> <p>Extension of the office floorspace at 5th floor level and the creation of two additional floors at 6th and 7th floor level (7th floor set back). The 6th floor will accommodate additional office space and the 7th floor will accommodate a 2 bed residential unit with a roof terrace. Also proposed is lift shaft on the western elevation, the recladding of the existing building and replacement windows.</p> <p>Decision date 20/10/2013 Decision: Granted (GRA)</p>

Planning history of adjoining sites

7. 12/AP/3940: Sampson House 64 Hopton Street SE1 9JH and Ludgate House 245 Blackfriars Road SE1 and railway arches. Grant permission for demolition of existing buildings and the construction of a mixed use development totalling 144,571 sq. metres. Granted 08/10/2013.
8. 14/AP/1190: 111 Southwark Street, London, SE1 0JF. Description: alterations to existing front elevation of building fronting Southwark Street incorporating replacement ground floor windows (with lowered cill level) and entrance doors. Granted 05/06/14.
9. 12AP1213: Pulse Nightclub Railway Arch 1, Invicta Plaza, Southwark Street, London, SE1 9UF. Continued use as a multi-purpose leisure venue for corporate events and nightclub (sui generis), and the proposed use of Arch 5 for ancillary purposes; with minor alterations to the elevations to Invicta Plaza and the installation of air extracts within arches on the eastern elevation. Retention of alterations to Arches 1-4. Refused by the council but granted planning permission on 09/12/13 following an appeal.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. 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 application is acceptable in terms of design and massing within the surrounding streetscape

- c) the impact on the setting of any listed buildings
- d) the impact of the scheme upon the amenity of the surrounding occupiers, and future residents
- e) the impact of the proposal on the development potential of adjoining sites
- f) transport impacts
- g) all other matters.

Planning policy

11. National Planning Policy Framework 2012 (the Framework)

Section 1 - Building a strong competitive economy
 Section 4 - Promoting sustainable transport
 Section 6 - Delivering a wide choice of high quality homes
 Section 7 - Requiring good design.

12. The London Plan 2016

Policy 3.3 - Increasing housing supply
 Policy 6.9 - Cycling
 Policy 6.10 - Walking
 Policy 6.13 - Parking
 Policy 7.3 - Designing out crime
 Policy 7.6 - Architecture
 Policy 7.8 - Heritage assets and archaeology
 Policy 8.3 - Community infrastructure levy.

13. Core Strategy 2011

Strategic Policy 1 - Sustainable Development
 Strategic Policy 2 - Sustainable Transport
 Strategic Policy 5 - Providing New Homes
 Strategic Policy 12 - Design and Conservation
 Strategic Policy 13 - High Environmental Standards.

Southwark Plan 2007 (July) - saved policies

14. 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 1.7 Development within town and local centres
 Policy 3.2 - Protection of amenity
 Policy 3.7 - Waste reduction
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design

Policy 3.14 - Designing out crime
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 Policy 4.2 - Quality of residential accommodation
 Policy 5.3 - Walking and cycling
 Policy 5.6 - Car parking

Residential Design Standards (SPD) October 2011
 Sustainable Design and Construction SPD.

Summary of consultation responses

15. No comments were received from the public.

Principle of development

16. An office use would be retained and increased. In addition to the dwelling, the uses proposed are acceptable on this site as they do not conflict with land use policies.

Environmental impact assessment

17. An environmental impact assessment is not required for an application of this scale.

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

18. Saved Policy 3.2 'Protection of Amenity' and Strategic Policy 13 'High Environmental Standards' states that the council would not allow development where it leads to a loss of amenity for neighbours.
19. The nearest dwellings are the Grade II* listed almshouses on Hopton Gardens to the east of the site.
20. A daylight and sunlight assessment has been submitted which details the potential impact on these dwellings. The report notes that there would be a loss of light but that the vertical sky component reduction would be less than 20% for the two almshouses closest to the site; a level that the Building Research Establishment (BRE) guidance says would not be noticeable. Dwellings further away from the site would be less affected.
21. One window was identified as not complying with BRE Guidelines relating to loss of sunlight. The results show that the window would lose the 1% of Annual Probable Sunlight Hours (APSH) it presently receives on 21 March. The dwelling that contains this west facing window does have windows on its eastern facade which look over open communal gardens; receiving a good level of sunlight.
22. The proposed development would not have an unacceptable impact overall with respect to sunlight and daylight.
23. It is not considered that any overlooking, sense of enclosure or loss of outlook would result from this proposal because the proposal site is separated from the nearest dwellings by Hopton Street. This separation, coupled with the fact that the top floor would be set back, means that no adverse impact would occur for the occupiers of the almshouses.
24. With regard to the consented scheme (12/AP/3940) at Sampson and Ludgate, it is considered that the proposal would not adversely affect this approved development. It is an office development to the north of the site so less sensitive; the proposed uses

would not give rise to any conflict.

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

25. The adjoining users of the site are the commercial, including those on the lower floors of the building itself. It is recommended that a condition be imposed to ensure suitable sound insulation between the office and residential uses. There is a night club to the west of the site in the arches under the railway viaduct. This was given permission at appeal in 2013. A condition was imposed by the inspector limiting sound emission from the club, a condition which would protect the occupiers of the proposed dwelling. A condition is recommended for this scheme to protect future residents against transportation noise sources.
26. Consideration has been given to the consented development at Sampson and Ludgate house to the north and west of this site (planning ref 12/AP/3940). The approved office development would be visible from the roof terrace of the proposed residential unit, and while it may have some effect, it is not considered that the development would impact on the residential unit to such a degree as to result in adverse living conditions. Occupiers of the dwelling would enjoy good outlook to the south and east.

Transport issues

27. The site does not pose any transport issues in terms of servicing. A condition is recommended that would prohibit new residents from obtaining an on-street parking permit. The applicant would also have to provide cycle parking for the residential and commercial premises. The increase in commercial space would require six parking spaces and for the residential unit two spaces should be provided. A condition is recommended requiring details to be submitted.

Quality of accommodation

Floor areas

28. The unit size and individual room sizes would comply with the minimum standards as set out in the Residential Design Standards SPD 2011. The overall unit size is 175 sq. m. which is well above the minimum standards for a 2 bed unit as described in the nationally described space standards.

Daylight/Sunlight

29. The unit would be well served by windows and receive good levels of sunlight and daylight.

Design issues

30. The existing building is set back at 5th floor level. It is proposed to create two additional floors at 6th and 7th floor level with the 7th floor set back. It is also proposed to re-clad the facade.
31. In terms of bulk and mass, it is considered that the proposal is acceptable. Regard has been given to the existing building heights to the north and west of the site and the proposal is in keeping with these buildings. The site is on a prominent corner and the additional height is in line with the changing nature of this area towards higher density and taller buildings. The proposal would not result in an overbearing structure and the overall appearance is one of a predominantly office building in a central London

location.

32. The proposed re-cladding of the building would result in a significant improvement of the appearance of the building and an improvement to the streetscape. Details of materials have been provided of the stone, render and aluminum. While the stone and render are acceptable the aluminum lacks quality by offering a dull appearance. It is proposed that the materials are conditions as specified except the aluminum, which further details would be required.
33. The proposal would not result in an overbearing structure and the overall appearance is one of a predominantly office building in a central London location. Since then, the Neo Bankside complex has been completed, and the area has seen a change in density and activity, increasing in height in the area overall. While there has been a change in the immediate environment since 2012, policy has not changed significantly to come to an alternative conclusion. The proposals conform to Policy 3.12 'Quality in design' and Policy 3.13 'Urban design'. Sections through reveals should be conditioned to ensure policy compliance for such details.

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

34. 1-19 Hopton Street (the almshouses) are Grade II* listed structures. The existing and proposed buildings are within the setting of these buildings. However, having regard to the design discussion above, it is not considered that the setting would be adversely impacted upon. The re-cladding would improve appearance of the building, benefiting the streetscape, with a positive impact on the setting on the Grade II* listed buildings. The proposal, while higher than the existing building, would not result in an overbearing or dominant structure, preserving the setting of the listed buildings and causing them no harm.

Planning obligations

35. The scheme would be SCIL and MCIL liable. Based on measurements undertaken by officers, the following would be chargeable:

MCIL Chargeable Area = $Gr - Kr - (Gr \times E/G) = 2921 - 2275 - (2921 \times 0/2921) = 646\text{sqm}$

MCIL in 2017 = $646\text{sqm} \times \text{£}35 \times 286/223 = \text{£}28,998$

SCIL Resi Chargeable Area = $Gr - Kr - (Gr \times E/G) = 169.6 - 25.6 - (169.6 \times 0/2921) = 144\text{sqm}$

SCIL (Resi. Zone 1) = $144\text{sqm} \times \text{£}400/\text{sqm} \times 286/259 = \text{£}63,605$

SCIL Office Chargeable Area = $Gr - Kr - (Gr \times E/G) = 2751.4 - 2249.4 - (2751.4 \times 0/2921) = 502\text{sqm}$

SCIL (Office Zone 1) = $502\text{sqm} \times \text{£}70/\text{sqm} \times 286/259 = \text{£}38,803$

TOTAL SCIL = $\text{£}102,408$

Sustainable development implications

36. The site is in a location where the air quality has not been met. The dwelling, being on the roof, would be located as far away from the sources of pollution (road traffic) as practicable. It is recommended that an informative be added to advise on further means of reducing exposure.

Other matters

37. The proposed development is within flood zone 3. As such the scheme benefits from the River Thames defences. Further, the scheme is for a roof top extension which would not increase the footprint of the building. An informative is recommended advising that a flood evacuation plan to be prepared following the implementation of development.

Conclusion on planning issues

38. The application is a resubmission of the expired consent 12/AP/3715, which was granted planning permission. Since this permission was granted there has been no change in policy and the general acceptance of increased building heights in the area. The materials would improve the appearance of the building and for these reasons the application is recommended for approval, subject to conditions.

Community impact statement

39. 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.

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.

Summary of consultation responses

42. Thames Water: No objection.
43. Environmental Protection Team: No objection.

Human rights implications

44. 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.
45. This application has the legitimate aim of providing additional commercial space and a residential unit. 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/1145-H Application file: 16/AP/4500 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 4004 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Craig Newton, Planning Officer	
Version	Final	
Dated	24 January 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	27 January 2017	

APPENDIX 1**Consultation undertaken****Site notice date:** 09/12/2016**Press notice date:** 08/12/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 06/12/2016**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

Historic England
Thames Water - Development Planning

Neighbour and local groups consulted:

2 Hoptons Gardens Hopton Street SE1 9JJ	5 Hoptons Gardens Hopton Street SE1 9JJ
3 Hoptons Gardens Hopton Street SE1 9JJ	Part Ground Floor Sampson House SE1 9JH
1 Hoptons Gardens Hopton Street SE1 9JJ	Ross House 144 Southwark Street SE1 0UP
19 Hoptons Gardens Hopton Street SE1 9JJ	113 Southwark Street London SE1 0JF
6 Hoptons Gardens Hopton Street SE1 9JJ	142a Southwark Street London SE1 0SW
Sampson House 64 Hopton Street SE1 9JH	142 Southwark Street London SE1 0SW
4 Hoptons Gardens Hopton Street SE1 9JJ	111 Southwark Street London SE1 0JF

Re-consultation: n/a

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

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

Statutory and non-statutory organisations

Thames Water - Development Planning

Neighbours and local groups

None

RECOMMENDATION

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

Applicant	Titan Entertainment Group	Reg. Number	16/AP/4500
	Titan Entertainment Group		
Application Type	Full Planning Permission	Case	TP/1145-H
Recommendation	Grant permission	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Office extension at 5th and 6th floors, 1 x residential apartment at 7th floor, new lifts and re cladding of the existing building.

At: TITAN HOUSE 144 SOUTHWARK STREET, LONDON, SE1 0UP

In accordance with application received on 03/11/2016 16:01:05

and Applicant's Drawing Nos. Air quality assessment

Daylight/Sunlight assessment

Design and access statement

Document - SUBMISSION OF MATERIALS

Plan - existing - 770S02 - EXISTING GROUND FLOOR PLAN Existing Ground Floor Plan56024620000.pdf

Plan - existing - 770S01 - EXISTING BASEMENT PLAN

Plan - existing - 770S07 - EXISTING 5TH FLOOR PLAN

Plan - existing - 770S08 - EXISTING HOPTON STREET ELEVATION

Plan - existing - 770S09 - EXISTING SOUTHWARK STREET ELEVATION

Plan - existing - 770S10 - EXISTING WEST ELEVATION

Plan - existing - 770S11 - EXISTING NORTH ELEVATION

Plan - existing - 770S12 - EXISTING ROOF PLAN

Plan - proposed - 770P01A - PROPOSED BASEMENT PLAN

Plan - proposed - 770P14A - PROPOSED ROOF PLAN

Plan - proposed - 770P09A - PROPOSED 7TH FLOOR PLAN

Plan - proposed - 770P08A - PROPOSED 6TH FLOOR PLAN

Plan - proposed - 770P07A - PROPOSED 5TH FLOOR PLAN

Plan - proposed - 770P06A - PROPOSED 4TH FLOOR PLAN

Plan - proposed - 770P13B - PROPOSED NORTH ELEVATION PLAN

Plan - proposed - 770P04A - PROPOSED 2ND FLOOR PLAN

Plan - proposed - 770P03A - PROPOSED 1ST FLOOR PLAN

Plan - proposed - 770P02A - PROPOSED GROUND FLOOR PLAN

Plan - proposed - 770P10B - PROPOSED HOPTON STREET ELEVATION

Plan - proposed - 770P11B - PROPOSED SOUTHWARK STREET ELEVATION PLAN

Plan - proposed - 770P12A - PROPOSED WEST ELEVATION PLAN

Plan - proposed - 770P05A - PROPOSED 3RD FLOOR PLAN

Site location plan - BLOCK PLAN

Site location plan

Subject to the following eight 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:

Design and access statement

Plan - proposed - 770P14A - PROPOSED ROOF PLAN

Plan - proposed - 770P09A - PROPOSED 7TH FLOOR PLAN

Plan - proposed - 770P08A - PROPOSED 6TH FLOOR PLAN

Plan - proposed - 770P07A - PROPOSED 5TH FLOOR PLAN

Plan - proposed - 770P06A - PROPOSED 4TH FLOOR PLAN

Plan - proposed - 770P05A - PROPOSED 3RD FLOOR PLAN

Plan - proposed - 770P04A - PROPOSED 2ND FLOOR PLAN
 Plan - proposed - 770P03A - PROPOSED 1ST FLOOR PLAN
 Plan - proposed - 770P02A - PROPOSED GROUND FLOOR PLAN
 Plan - proposed - 770P01A - PROPOSED BASEMENT PLAN
 Plan - proposed - 770P13B - PROPOSED NORTH ELEVATION PLAN
 Plan - proposed - 770P10B - PROPOSED HOPTON STREET ELEVATION
 Plan - proposed - 770P11B - PROPOSED SOUTHWARK STREET ELEVATION PLAN
 Plan - proposed - 770P12A - PROPOSED WEST ELEVATION PLAN

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.

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 Notwithstanding the details of the aluminum submitted, alternative samples shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out, the development shall not be carried out otherwise than in accordance with any such approval given. The proposed stone and render to be used in the implementation of this permission shall be those specified in the letter from Osel Architects and development consultants letter dated 24 November 2016,

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 Detail drawings at 1:20 & 1:50 of the glazing, aluminium, soffits used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

- 5 Before any works commence details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking 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.

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 first occupation of the dwelling hereby permitted details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority. Any facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

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 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 7 The separating element between the dwelling on the seventh floor and the commercial space below shall be designed and constructed to ensure that NR20, 5min is not exceeded within the dwelling due to noise from the commercial premises.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess 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.

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 dwelling hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms - 30dB LAeq, T **

* Night-time 8 hours between 23:00-07:00

** Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

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.

Informatives

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood.

The air quality at this location is below current air quality objective level for NO₂, it is recommended that any doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, and filtered if necessary.

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OPEN

COMMITTEE:

NOTE:

PLANNING COMMITTEE

Original held in Constitutional Team; all amendments/queries to Victoria Foreman, Constitutional Team,
Tel: 020 7525 5485

MUNICIPAL YEAR 2016/17

OPEN

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List Updated: May 2016