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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>	Macro Investments Ltd	<b>Reg. Number</b>	11-AP-4298
<b>Application Type</b>	Conservation Area Consent		
<b>Recommendation</b>	Grant permission	<b>Case Number</b>	TP/1525-D

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### Draft of Decision Notice

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#### Conservation Area Consent was GIVEN to demolish the following:

Demolition of Empire Warehouse, Bear Gardens and No. 2 Rose Alley. Facade retention of No. 1 Rose Alley with the remainder of the building demolished. Retention and restoration of 1 Bear Gardens (to allow the construction of a new building of up to 8 storeys high comprising commercial units (either Use Class A1 retail /A2 services /or D1 museum) on ground floor and an apart-hotel (60 rooms) above.

**At:** EMPIRE WAREHOUSE, 1 BEAR GARDENS, 1 & 2 ROSE ALLEY, LONDON, SE1 9ED

**In accordance with application received on 21/12/2011**

**and Applicant's Drawing Nos.** BG-E-00-OS-01-01 Rev P1, BG-E-20-B1-01-01 P1, BG-E-20-OG-01-01 P1, BG-E-20-01-01-01 P1, BG-E-20-02-01-01 P1, BG-E-20-03-01-01 P1, BG-E-27-OR-01-01 P1, BG-E-25-MF-01-01 P1, BG-E-25-MF-01-02 P1, BG-E-25-MF-01-03 P1, BG-E-25-MF-01-04 P1, BG-E-26-MF-01-03 P1, BG-D-20-B1-01-01 P1, BG-D-20-OG-01-01 P1, BG-D-20-01-01-01 P1, BG-D-20-02-01-01 P1, BG-D-20-03-01-01 P1, BG-D-27-OR-01-01 P1, BG-D-25-MF-01-01 P1, BG-D-25-MF-01-03 P1, BG-D-26-MF-01-03 P1, BG-P-00-OS-01-01 P1, BG-P-20-B1-01-01 P1, BG-P-20-OG-01-01 P2, BG-P-20-01-01-01 P2, BG-P-20-02-01-01 P1, BG-P-20-03-01-01 P1, BG-P-20-04-01-01 P1, BG-P-20-05-01-01 P1, BG-P-20-06-01-01 P1, BG-P-20-07-01-01 P1, BG-P-27-OR-01-01 P2, BG-P-25-MF-01-01 P1, BG-P-25-MF-01-02 P1, BG-P-25-MF-01-03 P1, BG-P-25-MF-01-04 P1, BG-P-25-MF-01-11 P2, BG-P-25-MF-01-12 P1, BG-P-25-MF-01-13 P2, BG-P-26-MF-01-01 P1, BG-P-26-MF-01-02 P2, BG-P-26-MF-01-03 P1, BG-P-26-MF-01-11 P1, BG-P-26-MF-01-12 P1, BG-P-26-MF-01-13 P1, BG-E-25-MF-01-21 P1, BG-P-90-OG-01-01 P1, 08011-02-B-B, 08011-02-B-G, 08011-02-B-1, 08011-02-B-2, 08011-02-E1, 08011-02-E2, 08011-02-E3, 08011-02-E4, 08011-02-E5, 08011-02-S-AA, 08011-02-S-BB, 08011-02-S-CC, 10059-02-B-G, 10059-02-E-GA, 10059-02-E-GA, 10059-02-E-GA, 10059-02-E-GA

Townscape and Conservation Assessment

#### Subject to the following condition:

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

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 Prior to commencement of demolition works, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission was granted simultaneously with this consent) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reasons

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the [*insert name*] Conservation Area in accordance with PPS5, 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, and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

- 3 Prior to commencement of works, a measured recording survey of the entire building to be demolished, to include record drawings and photograph record of the relevant features and extent of removal/ retention shall be submitted to and approved by this Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the extent of proposed works is in the interest of the special architectural or historic qualities of the building in accordance with PPS5, 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 of The Southwark Plan 2007.

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