

Item No. 5.1	Classification: OPEN	Date: 12 June 2012	Meeting Name: Planning Sub Committee A
Report title:	Development Management planning application: Application 11/AP/3506 for: Renewal of unimplemented permission Address: OCTAVIA HOUSE, 235-241 UNION STREET, LONDON, SE1 0LR Proposal: Renewal of planning permission reference: 09-AP-0489 dated 2nd July 2009 for: (Redevelopment of the site to create a part four, part six, part seven and part nine storey building containing nine residential units and 2440sqm of commercial floor space. (286sqm retail (Class A1) and 2154sqm office (Class B1)).		
Ward(s) or groups affected:	Cathedrals		
From:	Head of Development Management		
Application Start Date 7 December 2011		Application Expiry Date 7 March 2012	

PURPOSE

- 1 The above application is reported to the Planning Sub Committee as the application is a Major and there are five or more objections.

RECOMMENDATION

- 2 Grant Planning Permission Subject to conditions and Legal Agreement as set out in paragraph 60 of the report
 - (i) Subject to the applicant (or their successors in title) first entering into an appropriate legal agreement (at no cost to the Council) by no later than 12 July 2012, planning permission be granted subject to the S106 and conditions.
 - (ii) In the event that the requirements of Recommendation (i) are not met by 12 July 2012, the Head of Development Management be authorised to refuse planning permission for the reasons set out under paragraph 61.

BACKGROUND INFORMATION

Site location and description

- 3 The application property comprises a three storey building located on a 545sqm site on the south eastern corner of Union Street and Nelson Square and flanked to the east by the railway viaduct servicing Blackfriars and South and East of London and Kent.
- 4 To the west lies the Lord Nelson Public House and Rowland Hill House, a part 7 storey part 9 storey block of flats. To the north is a fairly recently built 8 storey hotel. The Palestra office development lies to the northwest of the site.

To the south of the site are a number of garages and the flatted developments of Applegarth House and Surrey Row and La Gare Apartments.

- 5 The site is located in the Central Activities Zone, an Air Quality Management Area, the Bankside and Borough District Town Centre and Bankside and Borough Action Area. Southwark Underground is located about 100m west of the site and Waterloo East and Waterloo Terminus Railway Station are approximately 400m to the west.
- 6 The site is not located within the setting of any conservation area or listed building.

Details of proposal

- 7 The applicant proposes to demolish the existing building on the site and construct a new nine storey building plus basement, with the ninth floor being a penthouse set back from the main frontages. The ground level is proposed to accommodate an A1 or A2 commercial unit with full frontage onto Union Street and service space to the rear.
- 8 The first to fourth floors are proposed to be occupied by commercial office space and the fifth to ninth floors containing nine family units.
- 9 The basement would be a mix of ancillary service, plant and storage uses, including potential storage/additional unit area for the A1 or A2 ground floor commercial unit.
- 10 The proposed development would replace the approximate 1635sqm of existing office floorspace on site with 2440sqm of commercial floorspace in A1/A2 and B1 use. The upper floors are laid out to maximise the flexibility of space and could be partitioned into a number of units as required. The density of the development, including the commercial element, is 1817 habitable rooms per hectare.
- 11 The residential component of the development would introduce 9 flats, with the following mix proposed:
 - 3 x two-bedroom flats
 - 5 x three-bedroom flats
 - 1 x four-bedroom flat (penthouse)
- 12 Each unit has been provided with external amenity space, by providing terraces off the living rooms of the flats.
- 13 Ancillary accommodation for the residential properties and commercial units (bin stores, bicycle storage, etc) is located at basement and ground floor. Commercial and residential uses have separate entrances, which are accessed off Nelson Square, and bin and bicycle storage is provided separately. A separate service alley provides service access to the building without requiring access through the commercial reception or residential lobby for the waste and recycling. Separate lifts are provided for both the commercial and residential units. The proposed development is car free.

Planning history

- 14 Planning permission (08-AP-0196) was refused for the redevelopment of the site to create a part four, part six, part seven and part nine storey building containing nine residential units and 2440sqm of commercial floor space. (286sqm retail (Class A1) and 2154sqm office (Class B1)). Refused on 28 March 2008 for the following reason:
 - 15 *The proposed building, by reason of its excessive scale and massing height would result in an overdevelopment of the site resulting in the proposal being substantially in excess of the Council's density range and would fail to respond positively to its immediate locality and site specific conditions, appearing as an*

incongruous feature that would harm the local street scene. The proposal is therefore contrary to Southwark's Unitary Development Plan policy 3.13 'Urban Design' and policy 4.1 'Density of residential development'.

- 16 A subsequent application (08-AP-1275) was lodged identical to the aforementioned refused scheme in all regards, although the applicant requested the Council revisit the density calculations. The application was refused on 7 October 2008 for the same reason.
- 17 The first refused scheme (08-AP-0196) was subject to an Informal Hearing appeal. The appeal was dismissed on 12 February 2009. However, upon dismissing this appeal, the Planning Inspectorate found that the proposed building height and bulk would not be out of place, and found that the density, whilst exceeding the recommended density range, would be an efficient use of land and provide for a good standard of accommodation for future occupiers. The appeal was dismissed solely on lack of an effective planning obligation.
- 18 Planning permission (09-AP-0489) was granted on 2 July 2009 for the redevelopment of the site to create a part four, part six, part seven and part nine storey building containing nine residential units and 2440sqm of commercial floor space. (286sqm retail (Class A1) and 2154sqm office (Class B1). The scheme was the same as that submitted under 08AP0196, albeit this time supported by an appropriate S106 agreement.

Planning history of adjoining sites

- 19 Planning permission (9901497) for the redevelopment to provide new office building on basement, ground and 11 upper floors and 295sq.m of retail space; associated landscaping; basement parking; servicing and two accesses onto Gambia Street at 197 Blackfriars Road, was granted on 27 July 2001.
- 20 Planning permission (05-AP-0673) for the erection of an eight storey building for hotel use with retail or restaurant (classes A1/A3) use on the ground floor at 202-206 Union Street and adjoining vacant land was granted on 2 October 2006.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 21 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 proposal on amenity of neighbouring properties;
 - c] The impact on highway and pedestrian safety issues; and
 - d] The design of the scheme and any impact on the character and appearance of the area.
 - e] The quality of accommodation for future occupiers.

Planning policy

- 22 Core Strategy 2011

- 1 'Sustainable development'
- 2 'Sustainable transport'
- 10 'Jobs and Businesses'
- 12 'Design and Conservation'
- 13 'High Environmental Standards'

23 Southwark Plan 2007 (July) - saved policies

- 1.4 'Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations'
- 1.7 'Development within Town and Local Centres'
- 2.5 'Planning Obligations'
- 3.2 'Protection of Amenity'
- 3.3 'Sustainability Assessment'
- 3.4 'Energy Efficiency'
- 3.6 'Air Quality'
- 3.7 'Waste Reduction'
- 3.9 'Water'
- 3.11 'Efficient Use of Land'
- 3.12 'Quality in Design'
- 3.13 'Urban Design'
- 4.1 'Density of Residential Development'
- 4.2 'Quality of Residential Accommodation'
- 4.3 'Mix of Dwellings'
- 5.1 'Locating Development'
- 5.2 'Transport Impacts'
- 5.3 'Walking and Cycling'
- 5.6 'Car Parking'
- 7.4 'Bankside and the Borough Action Area'

24 London Plan 2011

- Policy 3.3 Increasing Housing Supply
- Policy 4.2 Offices
- Policy 7.1 Building London's neighbourhoods and communities
- Policy 7.4 Local character
 - Policy 7.6 Architecture

25 National Planning Policy Framework

On 27 March, the DCLG published the National Planning Policy Framework with immediate effect. The NPPF replaces previous government guidance including all PPGs and PPSs. Full weight should be given to the NPPF as a material consideration in taking planning decisions.

- the policies in the NPPF apply from the day of publication and are a material planning consideration;
- for the purpose of decision-taking, the policies in the Core Strategy, DPDs and SPDs should not be considered out of date simply because they were adopted prior to the publication of the NPPF;
- for 12 months from the date of publication, decision-takers can continue to give weight to relevant local planning policies such as LDDs adopted in accordance with the PCPA 2004 and those in the London Plan.

It should be noted that the weight accorded to saved policies of the Southwark Plan (UDP) should be given according to their degree of consistency with policies in the NPPF.

Principle of development

- 26 The subject site is currently occupied by a B1 Use Class office building and occupies a gross floorspace area of 1610sqm. The relevant policy here is saved policy 1.4 (Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations) relating to the retention of employment uses. The development is proposing the replacement of the existing 1610sqm of business floor space with 2154sqm gross office floorspace 286sqm of gross A1/A2 floorspace and 1767sqm of gross residential use floorspace. Saved Policy 1.4 states:
- 27 *Outside Preferred Industrial Locations and Preferred Office Locations, on sites which have an established B Class Use, and which meet any of the following criteria:*
- i. The site fronts onto or has direct access to a classified road; or*
 - ii. The site is in a Public Transport Accessibility Zone; or*
 - iii. The site is within the Central Activities Zone; or*
 - iv. The site is within a Strategic Cultural Area.*
- Development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use.*
- 28 The subject site is situated in the Central Activities Zone. As the proposed development replaces the existing floorspace in Class B use there is no in principle objection to this development with regards to saved policy 1.4 (Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations) of The Southwark Plan [2007]. The proposed A classes at ground floor are also considered appropriate in this part of Borough and Bankside to provide active frontages and passive surveillance of the area. Residential on upper floors is also considered to be acceptable in land use terms in this town centre location.

Environmental impact assessment

- 29 A Screening Opinion was not requested prior to the submission of the application as the scheme is not Schedule 1 development. It does fall within Schedule 2, being an urban development project. Having reference to the Column 2 criteria, the site area does not exceed the initial threshold of 0.5ha. In addition it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a brownfield site in an inner London location, and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

Density

- 30 Saved Policy 4.1 (Density of Residential Development) states that:
- Residential density will be expected to comply with the following ranges, taking into account the quantity and impact of any non-residential uses:*
- i. Central Activity Zone - 650 to 1100 habitable rooms/hectare;*
- 31 Furthermore, Appendix 2 of the Southwark Plan sets out further details on residential density standards, including detailing that within the Central Activities Zone that "development could typically be 6 to 8 storeys high, however there will be sites where taller buildings are appropriate." It also states that "Within this zone, it is particularly important to find imaginative ways to provide amenity space for residents. Roof terraces, winter gardens, atria, decked gardens over car parking and generous

balconies should be integrated into the overall design where appropriate.”

- 32 The proposed development on the subject site within this Central Activities Zone is proposed at a height of 9 storeys and would have a density, using the density calculation method in appendix 2.6(ii), of 1817 habitable rooms/hectare. This density is higher than the guidelines detailed in the policy.
- 33 However, it is acknowledged that this density figure is somewhat skewed as a result of converting the commercial floorspace into residential for the calculation purposes, especially in this instance where the predominant floorspace is commercial rather than residential. Furthermore, on this constrained site, to achieve a lower density the building height would need to be reduced, and as discussed below, it is considered that the bulk and scale of the building is an appropriate response to context.
- 34 Although the development exceeds the recommended density range of The Southwark Plan [UDP] 2007, regard should be given to the conclusions of the previous Planning Inspector (within the Appeal Decision 08AP0196) that the development is an efficient use of land, whilst minimising impacts on surrounding occupiers and simultaneously providing a good standard of accommodation for future occupiers. Moreover it should also be recognised that this density was accepted by the Council when granting this scheme previously under ref. 09AP0489 and it is considered that the context to this site has not changed materially since this time, and planning policy remains supportive of the scheme.

Amenity

Neighbouring Occupiers

- 35 The 9 storey height of the main block of the building is considered to be acceptable in terms of the location within the Central Activities Zone and the context of development in the immediately surrounding area. The west end of Union Street is characterised by multi storey buildings, dominated by the Palestra Building at the intersection of Blackfriars Road and Union Street. The 9 storey height would be similar to that of the recently constructed Travelodge building on the opposite side of Union Street. This would fit well within the context of the streetscape on Union Street and serve to create a focal point at the end of the vista from Blackfriars Road along Union Street. The proposed building steps down to the rear to four storeys creating a transition between the main block and the adjacent buildings at Surrey Row.
- 36 A number of adjoining occupiers have raised concern over matters related to loss of privacy and overlooking. These matters were carefully considered at the time of the previous permission and it was concluded that any increased overlooking would not be such as to warrant refusal. The site is located within the Central Activities Zone and would therefore be expected to have an element of close proximity to adjacent sites, given the densities that generally prevail in this area. It is not considered that the development would create any significant increase in the overlooking situation nor would the privacy of adjacent occupiers be unacceptably infringed.
- 37 The proposed development is located to the north of the apartments at Surrey Row and would not be likely to significantly impact on the amount of sunlight and daylight received by these units. Furthermore, the stepping of the development down to the adjacent units to the south would mitigate the impact on daylight by managing the transition in heights. The habitable windows that would be considered most significantly effected by the development would be those located in the private residence above the Lord Nelson Public House.
- 38 The applicant previously provided a Daylight and Sunlight analysis study for these

windows against the guidance provided in the BRE Report 209 "Site Layout for Daylight and Sunlight: A Guide to Good Practice" (1991) providing the results of the effect on daylight in terms of the three tests used in the BRE guidelines. The report details that "While there will be some reductions in daylight and sunlight to the windows and rooms in the first floor accommodation of The Lord Nelson Public House they will receive more than adequate levels of daylight and sunlight after the proposed development has been implemented, particularly given their location and orientation"

- 39 It is widely accepted that the most appropriate test, given the city centre location, is the Average Daylight Factor (ADF) test, which gives the interior illumination in the rooms taking into account the size of the windows. Reviewing the details of the report it can be seen that there would indeed be a reduction in the daylight levels received, however as the ADF test shows that acceptable levels of light are retained it is considered that the impact would be acceptable and the proposal would not unreasonably impinge upon levels of light in this location.
- 40 Objectors have also raised concerns about continued construction effects impacting on the surrounding area. While it is acknowledged that the area is undergoing a number of developments and therefore has suffered some disruption, the construction effects of the proposed development will be temporary in nature. Demolition and construction is already controlled by requirements to adhere to numerous other legislative standards, such as Building Act 1984, Environmental Protection Act (EPA) 1990, Environment Act 1995 and Air Quality Regulations 2000 and Health and Safety at Work Act 1974. However, planning conditions can be used on larger more complex sites to mitigate the effects of construction, particularly where there are other properties in fairly close proximity. It is therefore recommended that a condition is included which would require the submission of a Construction Management Plan in order to ensure that the best practice examples are followed to avoid, remedy and mitigate the effects of construction.
- 41 The Inspector in his decision letter at paragraph 25 considered the issue of privacy for the Lord Nelson PH and concluded that even though the facing windows are only 10 metres apart it was considered acceptable as the pub flat was overlooked at lower level from windows in the existing commercial building. He stated that 'In these circumstances I do not consider that the proposal would result in sufficient harm to warrant dismissal of the appeal'. The application proposal is not considered to significantly impact on the acceptable living conditions of neighbouring occupiers and that the development would be in accordance with policies 3.2 (Protection of Amenity) and 3.11 (Efficient Use of Land) of the Southwark Plan 2007.

Future Occupiers

- 42 All of the proposed room sizes meet the minimum acceptable room size and each of the flats meets the minimum acceptable overall floor area as detailed in the Residential Design Standards [SPD] 2011. The proposed scheme provides balcony areas off each of the units, including access off the main living rooms. Flats three and six primarily have only a single aspect, however, they both face the south with balconies and a large amount of glazing providing good passive solar energy provision, good daylighting and year round sunshine into habitable rooms. The remaining flats all have a dual aspect to both the north and west or south and west. This would provide good ventilation flow through the flats while the southerly aspect again retains the provision for living areas to receive good passive solar energy, daylight and sunlight.
- 43 Each of the proposed residential units would have at least 10.0m² of private amenity space which meets the requirements of the Residential Design Standards [SPD]. There is no communal amenity space associated with the development, however the

public open space of Nelson Gardens is located approximately 45m to the southwest of the site. Due to the site's location within the Central Activity Zone, the provision of good private outdoor space for each of the flats and the proximity of Nelson Gardens, it is considered that the development would provide a good standard of amenity space for each of the units.

- 44 The Council's Environmental Protection Team have reviewed the application and the applicant's Noise Impact Assessment in terms of the impact on the proposed residential units and recommended conditions of consent that would be suitable to ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources, noise nuisance and other excess noise from activities within the commercial premises and from plant and machinery within the development.
- 45 The applicant has supplied a sunlight and daylight analysis for the proposed development in accordance with the guidance provided in the BRE Report 209 "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" (1991) providing the results of the effect on daylight in terms of the Vertical Sky Component (VSC) and Average Daylight Factor (ADF) tests and sunlight in terms of the Annual Probable Sunlight Hours (APSH) test use in the BRE guidelines. The analysis details that all rooms within the proposed development would achieve BRE criteria in terms of daylight. The report also demonstrates that the residential units of the proposed development will received good sunlight amenity and thus be consistent with the BRE guidelines.
- 46 It is therefore considered that the proposed development would provide suitable accommodation for the living conditions of the future occupiers of the development and would be in accordance with saved policies 3.2 'Protection of Amenity' and 4.2 'Quality of Residential Accommodation' of The Southwark Plan 2007 and strategic policy 13 'High Environmental Standards' of the Core Strategy 2011.

Traffic

- 47 The applicant has proposed a car free scheme. The site is located in the Central Activity Zone, has a high PTAL, and the surrounding Controlled Parking Zone is at capacity. The Council's Transport Group is supportive of a car free scheme and request that all occupiers be exempt from obtaining a parking permit. A financial contribution to the sum of £2,750 would be required to be secured via a S106 legal agreement in order that the Traffic Management Order can be amended to exempt occupiers of this site from obtaining parking permits. Provided an acceptable S106 legal agreement is agreed and implemented the development would be considered acceptable in terms of vehicle parking provision, due to the Central Activity Zone location, and would be in accordance with saved policy 5.6 'Car Parking' of The Southwark Plan 2007.
- 48 By exempting occupiers from obtaining parking permits it would effectively mean that the occupiers of the development would not be using the vehicle parking provisions supplied on the public roads. Therefore, the proposed development is not considered to significantly impact on the existing parking situation within the area.
- 49 The cycle storage areas for the development are located in the basement of the building providing for secure and weatherproof storage. Cycle storage has been provided separately for the commercial and residential units, with 10 cycle spaces being allocated for residential units and 16 for the commercial units, in accordance with the provisions of saved policy 5.3 'Walking and Cycling' of The Southwark Plan 2007. The storage of the cycles being located on the basement floor means that they would need to be accessed via the lifts and require users to access the areas by

taking the bikes through the reception areas. While this is not ideal, given the constraints of the site the storage provision is an acceptable solution. The cycle storage provision is therefore considered to be appropriate and in accordance with saved policy 5.3 'Walking and Cycling' of The Southwark Plan 2007.

- 50 The applicant has provided separate waste and recycling storage for both the residential and the commercial units within the development. In addition, commercial waste storage has been designed with a provision for separation if the commercial suites are separately occupied. The distance that the bins are located from the service point exceeds 10m, however the route between the storage areas and the collection point is level and step free and provision of small bins has been made to ensure lighter loads and easier manoeuvring. It is further detailed by the applicant that the building management company will arrange for the bins to be brought to the collection point prior to collection. While the distance of the bins from the collection point exceeds guidelines, given the constraints of the site the provision of waste and recycling is considered acceptable and would adequately cater for the expected waste generation from the uses of the site and would be adequately serviceable, being acceptable in terms of saved policy 3.7 'Waste Reduction' of The Southwark Plan 2007.
- 51 The applicant has previously supplied a servicing statement detailing the proposed servicing arrangements for the development, and providing a Servicing Management Plan. The applicant identified that the site has constraints in terms of acceptable safe servicing and therefore the Servicing Management Plan seeks to ensure that servicing of the site is managed to prevent unacceptable impact on the safe and efficient operation of the Highway network, including maintaining access to the Nelson Square Gardens area for emergency vehicles. The Servicing Management Plan requires a servicing manager who will function to control the servicing deliveries for the commercial suites.
- 52 The servicing will be required to take place on Union Street and will be controlled to ensure that servicing deliveries only occur in allocated time slots to avoid several deliveries taking place at the same time. In order to stop servicing on Nelson Square at the service entrance a financial contribution has been sought and accepted by the developer to pay for increasing the yellow lines on Nelson Square in front of the site. Conditions of consent are recommended to ensure that the provisions of the Servicing Management Plan are adhered to and mitigate the impact of the development on the safe and efficient operation of the highway network. The proposed development is considered to be in accordance with saved policy 5.2 'Transport Impacts' of The Southwark Plan 2007.

Design

- 53 The height of the proposal is considered acceptable as it responds to the heights of its context, being in keeping with the heights of existing buildings in the area, such as Rowland House, Palestra and the Travelodge building on the opposite side of Union Street. The rear block steps down responsively to the adjacent residential development at Surrey Row to the south in order to minimise the bulk and dominance of the building when viewed from these sites to the south.
- 54 The elevation of the main block facing Union Street is articulated to reflect the varying functions it accommodates, being retail at the base, four storeys of office accommodation and three storeys of residential with set back penthouse. The rear block stepping down from the main block is a contrasting colour to break the bulk of the main building. The street frontage has been greatly improved from earlier schemes and includes retail/commercial accommodation and a better-resolved lobby space to the accommodation above. The elevations are geometrically ordered with the solidity

of the form at the base eroded with height and change of function. The recessed balconies give the building a depth and reveal the three-dimensional quality of the materials.

- 55 The building is to be faced in pre-cast concrete panels in a randomly banded pattern to break up the solidity of the proposed form. The proposed colours for the main block are based on existing brick tones to contextualise the proposal and should be conditioned for approval of details and samples. At the recessed upper balconies, the exposed masonry finishes and window frames are dark grey to contrast against the finishes at the face. The dark-grey finish is taken through to the stepped block at the rear. Here too, the proposed finish should be conditioned for approval of details and samples. Subject to the recommended conditions being included on any approval the development is considered to provide acceptable high quality materials that would fit contextually within the existing environment and would maintain and enhance the appearance of the site and streetscene. The proposed development is therefore considered to be in accordance with saved policies 3.12 'Quality in Design' and 3.13 'Urban Design' of The Southwark Plan 2007 and strategic policy 12 'Design and Conservation' of the Core Strategy 2011.
- 56 The proposal to provide separate commercial and residential entrances provides added security to the development segregating the commercial and residential uses. Separate lifts, cycle storage and stairwells also increase the security of the building and provide an effective design solution to security issues which arise through the multi uses within buildings. The recesses within the entrances have been reduced in order to design out the ability for the recessions to conceal persons. Balconies within the development add to passive surveillance within the area and as the residential levels are elevated from the ground level there is increased security for the occupiers. The proposed design is considered to adequately meet the requirements of saved policy 3.14 'Designing out Crime' of The Southwark Plan 2007.

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

- 57 None.

Planning obligations (S.106 undertaking or agreement)

- 58 The applicant under the previous application offered a Unilateral Undertaking which provided the following contributions:

Open Space Contribution £26,670
Transport Strategic £14,349
Transport Site Specific £10,350
Public Realm £46,460
TMO amendment £2,750

Admin Charge £3,017

Total £103,596

- 59 Under this current application, the applicant offered the following contributions (which are in line with the current S.106 SPD toolkit):

Open Space Contribution £21,500
Sports Development £52,466
Transport Strategic £34,303
Transport Site Specific £34,303

Public Realm £36,300
TMO amendment £2,750
Crossrail levy £38,780

Admin Charge £4,408

Total £224,810

- 60 Should the legal agreement be completed on or prior to 12 July 2012 the proposed development would be in accordance with saved policy 2.5 'Planning contributions' of The Southwark Plan [UDP] 2007 and the S.106 Planning Obligations SPD.
- 61 However, in the absence of a legal agreement being completed by 12 July 2012 the applicant will have failed to adequately mitigate against the impacts of the development and, in accordance with Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, it is recommended that the application be refused for the following reason:

The development fails to adequately mitigate against the adverse impacts of the development in relation to open space contribution, sports development, transport strategic, transport site specific, public realm and cross rail levy. The development is therefore contrary to policy 8.2 'Planning Obligations' of the London Plan, saved policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Implementation and Delivery of the Core Strategy (2011) and Supplementary Planning Document 'Section 106 Planning Obligations' 2007.

Sustainable development implications

- 62 The renewal application is accompanied by a Sustainability Statement and an Energy Strategy (both dated October 2011).
- 63 The renewal application has been upgraded and will meet Code Level 4 (as opposed to Code Level 3 previously) under the Code for Sustainable Homes assessment scheme. The development also meets the BREEAM Excellent rating under the 2011 BREEAM assessment scheme.
- 64 A community heating system is proposed to provide the commercial and residential units with heating and hot water, and in addition space for biomass boilers and a biomass pellet store are provided at basement level. The combination of biomass and photovoltaic systems would reduce the annual carbon dioxide emissions of the site by 16.1%
- 65 The resultant carbon dioxide emissions of the residential element are 36.7%, and the commercial element 25.1%, lower than Part L 2010 compliance, thereby exceeding the requirements of the London Plan 2011, and meeting the energy requirements for Code Level 4 under the Code for Sustainable Homes scheme.
- 66 In addition to the energy efficiency and renewable energy technologies to be provided by in the development, It is proposed to enhance the biodiversity of the site by introducing a Sedum roof. This would consist of a plant called Sedum being planted on the roof, which has a number of benefits including providing habitats for insects and birds, attenuating water runoff and providing further insulation, which keeps the building warm in winter and cool in summer.

Other matters

- 67 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 is 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.

- 68 This application is CIL liable given the increase in both commercial (805m²) and residential (1238m²) floorspace for a total of 2043m² where part of the building has been used for 6 of the last 12 months.
- 69 At £35 per m² the CIL contribution would total £71,505.
- 70 The development is also subject to the Crossrail Levy which totals £110,285.
- 71 Given that the CIL levy cannot be charged twice, the difference of £38,780 is payable and secured through the S.106 agreement, as listed above.

Conclusion on planning issues

- 72 The proposed development represents an efficient use of land within the Central Activities Zone, providing a mixed use development that provides retail, office and residential uses on the site. The design of the building uses high quality materials and a quality architectural design solution to fit within the context of the surrounding streetscene. Although the density of the scheme is high, the proposal responds to the urban nature and grain of surrounding developments and provides a good standard of accommodation and design; whilst respecting the amenities of neighbouring occupiers.
- 73 The proposed development has been designed to a high sustainability level, providing for biodiversity, low water consumption and energy efficiency and renewable energy exceeding the required standards.
- 74 The proposal is therefore compliant with current policies and subject to conditions as recommended and the completion of the S106 agreement, renewal of this planning permission would be acceptable in terms of relevant Development Plan policies and is also in accordance with the NPPF.

Community impact statement

- 75 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

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

Consultation replies

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

Summary of consultation responses

78 A total of 7 letters of objection have been received from the following:

- 136 and 143 Rowland Hill House
- 2, 4 and 7 La Gare, 53 Surrey Row
- Applegarth House TMC
- No Address x 1

79 The reasons for objection have been summarised as following:

- Loss of daylight and sunlight, overshadowing.
- The development exceeds density requirements and is considered to be overdevelopment.
- The building is inappropriate for the site in terms of the height, massing and density of the development, to which neighbours still hold these views.
- There have been no wind tunnel tests.
- The developer is looking to avoid adhering to key policies that have been introduced or changed since the original permission was granted.
- Would limit the ability to rent the adjoining premises as the land will be a construction site for a couple of years.
- Access problems and already suffering from traffic congestion on Union Street.
- The design is unimaginative, ugly and Southwark should consider some aesthetic values on this busy route.
- Continued delay creates uncertainty with neighbours.
- If the development is to be granted, requested that appropriate conditions are imposed on the developer, including the Construction Management Strategy. Concerns about the construction phase.
- Objection to the fire escape.

Human rights implications

80 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.

81 This application has the legitimate aim of providing additional residential and commercial floorspace. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

82 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1474-235 Application file: 11/AP/3506 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5470 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Image 1 and Image 2

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Fennel Mason, Planning Officer	
Version	Final	
Dated	10 April 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	Yes	Yes
Strategic Director of Environment and Leisure	No	No
Date final report sent to Constitutional Team	28 May 2012	

Consultation undertaken

Site notice date:

22 December 2011

Press notice date:

15 December 2011

Case officer site visit date:

22 December 2011

Neighbour consultation letters sent:

22 December 2011

Internal services consulted:

Design and Conservation
Environmental Protection
Transportation Team

Statutory and non-statutory organisations consulted:

Environment Agency
Network Rail
Transport for London

Neighbours and local groups consulted:

Neighbour Consultee List for Application Reg. No. 11/AP/3506

TP No	TP/1474-235	Site	OCTAVIA HOUSE, 235-241 UNION STREET, LONDON, SE1 0LR
App. Type	Renewal of unimplemented permission		

Date Printed	Address
22/12/2011	FLAT 170 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 169 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 168 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 171 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 174 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 173 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 172 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 167 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 162 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 161 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 160 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 163 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 166 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 165 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 164 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 185 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 184 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 183 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 186 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 189 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 188 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 187 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 182 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 177 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 176 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 175 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 178 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 181 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 180 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 179 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 140 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 139 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 138 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 141 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 144 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 143 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 142 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 137 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
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22/12/2011	FLAT 131 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 130 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 133 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 136 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 135 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 134 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 155 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 154 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 153 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 156 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 159 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 158 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 157 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011	FLAT 152 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 147 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 146 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 145 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 148 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 151 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 150 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	FLAT 149 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011	14 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011	13 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011	12 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011	15 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011	18 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ

22/12/2011 17 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 16 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 11 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 6 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 5 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 4 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 7 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 10 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 9 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 8 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 SURGERY ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 RAILWAY ARCHES 28 TO 31 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 52 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 8 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 3 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 2 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 1 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 4 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 7 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 6 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 5 LAGARE APARTMENTS 53 SURREY ROW LONDON SE1 0DF
22/12/2011 FLAT 200 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 199 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 198 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 201 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 204 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 203 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
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22/12/2011 FLAT 197 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 192 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 191 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 190 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 193 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 196 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 195 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 194 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 50A GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 48A GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 OCTAVIA HOUSE 235-241 UNION STREET LONDON SE1 0LR
22/12/2011 52A GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 3 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 2 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 1 LAGARE APARTMENTS 51 SURREY ROW LONDON SE1 0BZ
22/12/2011 54 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 FLAT 207 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 206 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 205 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 FLAT 208 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
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22/12/2011 225 UNION STREET LONDON SE1 0LR
22/12/2011 FLAT 209 APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 62 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 60 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 66 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 FLAT 53 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 52 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 100 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 58 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 202 UNION STREET LONDON SE1 0LX
22/12/2011 PART GROUND FLOOR PALESTRA HOUSE 197 BLACKFRIARS ROAD LONDON SE1 8AA
22/12/2011 56 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 50 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 FLAT 64 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 63 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 62 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 65 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 68 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 67 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 66 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 61 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 56 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 55 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 54 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 57 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 60 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 59 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 58 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 PART FIRST FLOOR PALESTRA HOUSE 197 BLACKFRIARS ROAD LONDON SE1 8AA
22/12/2011 EXCLUDING PART GROUND PART FIRST FIFTH AND SIXTH FLOORS PALESTRA HOUSE 197 BLACKFRIARS ROAD

LONDON SE1 8AA
22/12/2011 GROUND FLOOR 64 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 LIVING ACCOMMODATION THE LORD NELSON 243 UNION STREET LONDON SE1 0LR
22/12/2011 LIVING ACCOMMODATION 225 UNION STREET LONDON SE1 0LR
22/12/2011 UNIT 3 202 UNION STREET LONDON SE1 0LX
22/12/2011 UNIT 2 202 UNION STREET LONDON SE1 0LX
22/12/2011 THIRD FLOOR AND MEZZANINE 64 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 52A ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 RAILWAY ARCHES 45 TO 51 UNION STREET LONDON SE1 0NW
22/12/2011 TOP FLOOR FLAT 66 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 FIRST FLOOR 64 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 SECOND FLOOR 64 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 FIRST FLOOR AND SECOND FLOOR FLAT 48 GREAT SUFFOLK STREET LONDON SE1 0BL
22/12/2011 UNIT 7 RAILWAY ARCH 25 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 6 RAILWAY ARCH 25 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 5 RAILWAY ARCH 25 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 8 RAILWAY ARCH 26 229 UNION STREET LONDON SE1 0BL
22/12/2011 SIXTH FLOOR PALESTRA HOUSE 197 BLACKFRIARS ROAD LONDON SE1 8AA
22/12/2011 UNIT 10 RAILWAY ARCH 27 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 9 RAILWAY ARCH 26 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 4 RAILWAY ARCH 24 229 UNION STREET LONDON SE1 0BL
22/12/2011 FIRST FLOOR FRONT 229 UNION STREET LONDON SE1 0BL
22/12/2011 159A APPELGARTH HOUSE NELSON SQUARE LONDON SE1 0PZ
22/12/2011 60A ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 GROUND FLOOR FRONT 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 3 RAILWAY ARCH 24 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 2 RAILWAY ARCH 23 229 UNION STREET LONDON SE1 0BL
22/12/2011 UNIT 1 RAILWAY ARCH 23 229 UNION STREET LONDON SE1 0BL
22/12/2011 FLAT 110 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 109 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 108 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 111 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 114 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 113 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 112 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 107 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 102 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 101 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 99 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 103 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 106 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 105 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 104 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 125 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 124 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
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22/12/2011 FLAT 129 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 128 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
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22/12/2011 FLAT 122 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 117 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 116 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 115 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 118 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 121 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 120 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 119 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LU
22/12/2011 FLAT 79 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 78 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 77 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 80 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 83 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 82 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 81 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 76 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 71 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 70 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 69 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 72 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 75 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 74 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 73 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 94 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 93 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 92 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 95 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 98 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 97 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT

22/12/2011 FLAT 96 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 91 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 86 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 85 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 84 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 87 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 90 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 89 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
22/12/2011 FLAT 88 ROWLAND HILL HOUSE NELSON SQUARE LONDON SE1 0LT
20/06/1837 by email

Re-consultation:

None

Consultation responses received

Internal services

Design and Conservation - comments incorporated into the report

Environmental Protection - no objection

Transportation Team - no objection subject to conditions

Statutory and non-statutory organisations

Environment Agency - no objection subject to a condition

Network Rail - no objection

Transport for London - no response

Neighbours and local groups

A total of 7 letters of objection have been received from the following:

- 136 and 143 Rowland Hill House
- 2, 4 and 7 La Gare, 53 Surrey Row
- Applegarth House TMC
- No Address x 1

The reasons for objection have been summarised as following:

- Loss of daylight and sunlight, overshadowing.
- The development exceeds density requirements and is considered to be overdevelopment.
- The building is inappropriate for the site in terms of the height, massing and density of the development, to which neighbours still hold these views.
- There have been no wind tunnel tests.
- The developer is looking to avoid adhering to key policies that have been introduced or changed since the original permission was granted.
- Would limit the ability to rent the adjoining premises as the land will be a construction site for a couple of years.
- Access problems and already suffering from traffic congestion on Union Street.
- The design is unimaginative, ugly and Southwark should consider some aesthetic values on this busy route.
- Continued delay creates uncertainty with neighbours.

- If the development is to be granted, requested that appropriate conditions are imposed on the developer, including the Construction Management Strategy. Concerns about the construction phase.
- Objection to the fire escape.