

Item No. 6.2	Classification: OPEN	Date: 9 October 2012	Meeting Name: PLANNING COMMITTEE
Report title:	Development Management planning application: Application 12/AP/2608 for: Full Planning Permission Address: 1-16 BLACKFRIARS ROAD, LONDON SE1 Proposal: Erection of a three storey building for use as a marketing suite in connection with the redevelopment of the main site (under reference 12-AP-1784) for a temporary period of 5 years, together with associated car parking and landscaping.		
Ward(s) or groups affected:	Cathedrals		
From:	HEAD OF DEVELOPMENT MANAGEMENT		
Application Start Date 08/08/2012		Application Expiry Date 03/10/2012	

RECOMMENDATION

- 1 That planning permission be GRANTED for a temporary period of 5 years.

BACKGROUND INFORMATION

- 2 The proposed marketing suite would be used solely for the purposes of marketing the flats within the building proposed to be erected by St George plc at 1 Blackfriars Road. The report relating to that scheme (ref:12-AP-1784) is contained elsewhere on this agenda and contains background information on the site and its context.

Details of proposal

- 3 The proposed development involves the erection of a 3 storey building containing three show flats on the first and second floors, and a sales and marketing office on the ground floor. The building would have a maximum height of 14 metres above local ground level (19.39m AOD). It is sited on the south east corner of the cleared site, adjacent to the current left turn north-bound slip road. 5 car parking spaces are provided adjacent to the building, and cycle stands capable of accommodating 12 cycles.
- 4 Permission has been sought for a temporary period of 5 years. It is envisaged that the building would remain in place during construction of the main tower building, but would need to then be removed to enable the construction of the 'podium building' containing residents' facilities, plant and retail units.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 5 The main issues to be considered in respect of this application are:

- a) the impacts of the marketing suite on the amenity of nearby occupiers;
- b) design issues, including impact on heritage assets; and
- c) traffic issues.

Planning policy

6 Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth
 Strategic Targets Policy 2 - Improving places
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 12 - Design and conservation

Southwark Plan 2007 (July) - saved policies

- 7 Policy 1.1 Access to employment opportunities
- Policy 1.7 Development within town and local centres
- Policy 1.8 Location of developments for retail and other town centre uses
- Policy 3.2 Protection of amenity
- Policy 3.11 Efficient use of land
- Policy 3.12 Quality in design
- Policy 3.13 Urban design
- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 5.1 Locating developments
- Policy 5.2 Transport impacts

8 London Plan 2011

2.13 Opportunity Areas and intensification areas
 2.15 Town centres
 6.13 Parking
 7.6 Architecture

National Planning Policy Framework (NPPF)

- 9 The NPPF came into effect on 27 March 2012 and is a material planning consideration.

Principle of development

- 8 Should planning permission be granted for the main development, then it would be appropriate to allow for on site facilities to market the proposed flats. This would ensure that the development could maximise opportunities to secure purchasers for the units. The marketing suite is intrinsically linked to the main development, and raises no land use issues which require separate consideration. The building would remain in place only during the period leading up to and during construction (up to a maximum of 5 years from the date of the permission) which is acceptable.

Environmental impact assessment

- 9 The proposed development is not of a size or nature to require an environmental impact assessment or submission of an environmental statement.

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

- 10 The proposed development will be in the south east corner of the site - the nearest

neighbours will be 1 and 3 Stamford Street. The marketing suite takes the same scale as the proposed Podium building within the main development. As such, there are no concerns in relation to overshadowing or loss of light or outlook.

- 11 The use is not anticipated to generate any significant noise or disturbance. The visitor numbers are likely to be limited, and given the location on a busy road junction (and within a large construction site) the impacts would not adversely affect amenity.

Traffic issues

- 12 TfL have raised concerns over the level of parking proposed on the site. However, given the temporary nature of the development, and the small number of spaces (5), it is not considered to be of sufficient impact to warrant refusal of planning permission.
- 13 There is a concern in relation to vehicles exiting the site that may attempt to cross the slip lane and turn right into Stamford Street across two lanes of oncoming traffic. This can be mitigated against by the imposition of a condition to require drivers to turn left only on exiting the site.

Design issues

- 14 As it is a marketing suite for the tower, the building is designed as a 3 storey representation of a section of the tower. The flank of the tower form will face the traffic junction whilst the curved facade will face north to reflect the prow of the tower.
- 16 The majority of the elevation also reflects the design of the tower, consisting of a dual skin glazed facade. The base of the building and the lift core on the western end will be clad in natural stone. The materials are considered to be of very high quality for a temporary building.
- 17 The site is enclosed by a low boundary wall along the street edge, with low level shrub planting behind. Overall, the development would present a modestly scaled and high quality building which would be acceptable.

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

- 18 1 and 3 Stamford Street are located opposite the site and are both Grade II Listed. Given the temporary nature of the development and that it is of similar scale to the Podium building in the main development, there are no concerns in relation to impact on the listed buildings.

Planning obligations and other matters

The application is classified as a 'Minor' development, and is a temporary use. Its impacts do not require specific mitigation, and it is therefore not appropriate to require a S106 agreement in relation to this marketing suite. Similarly, the scale and temporary nature of the building would not warrant the inclusion of renewable energy technologies.

Conclusion on planning issues

- 19 The proposed marketing suite is considered to be a very high quality development for a temporary building. Its scale is modest, and the level of use (akin to a small scale High Street estate agency) would not adversely impact on amenity in the surrounding area. It is therefore recommended that planning permission be granted for a temporary period of 5 years.

Community impact statement

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

Summary of consultation responses

- 22 TfL: concern over parking levels.

Human rights implications

- 23 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.
- 24 This application has the legitimate aim of providing a marketing suite. 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/1390-1 Application file: 12/AP/2608 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 5906 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	Gary Rice, Head of Development Management	
Report Author	Gordon Adams, Senior Planning Officer	
Version	Final	
Dated	28 September 2012	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		28 September 2012

Consultation Undertaken

Site notice date: 17/08/2012

Press notice date: N/A

Case officer site visit date: July 2012 unaccompanied.

Neighbour consultation letters sent: 15/08/2012 to 205 nearby occupiers

Internal services consulted:

- Design and conservation
- Transport Planning

Statutory and non-statutory organisations consulted:

- Transport for London
- Environment Agency

APPENDIX 2

Consultation Responses Received

Internal services

Design and conservation: no objections raised

Transport Planning: no objections raised

Statutory and non-statutory organisations

Transport for London: concerns raised in relation to 5 parking spaces, access point and visibility

Environment Agency: no objection, subject to conditions

Neighbours and local groups

No submissions received.