

<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
7.2	Open	15 May 2013	Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/3529 for: Full Planning Permission  <b>Address:</b> MAYA HOUSE, 134-138 BOROUGH HIGH STREET, LONDON SE1 1LB  <b>Proposal:</b> Erection of 1st to 5th floor rear extensions to provide additional office space and change of use of 5th floor and new 6th floor to provide 7 self-contained flats (5 x one-bed and 2 x two bed).		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 13/11/2012		<b>Application Expiry Date</b> 08/01/2013	

## RECOMMENDATION

- 1 Grant planning permission

## BACKGROUND INFORMATION

### Site location and description

- 2 The application site comprises a six-storey mid terrace building located to the northern end of Borough High Street, near its junctions with Union Street and Newcomen Street. It is situated in an area characterised by a mix of uses, with predominantly retail uses on the ground floor and residential and commercial on the upper floors. The building is currently used for commercial purposes, with a coffee shop and restaurant on the ground floor and offices above.
- 3 The site falls within the Bankside and Borough Town Centre and Opportunity Area, an Archaeology Priority Zone, an Air Quality Management Area and the Central Activity Zone. The site adjoins the Borough High Street Conservation Area, the boundary to which runs adjacent to the front of the site, and 177 Borough High Street which is on the opposite side of the road is grade II listed.

### Details of proposal

- 4 The proposal under consideration seeks planning permission for the erection of 1st to 5th floor rear extensions which at first floor level would provide a new plant enclosure and office space, office space at second to fourth floor level and at fifth floor level residential. The remainder of the fifth floor would be changed from office to residential and a new 6th floor extension is proposed which would provide further residential accommodation. In total the development would provide seven self-contained flats (5 x one bed and 2 x two bed) and 230sqm of office space.
- 5 The proposal involves the removal of a plant store from the roof of the building and two alternative plant areas are proposed, one at the rear of the building at 1st floor

level and one on top of the new extension, positioned towards the rear of the building so that it would not be visible from Borough High street.

- 6 Part of the rear extension would form an infill between the existing stair core and the Maple Building which adjoins the site to the north. This is proposed to continue up the full height of the building. The second part of the rear extension would form a new projecting element to the existing building that would sit above the ground floor and would enclose an existing escape stair.

- 7 The unit sizes proposed are as follows;

Unit 1 - 1 bed (58 sq.m)  
Bed - 14 sq.m  
Living/kitch.diner - 26 sq.m  
Bath/wc - 4.5 sq.m  
Balcony - 3 sq.m

Unit 2 - 2 bed duplex (70 sq.m)  
Bed 1 (en-suite) - 21 sq.m  
Living/kitch/diner - 30 sq.m  
w/c - 1.6 sq.m  
Terrace - 12 sq.m

Unit 3 - 1 bed duplex (62 sq.m)  
Bed - 15 sq.m  
Living/kitch/diner - 29 sq.m  
Bath/wc - 4.5 sq.m  
Balcony - 3 sq.m

Unit 4 - 1 bed duplex (63 sq.m)  
Bed (en suite) - 21.6 sq.m  
Living/kitch/diner - 26 sq.m  
w/c - 1.5 sq.m  
Terrace - 10 sq.m

Unit 5 - 2 bed duplex (87 sq.m)  
Bed 1 (en suite) - 14.5 sq.m  
Bed 2 - 12.9 sq.m  
Living/kitch/diner - 26 sq.m  
Bath/wc - 4.5 sq.m  
Terrace - 10 sq.m

Unit 6 - 1 bed duplex - 65 sq.m  
Bed (en suite) - 21.6 sq.m  
Living/kitch/diner - 26 sq.m  
w/c - 1.9 sq.m  
Terrace - 10 sq.m

Unit 7 - 2 bed duplex (116 sq.m)  
Bed 1 (en suite) - 22 sq.m  
Bed 2 en suite) - 17.6 sq.m  
Living/kitch/diner - 53  
Terrace - 19.7 sq.m

- 8 All the units have been designed with private amenity space in the form of terraces and balconies measuring from approximately 3 sq.m to 19 sq.m in size.
- 9 Access to the flats would be through the adjoining Maple Building with residents taking the lift up to the fifth floor and through a new door into a communal landing area. Access to the retained and new office space would remain as existing, via lifts off a shared reception area on the ground floor.
- 10 Refuse/recycling storage would be located on the ground floor to the rear of the building. It would also be accessed through the adjoining Maple Building, through an undercroft of Maya House that leads to a car park/service area.
- 11 The materials for the proposed extensions would comprise a lightweight metal frame with glazing for the additional floor to the building, and white or beige render with coloured infill panels and glazed balustrades to the rear extensions.

### **Planning history**

- 12 04-AP-1614  
Planning permission granted 04/02/2005 for Change of use of existing ground floor

unit from office use (B1 Use Class) to Financial and professional services (Class A2) and/or food and drink (Class A3).

13 04-AP-1620

Planning permission granted 04/02/2005 for change of use of existing ground floor unit from office (B1 Use Class) to office (B1)/ financial and professional services (A2)/ food and drink (A3) and erection of a ground floor level extension into the existing building undercroft at the front of the building. Installation of two new access ramps to front of building.

**Planning history of adjoining sites**

14 Maple House, 128-132 Borough High Street

03-AP-2361

Planning application submitted to the Council on 15/01/2003 for change of use of existing vacant office space at ground and basement levels to A1/A3/B1 use, associated internal works to unit and residential common parts/service areas. The application was withdrawn on 27/05/2004.

15 04-AP-0782

Planning permission granted on 30/11/2004 for change of use of existing B1 use (Office) on ground and basement levels to A2 use (Professional and Financial Services)

16 04-AP-1625

Planning permission granted 06/01/2005 for change of use of existing vacant office space on ground and basement levels to A1(retail) or A3 (food and drink) or B1 (office, research and development or light industry) together with internal alterations.

17 05-AP-2584

Planning permission granted 21/06/2006 for refit of basement and ground floor units to include a new shop frontage and installation of mechanical plant

18 09-AP-1028

Planning permission granted 08/01/2010 for variation of condition 4 of approved application 04-AP-1625 (granted on 6.1.2005 for the change of use of existing vacant office space on ground and basement levels to A1(retail) or A3 (food and drink) or B1 (office, research and development or light industry) together with internal alterations) in order to extend the opening hours of the existing bar and restaurant from approved hours of 07.30am - 11.30pm (Mon-Sat) & 10.00am-10.30pm (Sun) to new opening hours of 7.30am - 01.30am Monday to Thursday, 7.30am - 02.00am Friday, 7.30am - 03.00am Saturday and 10.00am - 01.30am on Sunday.

**KEY ISSUES FOR CONSIDERATION**

**Summary of main issues**

19 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] amenity;

c] transport;

d] design and impact upon the setting of the conservation area and adjacent listed

buildings;

e] sustainability;

f] archaeology.

## **Planning policy**

### Core Strategy 2011

Strategic Policy 1 - Sustainable Development

Strategic Policy 2 - Sustainable Transport

Strategic Policy 5 - Providing New Homes

Strategic Policy 10 - Jobs and Businesses

Strategic Policy 12 - Design and Conservation

Strategic Policy 13 - High Environmental Standards

Strategic Policy 14 - Implementation and Delivery

### Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19th March 2013, as required by para 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 1.4 - Employment Sites Outside the Preferred Office and Preferred Industrial Locations

Policy 1.7- Development within Town and Local Centres

Policy 3.2 – Protection of Amenity

Policy 3.4 – Energy Efficiency

Policy 3.6 - Air Quality

Policy 3.7 – Waste Reduction

Policy 3.9 – Water

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 3.19 - Archaeology

Policy 4.2 – Quality of Residential Accommodation

Policy 5.2 – Transport Impacts

Policy 5.3 - Walking and Cycling

Policy 5.6 - Car Parking

Policy 7.4 - Bankside and Borough Action Area

SPD - Residential Design Standards (2011)

SPD - Sustainable Transport (2010)

### London Plan 2011

Policy 3.3 – Increasing Housing Supply

Policy 3.4 – Optimising Housing Potential

Policy 3.5 – Quality and Design of Housing Developments

Policy 4.2 - Offices

Policy 5.3 – Sustainable Design and Construction  
Policy 6.9 – Cycling  
Policy 6.10 – Walking  
Policy 6.13 – Parking  
Policy 7.1 – Building London’s Neighbourhoods and Communities  
Policy 7.2 – An Inclusive Environment  
Policy 7.3 – Designing Out Crime  
Policy 7.5 – Public Realm  
Policy 7.6 - Architecture  
Policy 7.8 Heritage assets and archaeology

#### National Planning Policy Framework (NPPF)

The NPPF came into effect on 27 March 2012 and is a material planning consideration. It aims to strengthen local decision making and reinforce the importance of up-to-date plans. The policies in the NPPF are material considerations to be taken into account in making decisions on planning applications. The NPPF sets out the Government’s commitment to a planning system that does everything it can do to support sustainable growth and a presumption in favour of sustainable development. In particular the following parts are relevant:

- 1) Building a strong competitive economy
- 4) Promoting sustainable transport
- 6) Delivering a wide choice of high quality homes
- 7) Requiring good design
- 12) Conserving and enhancing the historic environment

#### **Principle of development**

- 20 The proposed development seeks planning permission for extensions to the building to provide office space and flats. Saved policy 1.7 of the Southwark Plan 'Development Within Town and Local Centres' states that 'Most new developments for retail and other town centre uses should be accommodated within existing town centres and local centres'. The policy goes on to say that within the centres, the LPA will permit developments providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment (Class B1) uses. The completed development would comprise retail uses on the ground floor with office space and residential above and would be acceptable in landuse terms in this location.
- 21 At present there is 1,150sqm of B class floorspace within the building which is afforded protection by saved policy 1.4 of the Southwark Plan. Although 230sqm of this would be changed to residential, replacement provision of the same amount would be provided in the rear extensions such that there would be no loss of B class floorspace as a result of the proposal and therefore no conflict with saved policy 1.4.

#### **Environmental impact assessment**

- 22 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.

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

- 23 Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; further guidance is contained within the Residential Design Standards SPD (2011).

### Existing occupiers

#### Existing commercial users within the application site

- 24 Concerns have been raised on behalf of existing occupiers within Maya House in relation to loss of light to the office space as a result of the extensions, noise and disruption, and impact upon the communal areas during construction work.
- 25 The existing office space is open plan and also receives light from the direction of Borough High Street, and windows within the proposed extensions would also provide light to the existing office space. Use of and access to communal areas during construction would be a matter for the tenants to pursue under their leases, but it is considered that it would be in the interest of the applicant to ensure that the existing tenants can continue to operate throughout the construction process as far as is reasonably practical.

#### Maple Building, 116-126 Borough High Street

- 26 Concerns have been raised that the proposed access to the flats through the Maple Building would result in unacceptable noise and disturbance to existing residents, inadequate refuse storage arrangements, loss of light, overshadowing and loss of privacy. Concerns have also been raised in relation to detailed construction matters which are covered separately under the Building Regulations, and lack of communication from the developer.
- 27 With regard to the extensions, that which would adjoin the Maple Building would align with the rear elevation of this building and as such would not result in any loss of light or outlook. The extension towards the centre of the elevation would not bisect a 45 degree line taken from the rear elevation of the Maple Building and as such would not result in any unacceptable loss of light. This extension would be set approximately 8 metres away from the boundary and would not result in any significant loss of outlook. Balconies are proposed to each extension and to ensure no loss of privacy, a condition for screening is recommended. Windows which are shown in the side elevation of the extension facing the Maple Building would be high level and as such would not result in any overlooking.
- 28 Residents of the Maple Building are particularly concerned about the proposed access arrangements through their building on the grounds of noise and disturbance. It is intended that access to the new flats would be through the Maple Building and up to the fifth floor where a new door would be knocked through to allow access to the flats.
- 29 There are currently lifts within Maya House serving the office space and the applicant has advised that it would not be technically possible or viable to extend the lift shaft to enable it to also serve the new flats. The reason for this is that fire safety regulations allow flats and other uses to share the same stairs or lifts in buildings of no more than 4-storeys in height. In this case the building would be over four storeys and as such the two uses cannot share the same lift. It would therefore be necessary to provide an independent stair and lift core for the new flats and the applicant has advised that this would be physically impractical because it would reduce the existing servicing space,

thereby making deliveries and collections more difficult and potentially impacting on the Borough High Street red route. It would also curtail the space dedicated to refuse and recycle storage.

- 30 The proposal could result in an additional 8 residents accessing their flats from the fifth floor of the Maple Building and whilst it is noted that visitors should also be considered, this is not considered to be a significant amount and the likelihood of people remaining for long periods in the Maple Building communal space is considered to be low. The applicant has advised that where possible it is intended to acoustically line the walls and ceilings of the 5th floor landing to the Maple Building and to introduce a new lobby wall and door between the lift and the entrance to the Maple Building flats. It is recommended that a condition be imposed requiring a scheme of sound proofing measures to the lobby to be submitted for approval and these works should be carried out in accordance with the approved details prior to the occupation of the flats.
- 31 With regard to the refuse storage arrangements, future occupiers of the flats would have to carry their refuse past the refuse store for the Maple Building to access their own store, and concerns have been raised that they would simply use the Maple Building store because it would be closer. Whilst this is noted, it would be for the building management to ensure that this would not happen and a condition for details is recommended.

#### Willcox House, 134-138 Borough High Street

- 32 This building is located to the south of the application site and therefore any shadow from the proposed extensions would be cast away from it throughout the day. In any event it is in commercial use and the proposed works would not impact upon the continued use of the building.

#### St Joseph's primary school

- 33 To the rear of the site is St Joseph's primary school playground and the projecting extension to the rear would not cause any undue harm as there would be a reasonable separation distance of approximately 5m. Balconies in the projecting extension facing west towards the school would be screened to prevent views and no objections are raised in relation to privacy.
- 34 Concerns have also been raised by a resident of Bridgegate House on the grounds of loss of light, loss of privacy and the scale of the development. Again the proposed extensions would not bisect a 45 degree line taken from the rear elevation of this building which is located to the north of the Maple Building. The high level windows in the side elevations of the projecting extension would not result in any loss of privacy and the balconies would be screened. Concerns are also raised regarding loss of view, but this is not a material planning consideration and cannot be taken into account.
- 35 Two new plant enclosures would be provided as part of the proposals and in order to ensure there would be no unacceptable noise or disturbance to neighbouring occupiers, a condition limiting noise output from the plant is recommended.

#### Future occupiers

- 36 The proposed flats would comply with the Council's minimum floorspace standards in terms of the overall unit and individual room sizes. All but one of the units would have 10 or more square metres of private amenity space in the form of a terrace or balcony, with the remaining unit having only 6sqm. This would be short of the Council's

requirement for 10sqm per flat, but this is not considered to be a significant issue in the overall context of the scheme and no objections are raised.

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

- 37 The character of the area is very mixed comprising a range of commercial, retail and residential uses that one would expect to find within a town centre. As such the proposal is not considered to be any more sensitive to these uses than other surrounding residential and office buildings and as such the proposed mixed-use development would not be adversely impacted upon by its neighbours.

### **Traffic issues**

- 38 Concerns have been raised by a neighbouring resident that the proposed development would increase traffic in the area. However, the site is very well located for public transport with a Public Transport Accessibility Level (PTAL) rating of 6 (high). It is also located in a controlled parking zone (CPZ) and a condition is recommended to prevent future occupiers of the flats from being able to obtain parking permits. It is noted that the Transport Planning Team has not objected to the application, but has advised that cycle storage provision should be addressed and this can be secured through a condition. Although cycle parking is shown on the plans, the stands would be too close together and need to be reconsidered.
- 39 The existing servicing arrangements for the commercial space within the building would remain in place.

### **Design issues**

- 40 Saved policy 3.13 'Urban Design' of the Southwark Plan advises that principles of good urban design must be taken into account in all developments. In designing new developments, consideration must be given to the height, scale and massing of buildings, designing a building that is appropriate to the local context and which does not dominate its surroundings inappropriately. Proposals should also be designed with regard to their local context, making a positive contribution to the character of the area's townscape.
- 41 The scale of the new development has been designed to make an efficient use of the site whilst minimising the impact to neighbouring dwellings and businesses. Maya House is a 6-storey block on the western side of Borough High Street, and is located directly on the boundary of the Borough High Street Conservation Area. Officers consider that a key design consideration in determining the impacts arising from the proposed development is that the extensions should not appear incongruous within the streetscape/roofscape.
- 42 The additional floor proposed would be set back and is considered to be acceptable and in keeping the general make up and character of buildings in the streetscape, which are of similar scale. The extensions to the rear would be less directly visible within the townscape, but nevertheless could still be seen from both Union Street to the north and the alley to Little Dorrit Park/Court to the south. The additional top-level and rear-extension to floors 1-5, while they would may make some departure from the established urban grain, are not considered to be excessive in their bulk or to have any harmful impact upon the rear-townscape.
- 43 Saved policy 3.12 'Quality in design' requires developments to achieve a high quality of both architectural and urban design, enhancing the quality of the built environment; alterations to existing buildings should embody a creative and high quality appropriate



design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment. The set-back additional floor would be clad in metal panelling and glazing and whilst its box-like form is not considered to be of the highest visual quality, it has been designed to generally fit with the existing building.

- 44 The facing materials proposed for the rear extensions are white render for the larger extension and beige render for the northern infill section. Whilst this is acceptable in principle, details of all materials should be secured by condition to ensure that a high standard of aesthetic and physical design quality is achieved which would contribute towards the upgrade of the building and the area in general.

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

- 45 Although the application building is not adjoined to a listed building or in a conservation area, it is nevertheless within close proximity to a listed building at 177 Borough High Street on the opposite side of the road and sits on the edge of the Borough High Street Conservation Area. As such, regard must be had for saved policy 3.18 'Settings of Listed Buildings, Conservation Area and World Heritage Sites' of the Southwark Plan.
- 46 The policy states that 'Permission will not be granted for developments that would not preserve or enhance:
- i. The immediate or wider setting of a listed building; or
  - ii An important view(s) of a listed building; or
  - iii The setting of a conservation area; or
  - iv Views into or out of a conservation area; or
  - v The setting of a World Heritage Site; or
  - vi Important views of/or from a World Heritage Site'.
- 47 Officers consider that the proposed extensions to the building, in addition to the design and choice of materials would preserve the appearance of the surrounding area and would not have a detrimental effect on the character and setting of the nearby listed building or the setting of the Borough High Street Conservation Area.

#### **Sustainable development implications**

- 48 The proposal would make a more efficient use of the site and an existing building, in accordance with sustainability principles. Supporting information submitted with the application advises that it would be insulated to a high standard in order to minimise heat loss and reduce energy consumption. Strategic policy 13 of the Core Strategy requires all residential developments to achieve Code for Sustainable Homes level 4 and a condition to secure this is recommended.

#### **Archaeology**

- 49 The proposals would have a limited impact upon archaeological remains, however, as the site is located at an important core area of the Roman, medieval and post-medieval settlement of Southwark it is recommended that a programme of archaeological observation and recording is maintained during groundworks on site.

#### **Other matters**

## **Mayoral Community Infrastructure Levy (CIL)**

- 50 Section 143 of the Localism Act 2011 states the any financial sum that an authority has received, will, or could receive in the payment of CIL as a material “local financial consideration” in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. CIL is payable on this application as under the current guidance a calculation is made for any new floor space created by the provision of a new residential building.
- 51 The proposal involves the creation of 539 sq.m of new residential floorspace on the 5th and 6th floors and new replacement office space. Therefore a CIL payment of £18,431.11 would be required (£35 x 521sqm x indexation).

## **Density**

- 52 The proposed development including the existing commercial space would achieve a density of approximately 983 hrh which would be within the threshold of 1100 hrh for a site within the Central Activity Zone.

## **Conclusion on planning issues**

- 53 The proposed development would incorporate a mix of uses and would be acceptable in this town centre location. A good standard of accommodation for future occupiers would be provided, and subject to conditions, there would be no significant loss of amenity to neighbouring occupiers. The design of the proposal would be acceptable and the setting of the adjacent Borough High Street Conservation Area and a neighbouring listed building would be preserved. No adverse transport impacts would arise and issues relating to Code for Sustainable Homes, BREEAM and archaeology could be secured by way of conditions. It is therefore recommended that planning permission be granted.

## **Community impact statement**

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

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

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

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

## **Consultations**

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

## **Consultation replies**

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

57 Summary of consultation responses

9 letters have been received objecting to the proposed development on the following grounds:

- light infringement and overshadowing,
- loss of privacy,
- loss of view,
- noise and disturbance,
- the scale of the development,
- the development being out of character with the area
- using the adjoining Maple House as a thoroughfare for access to the flats and refuse store
- lack of communication from the developers
- detailed construction matters
- loss of view.

**Human rights implications**

- 58 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.
- 59 This application has the legitimate aim of providing 1st to 5th floor rear extensions and new 6th floor, and change of use of 5th floor from office (Use Class B1) to residential (Use Class C3) as part of creation of 7 flats (5 x one bed and 2 x two bed) at 5th and 6th floors. 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/1140-134 Application file: 12/AP/3529 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Donald Hanciles, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	05 April 2013	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments Included</b>
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		2 May 2013

## APPENDIX 1

### Consultation undertaken

64 **Site notice date:** 19/12/2012

**Press notice date:** 06/12/2012

**Case officer site visit date:** 19 /12/2012

**Neighbour consultation letters sent:** 19/12/2012

#### Internal services consulted:

65 Transport Group  
Environmental Protection Team  
Archaeology Officer  
Conservation and Design

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

66 Environment Agency  
Thames Water  
Transport for London

#### Neighbours and local groups consulted:

Date Printed	Address
19/12/2012	BLUE EYED MAID 173 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	153 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	71 NEWCOMEN STREET LONDON SE1 1YT
19/12/2012	ROOMS 10 TO 13 FIRST FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	FIFTH FLOOR 161 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	FIFTH FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	GROUND FLOOR 150-154 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	ST JOSEPHS SCHOOL HOUSE 148A BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	FLAT 1 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	179-191 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	155 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	159 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	157 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	FOURTH FLOOR 161 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	BASEMENT AND GROUND FLOOR MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	FIRST FLOOR BRIDGEGATE HOUSE 124-118 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	SECOND FLOOR MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	FIRST FLOOR MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	ROOM 37 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET SE1 1LB
19/12/2012	ROOM 33 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	ROOM 31 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	ROOMS 38 AND 39 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	ROOM 34 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	FIRST FLOOR 161 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	ROOM 14B FIRST FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	THIRD FLOOR 161 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	SECOND FLOOR 161 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	ROOM 14A FIRST FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	161 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	SECOND FLOOR AND THIRD FLOOR BRIDGEGATE HOUSE 124-126 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	FOURTH FLOOR MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	LIVING ACCOMMODATION 173 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	FLAT 2 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB
19/12/2012	FIRST FLOOR FRONT 151 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	BASEMENT AND PART GROUND FLOOR 151 BOROUGH HIGH STREET LONDON SE1 1HR
19/12/2012	GROUND FLOOR 167 BOROUGH HIGH STREET LONDON SE1 1HR

19/12/2012 FIRST FLOOR 153-159 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 FOURTH FLOOR 150-154 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 REAR OF 140-148 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 SECOND FLOOR THIRD FLOOR AND FOURTH FLOOR 140-148 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 SECOND FLOOR AND THIRD FLOOR 150-154 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 144A BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FIRST TO THIRD FLOORS 2 CHAPEL COURT LONDON SE1 1HR  
19/12/2012 169A BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 BASEMENT AND GROUND FLOOR 169 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 BASEMENT TO FOURTH FLOORS HAIG HOUSE 199 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 FIRST FLOOR 140-148 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FLAT 9 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FLAT 8 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ST JOSEPHS CATHOLIC PRIMARY SCHOOL LITTLE DORRIT COURT LONDON SE1 1LB  
19/12/2012 FLAT 10 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FLAT 7 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FLAT 4 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FLAT 3 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FLAT 6 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FLAT 5 MAPLE BUILDING 128-132 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 GROUND FLOOR RIGHT MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FOURTH FLOOR 106-114 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 GROUND FLOOR 140-148 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 THIRD FLOOR MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 THIRD FLOOR 106-114 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 GROUND FLOOR 106-114 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 SECOND FLOOR AND THIRD FLOOR FLAT 151 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 SECOND FLOOR 106-114 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FIRST FLOOR 106-114 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM G3 GROUND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 BASEMENT 140-148 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 STAFF ROOMS 161 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM G1A GROUND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 9 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 8 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 LANDLORD PART FIFTH FLOOR MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1XF  
19/12/2012 ROOM 31 FOURTH FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 30 DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 33 FOURTH FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 34 FOURTH FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 27 DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 17 DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 18 DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 26 DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 23 DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 7 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 10 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 1 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FIRST FLOOR 150-154 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 PART FIFTH FLOOR MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1XF  
19/12/2012 BASEMENT AND GROUND FLOOR 124-126 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 4 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 3 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 6 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 5 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 2 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 12 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 11 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 14 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 13 BRIDGEGATE HOUSE 116-118 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 32 FOURTH FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM B1 BASEMENT ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM B4 BASEMENT ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 GROUND FLOOR LEFT MAYA HOUSE 134-138 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM B2 BASEMENT ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 CAR PARKING SPACES ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 KITCHEN BASEMENT ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM G4 GROUND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 36 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET SE1 1LB  
19/12/2012 MEETING ROOM BASEMENT ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 35 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 24 SECOND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 32 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 30 THIRD FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 23 SECOND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 21 SECOND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 FOURTH FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 25 SECOND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 22 SECOND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB

19/12/2012 ROOM G2 GROUND FLOOR ALPHA HOUSE 100 BOROUGH HIGH STREET LONDON SE1 1LB  
19/12/2012 ROOM 22 FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 21 FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 19E FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 19F FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 20 FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 29 THIRD FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 28 THIRD FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 25 SECOND FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 24 SECOND FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 11 BASEMENT DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 16 GROUND FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 15 BASEMENT DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 12 BASEMENT DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 17 GROUND FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 19C FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 19A FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 19B FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
19/12/2012 ROOM 19D FIRST FLOOR DELTA HOUSE 175-177 BOROUGH HIGH STREET LONDON SE1 1HR  
20/06/1837 3RD FLOOR SOVEREIGN COURT 15-21 STAINES ROAD HOUNSLOW TW3 3HR  
20/06/1837 Flat 2, The Maple Building 128-132 Borough High Street London SE1 1LB

**Re-consultation:**

Not required

## APPENDIX 2

### Consultation responses received

#### Internal services

- 67 Transport Group - no objections, request condition for CPZ exemption  
Conservation and Design - comments incorporated into body of report  
Archaeology Officer - comments incorporated into body of report  
Environmental Protection Team - no objections subject to conditions

#### Statutory and non-statutory organisations

- Thames Water - no objections  
68 Environment Agency - no response received at the time of writing  
Transport for London - no response received at the time of writing

#### Neighbours and local groups

- 69 Flat 2, Maple Building, two letters received - object on grounds that access to the development would be routed through the adjoining Maple building, inadequate refuse storage arrangements, the proposed extension going beyond the existing building line resulting in potential light infringement and overshadowing, loss of privacy, noise and vibration from new plant, the character of the building being altered, the extension wall being joined to Maple building. Objections also raised about lack of communication from the developers, which is not a material planning consideration.

5 Bridgegate House - object on grounds of potential light infringement, loss of privacy, loss of view and the scale of the development,

Flat 4, Maple Building - object on grounds that access to the development will be routed through the adjoining Maple Building, inadequate refuse storage provision, joining the extension to Maple building will substantially alter its character, significant impact on the enjoyment of Maple building for existing residents.

Facilities Manager, Hestia, commercial tenants at Maya House - object on grounds of reduction or possible elimination of natural light adversely impacting on the office environment, noise and disruption and concern that common parts such as stairs are not used for access during building works.

Flat 6, Maple Building - object on grounds of additional traffic generation, the development being routed through the Maple building and the extension being adjoined to Maple building could lead to issues with damp and noise transmission.

Flat 10, Maple Building - raised concerns on the following, the plans do not show measurement details, what measures would be put in place to deal with damp treatment, how long will building works take if scheme is approved, use of the emergency fire escape stairs, noise and dirt during construction works, control of working hours during construction, arrangements for party wall agreement, type of construction to be undertaken such as pile driving.

Flat 9, Maple Building - Loss of privacy, query how planning requirements will be enforced, query whether a party wall agreement is required, insulation of plant rooms, overshadowing, impact upon fire escape routes, query if there would be a nominated contractor or liaison officer regarding working hours..

Anonymous letter - object on grounds that access to the development will be routed



through Maple buildings and as such would alter its character, noise, potential fire hazards, unclear as to how the refuse store for residents of the new development will be accessed, potential light infringement, also object on grounds of lack of communication from the developers which is not a material planning consideration.