

<b>Item No.</b> 7.1	<b>Classification:</b> OPEN	<b>Date:</b> 23 October 2013	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/3715 for: Full Planning Permission  <b>Address:</b> TITAN HOUSE 144 SOUTHWARK STREET, LONDON, SE1 0UP  <b>Proposal:</b> Extension of the office floorspace at 5th floor level and the creation of two additional floors at 6th and 7th floor level (7th floor set back). The 6th floor will accommodate additional office space and the 7th floor will accommodate a 2 bed residential unit with a roof terrace. Also proposed is lift shaft on the western elevation, the recladding of the existing building and replacement windows.		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 20/11/2012		<b>Application Expiry Date</b> 15/01/2013	
<b>Earliest Decision Date</b> 03/01/2013			

## RECOMMENDATION

- 1 Grant permission.

## BACKGROUND INFORMATION

- 2 This item is brought before the sub-committee for decision at the request of Councillors and with the agreement of the Chair of Planning Committee.

### Site location and description

- 3 Titan House is located on the corner of Southwark Street and Hopton Street. The existing building is 6 storeys in height. The building is in use for office accommodation. The principal access to the building is from Hopton Street.

- 4 Site Policies/Constraints

Central Activity Zone  
Air Quality Management Area  
Archaeological Priority Zone  
District Town Centre  
Thames Policy Area  
Thames Special Policy Area  
Strategic Cultural Area  
Bankside, Borough and London Bridge Opportunity Area

### Details of proposal

- 5 It is proposed to extend the existing 5<sup>th</sup> floor office accommodation and to construct

an additional 6th floor of office accommodation. It is also proposed to create an additional set back floor at 7th floor level to accommodate a self contained 2 bedroom unit with a roof terrace. A new entrance is proposed adjacent to the office entrance at ground floor. New lifts are proposed.

- 6 It is also proposed to over re-clad the principal elevations of the existing building. Revised drawings were received during the course of the application indicating a different cladding arrangement. The drawings indicate a lighter coloured outer frame stone cladding. The secondary inner frame cladding will be powder coated steel or aluminium.

### **Planning history**

- 7 02-AP-1104 Grant permission for Installation of air-conditioning units on roof [decision date 30/07/2002]

### **Planning history of adjoining sites**

- 8 SAMPSON HOUSE 64 HOPTON STREET SE1 9JH & LUDGATE HOUSE 245 BLACKFRIARS ROAD SE1 & RAILWAY ARCHES.
- 9 12-AP-3940 Grant permission for demolition of existing buildings and the construction of a mixed use development totalling 144,571 sq.metres GEA [decision date 08/10/2013]
- 10 PULSE NIGHTCLUB RAILWAY ARCH 1, INVICTA PLAZA, SOUTHWARK STREET, LONDON, SE1 9UF
- 11 12/AP/1213 Application refused for continued use as a multi-purpose leisure venue for corporate events and nightclub (sui generis use). Currently at appeal stage.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 12 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) Whether the application is acceptable in terms of design and massing within the surrounding streetscape
  - c) the impact on the setting of any listed buildings
  - d) The impact of the scheme upon the amenity of the surrounding occupiers, and future residents.
  - d) The impact of the proposal on the development potential of adjoining sites.
  - e) Transport Impacts.
  - f) Waste

## **Planning policy**

- 13 Core Strategy 2011
- 14 Strategic Policy 1 Sustainable Development  
Strategic Policy 2 Sustainable Transport  
Strategic Policy 5 Providing New Homes  
Strategic Policy 12 Design and Conservation  
Strategic Policy 13 High Environmental Standards  
Strategic Policy 14 Implementation and delivery
- 15 Southwark Plan 2007 (July) - saved policies
- 16 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.
- 17 Policy 3.2 - Protection of amenity  
Policy 3.7 - Waste reduction  
Policy 3.11 - Efficient use of land  
Policy 3.12 - Quality in design  
Policy 3.13 - Urban design  
Policy 3.14 - Designing out Crime  
Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites  
Policy 4.2 - Quality of residential accommodation  
Policy 5.3 - Walking and cycling  
Policy 5.6 - Car parking
- 18 London Plan 2011
- 19 Policy 3.3 Increasing housing supply  
Policy 6.9 Cycling  
Policy 6.10 Walking  
Policy 6.13 Parking  
Policy 7.3 Designing out crime  
Policy 7.6 Architecture  
Policy 7.8 Heritage Assets and Archaeology  
Policy 8.3 Community infrastructure levy
- 20 National Planning Policy Framework (NPPF)
- 21 Section 1 Building a strong competitive economy  
Section 4 Promoting sustainable transport  
Section 6 Delivering a wide choice of high quality homes  
Section 7 Requiring good design
- 22 Residential Design Standards (SPD) October 2011  
Sustainable Design and Construction SPD

### **Principle of development**

- 23 There are no objections in land use terms to the principle of the development. The existing commercial is retained and additional commercial floorspace is proposed. A residential unit is proposed at top floor level. There are no policy objections to this residential use, as the site policies/constraints allow for such a mix of uses.

### **Environmental impact assessment**

- 24 The site area is below the threshold of 0.5 hectares included in the EIA regulations. Furthermore, the nature, scale and location of the development is not such that it would be likely to give rise to environmental effects of more than local significance. The site is not located within a 'sensitive area' as defined by the Regulations. Therefore an Environmental Impact Assessment would not be required.

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

- 25 Saved Policy 3.2 Protection of Amenity and Strategic Policy 13 High Environmental Standards states that the Council will not allow development where it leads to a loss of amenity for neighbours.
- 26 The nearest residential occupiers are located at 1-19 Hopton Gardens located to the east of the site, across Hopton Street.
- 27 A Daylight and Sunlight Assessment was received during the course of the application which considers the impact on 1-19 Hopton Gardens. The report notes that there will be a measurable loss of daylight as a result of the proposed extension, the percentage loss of daylight will range from 4.90% up to a maximum of 16.41%. The report further notes that these percentage losses are all within the permissible margin of reduction within the BRE Guidelines.
- 28 One window is identified as not complying with BRE Guidelines relating to loss of sunlight. The results show that the windows will lose 1% of Annual Probable Sunlight Hours (APSH). However as it only receives 1% of APSH under existing conditions, the loss will not be material.
- 29 As such, having regard to the above, it is not considered the proposed development will have a negative impact on the sunlight and daylight received to 1-19 Hopton Gardens. It is not considered that any other properties will be impacted upon, having regard to loss of daylight or sunlight.
- 30 It is not considered that any overlooking, sense of enclosure or loss of outlook will result from this proposal.
- 31 Regard is had to recently consented scheme (12-AP-3940) at Sampson and Ludgate. It is not considered that the proposals impact negatively on the proposed scheme at Sampson and Ludgate. It is noted that there is office accommodation to the north of the site. It is not considered that the proposals will impact negatively on this accommodation.

### **Residential Design Standards**

- 32 Floor Areas:

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

34 Daylight/Sunlight:

35 The unit is well served by windows and will received sufficient levels of sunlight and daylight.

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

36 The development is located in an area characterised by mixed uses, with both residential and commercial properties in the surrounding streets. Therefore there would be no conflict between the existing occupiers of the area and the proposed occupiers / users of this development.

37 Regard is had to the recently consented development at Sampson and Ludgate to the north and west of this site (planning ref 12/AP/3940). A 22 storey office accommodation block is proposed to the immediate north and west of the proposed development. While this will be visible from the roof terrace of the proposed residential unit, and will have an impact on the residential unit, it is not considered that the development, if developed, would impact on the residential unit to such a degree as to result in adverse living conditions. Whilst there will be views towards the block facing west, the unit still enjoys unobscured views towards the south and limited views towards the east.

38 Having regard to overshadowing, it is likely that the proposed block will result in loss of sunlight to the proposed unit in the evening. However the unit will still enjoy sufficient sunlight for the majority of the day.

39 Regard is had also to the current application at the Pulse nightclub (12/AP/1213), which is currently at appeal stage. This is located approximately 50m to the site at the closest extent. Should the appeal be allowed, this use has the potential to impact on the residential element of this scheme. Although the impact of the nightclub can be mitigated to some extent by the imposition of a condition on the residential unit to require a minimum standard of noise insulation limited weight can be given to the application at the Pulse nightclub as there is currently no consent on this site. Furthermore, it is likely that the proposed residential unit would have adequate soundproofing measures which would be required under current building regulations.

### **Transport issues**

40 Strategic policy 2 'Sustainable transport' of the Core Strategy, requires developments to minimise their impacts upon surrounding highway networks, minimise car parking and maximise cycle parking to provide as many sustainable transport options as possible. Saved policy 5.2 'Transport impacts' requires developments to mitigate any adverse impacts upon transport networks and have adequate provision for servicing, circulation and access to / from the site. Saved policy 5.3 'Walking and cycling' states that development should have adequate provision for pedestrians and cyclists within the development. Saved policies 5.6 and 5.7 set out the requirements for car parking and disabled parking within developments.

### Car Parking

- 41 The application site is located in an area with a high TfL Public Transport Accessibility Level (PTAL) rating of 6, which reflects the area's high level of access to all forms of public transport. Due to the high accessibility of the site, the car free nature of the development is considered acceptable.

### Cycle parking

- 42 The provision of 5 cycle spaces is too low and would not provide adequate cycle parking facilities for the number of existing and proposed employees. Additional cycle storage is however secured by way of condition.

### **Design issues**

- 43 The existing building is set back at 5th floor level. It is proposed to create two additional floors at 6th and 7th floor level with the 7th floor set back. It is also proposed to reclad the facade.
- 44 In terms of bulk and mass, it is considered that the proposal is acceptable. Regard is had to the existing building heights to the north and west of the site, and the proposals are in keeping with these buildings. The building is on a prominent corner site and the additional height is in line with the changing nature of this area towards higher density and higher buildings. The proposals do not result in an overbearing structure and the overall appearance is one of a predominantly office building in a central London location.
- 45 The proposed recladding of the building results in a significant improvement in the appearance of the building and results in positive impact on the surrounding streetscape. Samples of materials would be secured by way of condition so as to ensure that the quality of materials is of sufficient standard.

### **Impact on character and setting of nearby listed buildings**

- 46 1-19 Hopton Street are Grade II\* listed structures. The existing and proposed building are within the setting of these buildings. However, having regard to the design discussion above, it is not considered that the setting would be adversely impacted upon. The proposals result in an overall improved appearance of the building which results in a positive impact on the streetscape, with a positive impact on the setting on the Grade II\* listed buildings. The proposal, while higher than the existing building, does not result in an overbearing or dominant structure.

### **Mayoral CIL and S106**

- 47 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 applications for new buildings which create new residential units. There is an existing building on site with office use.
- 48 CIL is therefore payable on the additional commercial and residential floor space, less

the existing commercial floorspace which is in use. The total floor existing floorspace is 2277 sq. m. which is commercial floorspace in use. The total additional commercial floorspace is 499 sq. m. The total residential floorspace is 195 sq. m. As such the total CIL payable is £24,290.

### **Conclusion on planning issues**

- 49 Having regard to the above, the proposal is acceptable and the recommendation is to grant permission.

### **Community impact statement**

- 50 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.
- 51 a) The impact on local people is set out above.
- 52 b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none.
- 53 c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none.

### **Consultations**

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

### **Consultation replies**

- 55 Details of consultation responses received are set out in Appendix 2.
- 56 Summary of consultation responses
- 57 8 objections have been received in relation to this application. Main issues raised include:
- Unacceptable increase in the bulk and massing of the building
  - Out of scale with existing buildings
  - Negative impacts on the setting of the Grade II listed Alms houses
  - Impact on townscape views
  - Will impact on views along Southwark Street and from Bear Lane and Hopton Street
  - A Townscape View Impact Assessment should be submitted
  - Design is unacceptable
  - Impact on daylight and sunlight on surrounding properties.
  - Cumulative impact on daylight from surrounding developments on the almshouses.
  - Almshouses will be overlooked by the new residential unit.

## 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 additional commercial and residential 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

- 60 None.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1145-H Application file: 12/AP/3715 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 5420 Council website: www.southwark.gov.uk

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour consultee list
Appendix 4	Recommendation



## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Rónán O'Connor, Senior Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	10 October 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 & Leisure	No	No
Strategic Director Housing & Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	14 October 2013	

## APPENDIX 1

### Consultation undertaken

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

**Press notice date:** 19/10/2013

**Case officer site visit date:** 06/12/13

**Neighbour consultation letters sent:**

11/12/12

**Internal services consulted:**

Transport  
Design and Conservation

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

None

**Neighbours and local groups consulted:**

As per Appendix 3

**Re-consultation:**

27/06/2013 Daylight and Sunlight Assessment received

## APPENDIX 2

### Consultation responses received

#### Internal services

Transport - require additional cycle storage  
Design and Conservation – No objection to revised drawings

#### Statutory and non-statutory organisations

None

#### Neighbours and local groups

8 objections have been received in relation to this application. Main issues raised include:

- Unacceptable increase in the bulk and massing of the building
- Out of scale with existing buildings
- Negative impacts on the setting of the Grade II listed Alms houses
- Impact on townscape views
- Will impact on views along Southwark Street and from Bear Lane and Hopton Street
- A Townscape View Impact Assessment should be submitted
- Design is unacceptable
- Impact on daylight and sunlight on surrounding properties.
- Cumulative impact on daylight from surrounding developments on the almshouses.
- Almshouses will be overlooked by the new residential unit.

## APPENDIX 3

### Neighbour Consultee List for Application Reg. No. 12/AP/3715

<b>TP No</b>	TP/1145-H	<b>Site</b>	TITAN HOUSE 144 SOUTHWARK STREET, LONDON, SE1 0UP
<b>App. Type</b>	Full Planning Permission		

<b>Date Printed</b>	<b>Address</b>
11/12/2012	3 HOPTONS GARDENS HOPTON STREET LONDON SE1 9JJ
11/12/2012	4 HOPTONS GARDENS HOPTON STREET LONDON SE1 9JJ
11/12/2012	2 HOPTONS GARDENS HOPTON STREET LONDON SE1 9JJ
11/12/2012	1 HOPTONS GARDENS HOPTON STREET LONDON SE1 9JJ
11/12/2012	19 HOPTONS GARDENS HOPTON STREET LONDON SE1 9JJ
11/12/2012	15-25 GALLERY LOFTS 69 HOPTON STREET LONDON SE1 9LF
11/12/2012	SAMPSON HOUSE 64 HOPTON STREET LONDON SE1 9JH
11/12/2012	5 HOPTONS GARDENS HOPTON STREET LONDON SE1 9JJ
11/12/2012	6 HOPTONS GARDENS HOPTON STREET LONDON SE1 9JJ
11/12/2012	142A SOUTHWARK STREET LONDON SE1 0SW
11/12/2012	FOURTH FLOOR 71 HOPTON STREET LONDON SE1 9JL
11/12/2012	THIRD FLOOR 71 HOPTON STREET LONDON SE1 9JL
11/12/2012	GROUND FLOOR TO SECOND FLOOR 71 HOPTON STREET LONDON SE1 9JL
11/12/2012	PART GROUND FLOOR SAMPSON HOUSE 64 HOPTON STREET LONDON SE1 9JH
11/12/2012	111 Southwark Street London SE1 0JF
11/12/2012	113 SOUTHWARK STREET LONDON SE1 0JF
11/12/2012	142 SOUTHWARK STREET LONDON SE1 0SW
11/12/2012	ROSS HOUSE 144 SOUTHWARK STREET LONDON SE1 0UP
11/12/2012	115 SOUTHWARK STREET LONDON SE1 0JF
20/06/1837	St Saviour's House 39-41 Union Street London SE1 1SD
20/06/1837	21 Hopton Gardens Hopton Street London SE1 9JJ
20/06/1837	10 Hopton Gardens SE1 9JJ
20/06/1837	11 Hoptons Gardens Hopton Street London SE1 9JJ