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| Item No. 8.2 | Classification: OPEN | Report date: 11 March 2014 | Meeting Name: Planning Sub-Committee A |
| Report title: | Development Management planning application: Application 13/AP/0056 for: Conservation Area Consent Address: CAR PARK, 5-11 POPE STREET, LONDON SE1 Proposal: Demolition of 3-metre high boundary fence. | | |
| Ward(s) or groups affected: | Grange | | |
| From: | Head of Development Management | | |
| Application start date: 19 February 2013 | | Application Expiry Date 16 April 2013 | |

RECOMMENDATION

- 1 Grant conservation area consent.

BACKGROUND INFORMATION

Site location and description

- 2 The site lies within an historic industrial area with some areas of residential which are now increasing and beginning to dominate the area. It is mainly an area of four and occasionally five storey buildings and narrow streets. The application site is occupied by a single storey building, which is significantly lower in the local townscape on Pope Street.
- 3 In the nineteenth century the site itself was a terrace of 12 houses. In the early twentieth century four of these were replaced by the warehouse building at the back of 54 Tanner Street. The proposed five houses would therefore be located where 8 houses were sited until the 1950s.
- 4 The site is designated as falling within an air quality management area, urban density zone, archaeological priority zone and the Bermondsey conservation area.

Details of proposal

- 5 The demolition 3 meter high boundary fence

Planning history

- 6 92/00137: A planning application for the erection of a three-metre high fence around the private car park together with the construction of light weight security cage was approved in 1992.
- 7 13/AP/0058: Full planning application - Change of use from a car park (Sui Generis) to residential (Use Class C3) involving the demolition of the existing 3-metre high fence and the erection of a four storey terrace comprising five single dwellings - pending decision.

Planning history of adjoining sites

- 8 None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9 The main issue to be considered in respect of this application is the demolition of a building in a conservation area, and whether it complies with the National Planning Policy Framework 2012 and council policies relating to the preservation or enhancement of conservation areas.

Planning policy

Core Strategy 2011

- 10 Strategic Policy 12 - Design and Conservation

Southwark Plan 2007 (July) - saved policies

- 11 3.15: Conservation of the historic environment
3.16: Conservation Areas
3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
- 12 Bermondsey Street Conservation Area Appraisal

London Plan 2011

- 13 7.8 Heritage assets and archaeology

National Planning Policy Framework (NPPF)

- Section
14 12. Conserving and enhancing the historic environment

Principle of development

- 15 There is no objection to the demolition of the existing structures on site. Furthermore, the demolition would be tied to an acceptable replacement (see planning history).

Environmental impact assessment

- 16 Not required.

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

- 17 This is dealt with in the linked planning report (ref 13-AP-0058).

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

- 18 This is dealt with in the linked planning report (ref 13-AP-0058).

Traffic issues

- 19 This is dealt with in the linked planning report (ref 13-AP-0058).

Design issues

- 20 This is dealt with in the linked planning report (ref 13-AP-0058).

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

- 21 The site is located within the Bermondsey conservation area and it is considered that existing structure does not make a positive contribution to the character and appearance of the area.
- 22 With regards to the demolition of the existing structure, saved policy 3.16 states that within conservation areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Four criteria must be met to justify demolition:
- i. costs of repairs and maintenance would not be justified, and;
 - ii. real efforts have been made to continue the current/a viable alternative use for the building, and;
 - iii. there will be substantial planning benefits for the community from redevelopment to outweigh the loss from the resulting demolition; and
 - iv. the replacement development will preserve or enhance the character or appearance of the conservation area.
- 23 Section 133 of the NPPF 2012 requires that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
- 24 It is considered that the existing structure, although located within a conservation area, does not make a positive contribution and that the proposed replacement building would enhance the appearance of the conservation area. The first two criteria of saved Policy 3.16 is not relevant in this case and it is considered that criteria (iii) and (iv) four have also been met by the proposal and the local planning authority are satisfied that the loss of the building can be justified.

Impact on trees

- 25 This is dealt with in the linked planning report (ref 13-AP-0058).

Planning obligations (S.106 undertaking or agreement)

- 26 None identified.

Sustainable development implications

- 27 This is dealt with in the linked planning report (ref 13-AP-0058).

Other matters

- 28 None identified.

Conclusion on planning issues

- 29 The application for the new terrace of dwellings is of a form and design that can be supported with a positive recommendation. A condition requiring a contract for redevelopment to be submitted for approval is recommended, to ensure that demolition does not occur without the new building being programmed.
- 30 Conservation area consent for demolition is recommended.

Community impact statement

- 31 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: none.

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

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

Consultation replies

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

Summary of consultation responses

- 34 Nine letters of objection have been received from neighbouring properties raising concerns with regard to overdevelopment, design, impact on amenity and transport matters. English Heritage advised that there is no need to consult them.

Human rights implications

- 35 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.
- 36 This application has the legitimate aim of demolishing a structure within a conservation area. 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

37 None.

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|--|--|
| Site history file: TP/79-B Application file: 13/AP/0056 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 5457 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 | Andre Verster, Team Leader Team East | |
| Version | Final | |
| Dated | 24 February 2014 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director, 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 |
| Date final report sent to Constitutional Team | 27 February 2014 | |

APPENDIX 1

Consultation undertaken

Site notice date: 5 March 2013

Press notice date: 7 March 2013

Case officer site visit date: 5 March 2013

Neighbour consultation letters sent: 4 March 2013

Internal services consulted:

None

Statutory and non-statutory organisations consulted:

English Heritage

Neighbours and local groups consulted:

FLAT 12 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 11 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 10 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 13 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 16 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 15 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 14 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 5 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 4 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 3 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 6 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 9 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 8 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 7 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
168B TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 6 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 5 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
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FLAT 9 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 8 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 3 174 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 2 174 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 1 174 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 4 174 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 3 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 2 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 1 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 2 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 2 170-172 TOWER BRIDGE ROAD LONDON SE1 3LS
FLAT 1 170-172 TOWER BRIDGE ROAD LONDON SE1 3LS
12 POPE STREET LONDON SE1 3PR
FLAT 3 170-172 TOWER BRIDGE ROAD LONDON SE1 3LS
64 TANNER STREET LONDON SE1 3DR
62 TANNER STREET LONDON SE1 3DR
60 TANNER STREET LONDON SE1 3DR
99 PURBROOK ESTATE TOWER BRIDGE ROAD LONDON SE1 3DD
66 TANNER STREET LONDON SE1 3DR
FLAT 9 51 TANNER STREET LONDON SE1 3PL
FLAT 8 51 TANNER STREET LONDON SE1 3PL
FLAT 7 51 TANNER STREET LONDON SE1 3PL
FLAT 10 51 TANNER STREET LONDON SE1 3PL

FLAT 1 EXPORT HOUSE 168 TOWER BRIDGE ROAD LONDON SE1 3LS
168A TOWER BRIDGE ROAD LONDON SE1 3LS
51A TANNER STREET LONDON SE1 3PL
FLAT 2 51 TANNER STREET LONDON SE1 3PL
FLAT 1 51 TANNER STREET LONDON SE1 3PL
68 TANNER STREET LONDON SE1 3DR
FLAT 3 51 TANNER STREET LONDON SE1 3PL
FLAT 6 51 TANNER STREET LONDON SE1 3PL
FLAT 5 51 TANNER STREET LONDON SE1 3PL
FLAT 4 51 TANNER STREET LONDON SE1 3PL
FLAT 50 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 49 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 48 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
GROUND FLOOR 1-4 POPE STREET LONDON SE1 3PR
SECOND FLOOR 1-4 POPE STREET LONDON SE1 3PR
FIRST FLOOR 1-4 POPE STREET LONDON SE1 3PR
FLAT 43 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 42 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 41 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 44 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 47 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 46 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 45 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
1A POPE STREET LONDON SE1 3PH
FOURTH FLOOR RIGHT 54-58 TANNER STREET LONDON SE1 3PH
FOURTH FLOOR LEFT 54-58 TANNER STREET LONDON SE1 3PH
THIRD FLOOR REAR RIGHT 54-58 TANNER STREET LONDON SE1 3PH
BASEMENT AND GROUND FLOOR 170-172 TOWER BRIDGE ROAD LONDON SE1 3LS
SECOND FLOOR FRONT RIGHT 54-58 TANNER STREET LONDON SE1 3PH
FIRST FLOOR RIGHT 54-58 TANNER STREET LONDON SE1 3PH
FIRST FLOOR LEFT 54-58 TANNER STREET LONDON SE1 3PH
SECOND FLOOR LEFT 54-58 TANNER STREET LONDON SE1 3PH
THIRD FLOOR LEFT 54-58 TANNER STREET LONDON SE1 3PH
THIRD FLOOR FRONT RIGHT 54-58 TANNER STREET LONDON SE1 3PH
SECOND FLOOR REAR RIGHT 54-58 TANNER STREET LONDON SE1 3PH
FLAT 40 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
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FLAT 27 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 26 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 29 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 32 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 31 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
FLAT 30 FLORIN COURT 70 TANNER STREET LONDON SE1 3DP
98 PURBROOK ESTATE TOWER BRIDGE ROAD LONDON SE1 3DD
8 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
7 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
6 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
9 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
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10 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
1 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
FLAT 6 166 TOWER BRIDGE ROAD LONDON SE1 3LZ
FLAT 1 166 TOWER BRIDGE ROAD LONDON SE1 3LZ
2 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
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41 PURBROOK ESTATE TOWER BRIDGE ROAD LONDON SE1 3DA
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FLAT 2 166 TOWER BRIDGE ROAD LONDON SE1 3LZ
164 TOWER BRIDGE ROAD LONDON SE1 3FG
14 LUMIA LOFTS 160 TOWER BRIDGE ROAD LONDON SE1 3FG
FLAT 16 166 TOWER BRIDGE ROAD LONDON SE1 3LZ
38 PURBROOK ESTATE TOWER BRIDGE ROAD LONDON SE1 3DA
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51B TANNER STREET LONDON SE1 3PL
FLAT 8 52 TANNER STREET LONDON SE1 3PH
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FLAT 15 166 TOWER BRIDGE ROAD SE1 3LZ
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FLAT 8 166 TOWER BRIDGE ROAD LONDON SE1 3LZ
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166B TOWER BRIDGE ROAD LONDON SE1 3LZ
FLAT 12 166 TOWER BRIDGE ROAD SE1 3LZ
FLAT 11 166 TOWER BRIDGE ROAD SE1 3LZ
FLAT 10 166 TOWER BRIDGE ROAD SE1 3LZ
1 BEVINGTON PATH LONDON SE1 3PW
FLAT 3 52 TANNER STREET LONDON SE1 3PH
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FLAT 5 52 TANNER STREET LONDON SE1 3PH
FIRST TO SECOND FLOOR 47-49 TANNER STREET LONDON SE1 3PL
GROUND FLOOR 47-49 TANNER STREET LONDON SE1 3PL
FLAT 14 166 TOWER BRIDGE ROAD SE1 3LZ
FLAT 12 51 TANNER STREET LONDON SE1 3PL
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FLAT 11 51 TANNER STREET LONDON SE1 3PL
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65 PURBROOK ESTATE TOWER BRIDGE ROAD LONDON SE1 3DA
68 Tanner Street SE1

Re-consultation:

N/A

Consultation responses received

Internal services

N/A

Statutory and non-statutory organisations

English Heritage:
Advised that they do not need to be consulted.

Neighbours and local groups

Nine letters of objection have been received from flats 3, 4, 5, 9, 10, 13, 166 Tower Bridge Road and 64, 66 and 68 Tanner Street raising the following concerns:

Context:

The proposed development is an infilling in a dense residential area much of which has been built in the last 12 years or so. The application refers in passing to the houses 60-68 Tanner Street part of a larger redevelopment of a London School Board property granted consent in the 1990s. Although the school itself was replaced by a 50 unit apartment building - Florin Court 70 Tanner Street - the former practical rooms on the far side of the playground were retained as part of the planning approval and were sympathetically refurbished as a terrace of 5 two storey houses with a rear single storey extension. These houses abut the east boundary of the car park site at 5-11 Pope Street. This is the context in which the present scheme should be considered.

Overdevelopment:

Object to the number of houses proposed on such a small plot.

The statement in 'Context: scale and form' that the proposed 4 storey houses step down at the back to relate to the adjoining 2 storey houses 64-68 Tanner Street is architect speak. The design is overbearing as the sections demonstrate given the extensive glazed rear roofs of the Tanner Street houses. These roofs provide the only daylight to the single storey extensions at their rear. The result would be a very serious and adversereduction to the amenity and living conditions of the Tanner Street houses.

The projecting bathroom accommodation in the design is especially intrusive and monolithic and is at least one storey too high. Overall the scheme represents a gross over-development of a very constricted plot.

Design:

Four storeys will be too high as Pope St. is a single lane road.

I think that four storeys is too high for the existing buildings directly next to it and will not enhance the area and Pope St. I think that two storey houses with character will be much better

It will tower over the Grade 1 listed single storey old school building directly backing

onto this plot of land.

The top of the gables of the 5 houses should be no higher than the roof ridge of the next door building 1-4 Pope Street. The comparison made in the application with 54-58 Tanner Street ignores the stepping down of the existing roof line on the east side of Pope Street.

Street width:

I was very surprised by the application itself, simply because as far as I am aware, Southwark recommends that a distance of c. 12m has to be maintained between two housing units facing each other. However, you will see that Pope Street is very narrow and if you measure the width of the street, it is close to 7m and not 12m, which means that the east facing side of 166 Tower Bridge Road will be about 7m away only from the west facing side of these units, which means almost half the distance normally considered acceptable and recommended. Also, I was reading in some of the documentations uploaded on the website that the builder developer has already surveyed part of the neighbourhood; I would like to mention that I haven't been surveyed although every single windows of my apartment will face the 2nd or 3rd floor of these houses.

The distance across Pope Street between the proposed new development and 166 TBR varies along the plan. As flat 3, 166 Tower Bridge Road are based on the north side of 166, our kitchen/living room would be situated at the narrowest point which is approximately 6m. The bedroom would be 6.5m in proximity.

The proposed plans violate the minimum recommended distance of 12m between buildings. This creates a problem of overlooking, loss of privacy, and disturbance. Both the bedroom and living areas of our flat (3, 166 Tower Bridge Road) would be impacted by this at only 6.5m and 6m distance from the windows of the terraced houses opposite.

Feeling of enclosure:

The new development is certain to create a feeling of entrapment in flat3, 166 Tower Bridge Road given the elevation and proximity outlined above in section 1. It would likely be impossible to see any part of the sky from inside our property.

The proposed plan spans 35 meters along Pope Street. Our kitchen/living room windows would be positioned 14m from the northerly point of the site (in the approximate centre of the development, directly facing House C). Our property would be located directly in the centre of the proposed plan.

Due to the location, our view will be dominated solely by the buildings in both directions. Added to the issue of elevation, the building will dominate our property by taking up the entire view from all angles.

The proposed plan would be overly dominant causing a sense of enclosure thereby adversely affecting our standard of living.

Object ion to the height of the proposed houses, given the affect it would have on 64 Tanner Street.

Loss of light and overshadowing:

A four storey terrace would take too much light from the flats in 166 Tower Bridge Road.

Taking into account the 7m distance on both side of Pope Str and taking into account that I live on the 2nd floor of 166 Tower Bridge Rd, east facing, I will

basically have no more daylight anymore as not only the 5 housing units will be in front of my window but they will be actually above these windows which will block all possible light. I will then be forced to use lighting constantly in the apartment if I want to be seeing clear, not even mentioning the additional cost for me in terms of electricity bill and the cost for the environment as well in terms of additional use of electricity.

The one-bedroom flat (flat 3, 166 Tower Bridge Road) is situated on the first floor of 166 TBR directly opposite the site. It is a single perspective residence, with two sets of easterly facing windows overlooking Pope Street. These windows are the only source of natural light for the entire property, one set supplying the bedroom and the other supplying an open-plan kitchen/living room.

Our windows are 4.5m above ground level, or 1.5 meters above the current car park building. With a proposed elevation / height of 12.5m for the new development, our flat would be 8 meters below the highest level.

The depth of the rooms at flat 3, 166 Tower Bridge Road, which depend on this natural light is of a particular concern. With a depth of 6.5m from window to kitchen wall, this room would be most severely impacted by the removal of natural light. It is a fair assumption that having no natural light in the back of the room would be detrimental to the kitchen function and potentially hazardous.

The glazed roofs of the single storey rear portion of the Tanner Street houses make up rather over half the width of each house. The drawing 'Context:overlooking' does not show the true extent of the roof glazing. The impact of the scheme would be a significant reduction in natural light.

The rear of 68 Tanner Street, closest to Pope street, has a glass roof which give the only natural light to the kitchen and living space. Having a structure of the height they propose would seem guaranteed to reduce this light. A building of 3 stories would seem to be more appropriate, both as relates the town houses as well as the other building on Pope Street in general.

Loss of privacy:

There will be no privacy for residents in 166 Tower Bridge Road or the proposed terrace as the single lane road (Pope St.) will mean that the existing flats and proposed houses will be only feet from each other and look directly into each others rooms.

Also, there will be no privacy for the Grade 1 listed single storey school building.

I think that two storey houses with character will be much better and leave light and privacy for the existing residents of the Old School Building and all of the flats at the rear of 166 Tower Bridge Rd.

Aside having no more daylight, I will also have no more privacy as every single of my windows will be exposed to these new houses, 7m from me. So basically, additionally to the fact of using lighting constantly, I will have to close my curtains even during the day if I want the slightest moment of privacy. In fairness as well, I am not sure how distressed one can become if one feels that a stranger can literally overlook any single of his/her room so easily.

It is request that the Council reject any windows facing 64 Tanner Street. Any windows should face in to Pope Street only. Otherwise, the house immediately at the back of 64 Tanner Street may be able to look directly in to the neighbouring house , which is unacceptable.

Any development should be set back away from the party wall at the rear of Tanner

Street properties.

The rear of 68 Tanner Street, closest to Pope street, has a glass roof which give the only natural light to the kitchen and living space. The bathrooms immediately over looking the glass roof seems particularly inappropriate.

Noise:

It is also likely that the close proximity of the proposed plans to our flat (3, 166 Tower Bridge Road) would cause a higher level of noise and light disturbance than would be experienced if the development was kept at the recommended 12m distance.

Concerns about how the house immediately backing on to 64 Tanner Street will impact in terms of noise.

If this project go through, how long will the works, noise, etc...be lasting? Will works take place on the week ends, early morning/late evenings as what is happening around the Shard at the moment ? I have not seen any indication of that. I am just trying to figure out if as an addition to the annoyance mentioned earlier in terms of daylight and privacy, I will also not be able to sleep at night or relax at week ends if construction there is.

Noise, dust and lack of privacy during the construction period.

If the application appropriately modified is approved great care will be needed in relation to surrounding homes on account of the very tight working area. A condition of consent should require the developer to provide a copy of the building works programme to each adjoining property so that residents particularly those not out at work during the day are aware in advance of noisy periods of construction.

Efficient use of land:

64 Tanner Street have secured planning permission for an additional bedroom at first floor level together with an additional new dormer. How will the new house affect this new extension when built (construction will commence in the coming months) in terms of noise or otherwise?

Transport:

The traffic congestion in Pope Street and Tanner Street are already a serious problem, and the applicant has not thought through the implications of additional traffic and the need for parking in Pope Street as a direct result of the proposed development. Furthermore, where will visitors to the new houses park?

Although the site was used formerly as a car park the vehicles were semi-permanently stored there. It is misleading to state that there will be fewer car movements. The opposite will be the case and there will be delivery traffic as well. Taking into account traffic servicing the commercial premises on the other side of Pope Street there is likely to be congestion. There is a strong case for Pope Street to be one-way with the existing yellow lines retained. As part of the planning gain contribution an improved wider walkway should be required on the east side of Pope Street. Allowing for garage entrances the walkway would be be at road level to facilitate the passage of pushchairs and wheelchairs with the pedestrian way delineated by posts[a Dockland feature]. The pavement on the west side is narrow and unusable owing to obstruction from refuse bins.

Other issues:

Concerns that the digging of the foundations for a terrace of four storeys could

cause problems to neighbouring buildings.

The proposed development will directly effect the light currently enjoyed by 64 Tanner Street. Some objectors will seek dvice relating to their rights to light in conjunction with Shenstone Properties Limited. Any infringement of a right to light can be protected by injunction.

If the Council do consent to the two applications, they should be restricted in terms of life. Implementation should not be delayed beyond one year of any permission/consent being granted.

How will construction be curtailed in terms of timing and limitation in terms of the period of construction?