

Item No. 7.4	Classification: Open	Date: 9 December 2014	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 14/AP/0723 for: Full Planning Permission Address: 96 WEBBER STREET, LONDON SE1 0QN Proposal: Alterations and extensions to existing building, including construction of a mansard-style roof extension, roof terrace and the raising of part of parapet front wall on corner of Webber Street and Rushworth Street, to extend existing first floor residential unit. Retention and refurbishment of the existing ground floor workshop (Class B1), retention of the first floor live/work unit. Construction of a new detached two bedroom, two-storey building at rear to accommodate a single family dwelling (Use Class C3) at ground and first floor levels.		
Ward(s) or groups affected:	Cathedrals		
From:	Head of Development Management		
Application Start Date 31 March 2014		Application Expiry Date 26 May 2014	
Earliest Decision Date 02 July 2014			

RECOMMENDATION

- 1 That the application is referred to the sub-committee for consideration and that planning permission is granted subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 2 The application site is an irregularly shaped parcel of land on the southern side of Webber Street at its junction with Rushworth Street. The site is occupied by a two storey buildings used as workshops/offices at ground floor, and a live work studio and residential units at first floor. Also within the site is an adjacent timber yard (sui generis use).
- 3 The area is within a Bankside and The Borough Opportunity Area, the Central Activities Zone (CAZ) and a conservation area (Kings Bench).
- 4 To the south-east of the site is a more modest parcel of land which is enclosed land providing access to the elevated railway line to the east. To the west on the opposing side of Rushworth Street looking from north to south are 94 Webber Street, (a (business use with residential above of 3 storeys), 30 Rushworth Street, (a modest 4 storey infill residential development) and no.92 Webber Street (a large, residential development ranging in height from 4 to 8 storeys).
- 5 To the north of the site, on the opposing side of Webber Street is 63 Webber Street, a two storey B1 development comprising a set of units with a yard to the east. To the

north-west is nos 24-28 Rushworth Street a 3 storey business premises. Existing residential development is located on the opposite side of Rushworth Street to the site.

- 6 Webber Street and Rushworth Street are unclassified roads.

Details of proposal

- 7 It is proposed to make alterations and extensions to the existing building, including construction of a Mansard-style roof extension, roof terrace and the raising of part of parapet front wall of the existing two storey block at 96 Webber Street in order to enlarge the existing first floor residential units. It is also proposed to retain and refurbish the existing ground floor workshop/office and retain the first floor live/work unit. In addition, a new detached two bedroom, two-storey building is proposed in the southern part of the site (rear), adjacent to the existing building.
- 8 The proposal includes an 'L' shaped private garden, between the railway arches, the existing workshop building and the southern boundary of the site to serve the new detached dwelling.
- 9 The residual open, undeveloped area to the west of the new garden will serve as a service yard, to serve the two workshops.
- 10 Refuse storage will be provided in the form of a modest enclosure adjacent to the service yard

Planning history

- 11 12/EQ/0181

Application type: Pre-Application Enquiry (ENQ)

Alterations and extensions to existing building to create building of three storeys with two storey workshop at rear accommodating two flats and workshop (B class use) at ground floor level, one flat at first floor level and one maisonette at first and second floor level (4 flats in total comprised of 3 x two-bed and 1 x three bed).

Officers advised that revisions were needed in terms of the roof form and materials for the new extension to the workshop building; original windows should be retained; overlooking may arise within the site between the units proposed but that in principle the scheme could be made to be acceptable subject to the council being satisfied regarding the employment uses.

13-AP-3507

Alterations and extensions to existing building, including construction of a Mansard-style roof extension, roof terrace and the raising of part of parapet front wall on corner of Webber Street and Rushworth Street, to create 4 residential units (Use Class C3) and construction of a new detached two-storey building at rear to accommodate a workshop (Use Class B2) at ground floor level with ancillary office space over.

This was withdrawn at the request of the applicant as it faced possible refusal due to its failure to include a Flood Risk Assessment and to respond through further revisions to the scheme to the objections raised to the proposal.

Planning history of adjoining sites

- 12 07- AP-0202

92 Webber Street, Demolition of existing building and construction of a part 4, 5, 6, 7, 8 storey building to provide a total of 75 dwellings, communal facility, communal

gardens, landscaping and basement car parking (Amendments to planning permission 04-AP-0563).

This scheme was permitted and subsequently built and is the residential development that is due west of the site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 13 The main issues to be considered in respect of this application are:
- a) Environmental impact assessment
 - b) The principle of the development & the loss of business floorspace within the site
 - c) Design impact of the proposal on the Kings Bench Conservation Area
 - d) The standard of residential accommodation
 - e) Highways, parking and servicing issues
 - f) Impact on local amenity & residential living conditions
 - g) Sustainable implications

Planning policy

- 14 National Planning Policy Framework (the Framework)
- 1) Building a strong, competitive economy
 - 6) Delivering a wide choice of high quality homes
 - 7) Requiring good design

London Plan July 2011 consolidated with revised early minor alterations October 2013

Policy 2.10 – Central Activities Zone – Strategic Priorities
Policy 2.11- Central Activities Zone – Strategic Functions
Policy 2.11- Central Activities Zone – Predominantly Local Activities
Policy 3.3 - Increasing housing supply
Policy 3.4 - Optimising housing potential
Policy 3.5 - Quality and design of housing developments
Policy 3.8 - Housing choice
Policy 6.9 - Cycling
Policy 6.10 - Walking
Policy 6.11 - Smoothing traffic flow and tackling congestion
Policy 7.14 – Local Character
Policy 8.3 - Community infrastructure levy

Core Strategy 2011

SP1 - Sustainable Development
SP2 - Sustainable transport
SP5 - Providing new homes
SP10 - Jobs and businesses
SP12 - Design and conservation
SP13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 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 locations and preferred industrial locations

Policy 1.5 Small Business Units

Policy 1.6 Live/work units

Policy 3.2 - Protection of amenity

Policy 3.11 - Efficient use of land

Policy 3.12 - Quality in design

Policy 3.13 - Urban design

Policy 3.14 -Designing out crime

Policy 3.16 – Conservation areas

Policy 4.2 - Quality of residential accommodation

Policy 5.2 - Transport impacts

Policy 5.3 - Walking and cycling

Policy 5.6 - Car parking

SPD: Residential design standards 2011

SPD: Sustainable design and construction 2009

Environmental Impact Assessment

- 15 The site is already in use and the new proposal seeks extensions and additions including further residential accommodation. It is not of the size, scale or intensity to require a formal Environmental Impact Assessment.

Acceptability in principle of development and land use issues

- 16 The proposal includes taking the existing B1 (office/workshop) floorspace and residential floorspace at first floor and redevelops it to provide additional residential use, with the retention of the B1 use, but without retention of the timber yard.
- 17 The Core Strategy and London Plan identify the site as lying within an Opportunity Area and the Central Activities Zone (CAZ). Policy SP10 of the Core Strategy applies seeking to protect existing business floorspace in locations inside the CAZ.
- 18 Policy 1.4 of the Southwark Plan is concerned with employment sites outside the preferred office locations and preferred industrial locations of which the application site is an example. This policy also seeks to prevent the net loss of Class B floorspace in the Central Activities Zone except where the following criteria apply :
- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for B Class use or for mixed uses involving B class, including redevelopment, over a period of 24 months , have been unsuccessful; or
 - b) The site or buildings would be unsuitable for re-use or development for B class use or mixed uses including B Class use, having regard to physical or environmental constraints or
 - c) The site is located with a town or local centre in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses. Where an increase in floorspace is proposed, the additional floorspace may be used for suitable mixed or residential use.
- 19 The loss of B1 floorspace in this instance is very small (5sq.m) which is considered to be modest and does not represent a material loss of employment floorspace on the

site. 137 sqms of B1 floorspace is retained at ground floor level for the existing building along with the live/work studio above. The proposals also retain small business uses in the existing building in accordance with Policy 1.5 of the Southwark Plan. Whilst the external storage area is to be lost, the two units in the building remain and will provide a sustainable location for small business uses.

- 20 The composition of uses on the site changes in terms of the loss of a sui generis timber yard area but still retains a comparable amount of B1 floorspace as the existing use. The residential element increases through the creation of a second storey for the existing flat above the workshop and a new two storey detached dwelling occupying the south of the site. Whilst single dwellings are not typical of this location, the introduction of the additional unit offers the potential to provide a new small dwelling and add to the built form of this part of the conservation area.
- 21 The existing live work unit on the first floor is physically unaffected by the development proposals.
- 22 The general principle of the development is therefore considered to be acceptable, offering an opportunity to refurbish this site and enhance its appearance within the streetscene and conservation area.

Design

- 23 The buildings on site to be retained and which dominate the site are a two storey block, brick faced with a part flat, part-pitched roof. The buildings are Victorian and contribute to the character and appearance of the Kings Bench Conservation Area of which they are part. The proposal makes alterations to the elevations of this building and extends the building in the form of a mansard roof to provide roof accommodation. On the southern half of the site, it is proposed to erect a detached two storey dwelling.
- 24 After negotiation with the applicants prior to the submission of the application, the scheme has been amended and carefully designed to take account of the character, materials and features of the existing buildings by using traditional materials and styles in the form of brick, slate cladding and timber casement windows. The size and scale of the extensions and new dwelling are in keeping with the townscape around the site and would enhance this part of the conservation area.
- 25 Consequently, it is considered that the proposal would be acceptable and in keeping with the character and appearance of the Kings Bench Conservation Area, subject to conditions concerning materials, detailing of roof-designs and windows/openings. It is considered that the existing older buildings on site will be refreshed, enlarged and extended in an appropriate fashion.
- 26 The Conservation Area Advisory Group (CAAG) have expressed concern about the relationship between the proposed mansard roof and the existing pitched roof of the building. Through the imposition of a planning condition requiring further details of this, the issue can be addressed.
- 27 Thus the proposal is considered to accord with Policies 3.15 & 3.17 of the London Plan, SP12 of the Core Strategy and 3.12 & 3.13 & 3.16 of the Southwark Plan.

Standard of accommodation provided

- 28 The following tables provide details of the room and overall flat sizes for the two new residential units proposed.

Table 1

Flat 1 (2b4p)	Proposed Floorspace (sq.m)	SPD required standard (sq.m)
GIA	110	70
Double bed	12.2	12
Double bed	13.5	12
Lounge/kitchen/diner	28.5	30
Wc/Bathroom	7.2	3.5

Table 2

House (2b 4p)	Proposed Floorspace (sq.m)	SPD required standard (sq.m)
GIA	124	95
Double Bedroom	14.7	12
Double Bedroom	20.4	12
Lounge/kitchen/diner	61m	30
Wc/Bathroom	4	3.5

- 29 The proposal creates accommodation in the form of a flat above the existing ground floor workshops and a 2 storey detached dwelling on the southern half of the site. There is already residential accommodation on site but the proposal seeks to reorganise and enlarge it. A live work unit (flat 2) above the eastern workshop (workshop 1) is to be retained but the most significant change to affect it relates to its access arrangements due to the removal of the staircase to the flat. The existing flat (flat 1) above workshop 1 to the west is to be reconfigured internally to provide larger spaces/rooms and through the replacement of the existing flat roof with a mansard roof will have a second floor in which additional rooms will be accommodated. A terrace area is to be created on the corner of the building at roof level.
- 30 The third unit of accommodation proposed, the two storey detached dwelling, would be irregular in footprint presenting its broadest elevation to Rushworth Street. It would have 2 bedrooms, at first floor with a unified living space below. The new dwelling will have its own private garden.
- 31 With respect to Flat 2, the exact details of the layout have not been provided and as this is an extant unit of accommodation. With respect to outlook and light, it can be anticipated that the south-facing windows of the flat will be affected by the new dwelling to the south. However, these windows would still get sunlight and daylight and are not the sole source of light or outlook for the flat.
- 32 Flat 1 achieves acceptable room sizes and GIA, to broadly comply with the Residential Standards SPD (see table 1). The flat will have useable spaces within its rooms, a good layout with respect to stacking and circulation spaces and dual aspect with sunlight and daylight reaching all the rooms within it. The flat will have amenity space of 10sq.m in the form of a roof terrace at the corner of the building. The amenity space would be partially screened by the raised brick parapet and glazed balustrade that will fringe the space. It would experience a degree of overlooking from the residential development to the west at 94 but it is considered that this would be at oblique angles

which will make its impact less severe.

- 33 The third unit of accommodation is a 2 bedroom dwelling. It would not be ideal for family housing due to generous space standards. Table 2 above shows that the dwelling would comply with the room sizes and GIA required by the Residential Design Standards SPD. The dwelling would get ample light and would have more than one aspect. In terms of outlook, the ground floor rear windows would have limited outlook due to the proximity of the railway arches and the existing workshops. The windows at ground and first floor would look across from relatively close proximity (8.0m approximately) at the openings on the residential developments to the west. Although not ideal, this kind of spatial relationship is common in this area given the more dense level of development here. The amenity space for the dwelling would take the form of an 'L' shaped garden to the rear of the building. The garden would have an area that would fall somewhat short of the requisite 50 sq.m (it would provide 32 sq.m) for family housing. The space would not achieve the requisite depth of 10 metres. However, given that this area of the borough is characterised by accommodation generally lacking a private garden and given its size it is considered acceptable in this instance.

Residential amenity issues within the application site and with neighbouring sites

Overlooking

- 34 The proposal introduces residential accommodation above the existing building and also in the form of a freestanding two storey dwelling. The proposal will result in residential windows facing out from the site at ground and first floor. In terms of the existing buildings and the accommodation proposed at first and second floor, there would be windows facing northwards onto Webber Street. At ground floor, windows serving the existing workshops are present and it is simply proposed to retain these windows and the workshops they serve. It is the first floor windows which need to be carefully considered. Some of the windows at first floor serve the existing first floor flat above the eastern workshop (workshop 2) and so their use and impact are established and thus do not stand to be considered by this application. The windows above the western workshop (no.1) would serve a kitchen/living room & bathroom at first floor and a study room and en-suite bathroom at second floor Webber Street to the north. Those windows serve a set of workshops at 63 Webber Street. The relationship here is one of habitable and non-habitable domestic room windows looking at non-habitable room windows at no.63 from approximately 10 metres. Given that there are existing first floor windows which serve residential accommodation and that the existing and proposed will be looking across at non-residential windows serving workshop units means that no significant overlooking or privacy concerns would occur.
- 35 An existing window at first floor will serve Flat 1. This window looks south-west, towards the residential properties on the western side of Rushworth Street. Currently the same windows serve the existing first floor flat above workshop 2. Given that this is an existing relationship, no objection is raised to its continuation. Flat 2 will have a roof terrace at second floor to be accessed from a new north-west facing opening in the new second floor extension to the building. The terrace would partially be screened by a glass balustrade behind the existing brick parapet and although there may still be a risk of overlooking of the flats to the west on Rushworth Street, a planning condition to seek a further more substantial but not visually intrusive screen shall be conditioned to overcome any issue. The new opening, a full height pair of glazed doors that would access the terrace would face north-west and the nearest windows it would observe would be sufficiently distant to not pose an amenity issue.
- 36 Flat 2 would have south-facing glazed openings (window and fixed shut door at first and windows at second floor). They would look across at an windowless first floor on

the new detached dwelling proposed thus preventing any overlooking issue.

- 37 The new detached dwelling would have windows at ground and first floors looking south-west towards the flats on the western side of Rushworth Street. They will serve habitable rooms and would observe the balconies at first floor and terrace at ground floor of the Rushworth Street flats from a distance of approximately 7.5m. This is not ideal but these open amenity spaces will not always be occupied. Of more potential concern are the windows that open onto them with respect to overlooking and these would appear to be approximately 9.5m from the windows of the proposed detached dwelling. The residential standards SPD expects to see a separation distance of 12m on front elevations that face highways. It is considered however that the window to window separation is the more important and that a 9.5m distance is common in this part of the borough. The current separation distance between the existing flat above Workshop 2 and the flats at the junction of Rushworth Street and Webber Street is approximately 7.5 metres. Although there will be some impact, this kind of close spatial relationship between sites is common in this area of the borough, and the resulting harm is not considered to be so significant to warrant refusal on this basis.
- 38 The ground floor of the new detached dwelling would have windows looking north onto the proposed service yard, the new garden and the windows of Workshop 1. The window fronting the service yard would serve a WC so can be obscure glazed with only a top light opening to prevent privacy issues. In terms of the openings onto the new garden they would observe the workshop building due north from a mere 2.6m. To prevent overlooking of both the openings on the dwelling and the garden, the workshop windows would be high level.
- 39 Openings are proposed on the eastern elevation of the proposed detached dwelling. These would all look onto the railway arches to the east and so no overlooking issues are identified.

Daylight/ Sunlight Impacts

- 40 The new roof extension onto the existing workshop block would throw shadow northwards. It is considered that the shade thrown would only affect the road space and not impact on the neighbouring buildings on Webber Street.
- 41 Within the site, the new detached dwelling would throw shade across the windows of the new first floor flat (flat 1) and also onto the existing first floor accommodation above workshop 2. This will diminish their amenity to a certain extent. However, it is considered that the shade will only impact at certain times of day and thus allow light to still reach at others and with the presence of a second, south-westerly facing elevation on flat 1. On balance, this amenity impact can be accepted.
- 42 The flats on the western side of Rushworth Street will shade the new detached dwelling and Flat 1 at certain times of day diminishing their amenity but this is considered to be acceptable on balance given that there will still be periods when sunlight will penetrate into the proposed dwellings unimpeded by these neighbours.

Outlook

- 43 The proposed Flat 1 would have outlook from three elevations. Although the outlook to the south would be limited due to the new detached dwelling, there would be adequate outlook from the other two elevations to compensate and prevent a sense of enclosure.
- 44 The new detached dwelling would have outlook from three of its elevations. The outlook from the window serving its north-facing living/dining/kitchen space would be onto a garden and the south-elevation of the existing workshop block beyond, just 2.5 metres from the dwelling. That outlook is poor but the same room would also have

outlook to the east and south-west. This consequently on balance is acceptable. The detached dwelling has two bedrooms at first floor and these would have outlook of the railway arches from one and the flats to the west side of Rushworth Street from the other, that although not ideal are felt to be acceptable on balance given the other positive aspects that the rooms enjoy with respect to room size, light penetration and privacy.

- 45 The existing flat above workshop 2 (Flat 2) would have a view the yard area of 63 Webber Street to the north. This is an existing arrangement and so no objection is raised to it. To the south, currently the flat looks across unimpeded upon the yard area with the staircase up to the railway line just beyond. This outlook will alter considerably with the erection of the new detached dwelling. This would be due south and at a distance of approximately 4 metres. The view from the windows of Flat 2 will be of the roof/first floor of the new dwelling and although no windows would look back from the new building, the roof itself would be perceived as quite close. It would however be slightly less problematic given that it would pitch away from the window. One of Flat 2's windows would have a relatively more open outlook as it would be off-set slightly to the north-east of the new dwelling. Given that Flat 2 has outlook to both north and south and that the southern outlook would not be wholly impeded it is considered that it would still have an acceptable standard of accommodation in this respect.
- 46 Planning conditions advised by the council's Environmental Health Officer will address noise and light intrusion issues arising from the relationship between the dwellings in the application site, the same dwellings and the workshops, between the dwellings & workshop on the application site and neighbouring developments and vice versa and the impact of the railway upon the dwellings proposed.
- 47 The proposal has generated a number of objections from residents of adjoining sites. These have focused on design, loss of light, overlooking, loss of industrial land, highway and pedestrian safety. It is considered that the proposal subject to satisfying the attached planning conditions will address potential impacts both on local residential and visual amenity (design) issues. Although as explained elsewhere in this section there will be some harm to neighbour amenity it is considered that this would not be sufficient to justify refusal.
- 48 The occupant of an existing unit within the application site has raised objection and focused in part upon the issues around the access to and use of the site and its basis in law. These matters are not considered to be significant matters in the determination of the application against the relevant policies.
- 49 To conclude on these issues, whilst there will be some amenity impacts between properties, these are not untypical of concentrated urban locations such as this and the proposal to be, on balance, acceptable in terms of its residential amenity implications. It thus would accord with Policies 3.5 of the London Plan & 3.2 of the Southwark Plan.

Transport issues

- 50 The proposal would not include parking. The area is subject to on-street parking controls. The residents/ occupants would have to park on-street if they chose to have a car but it is considered given the excellent PTAL rating of 6A that the site enjoys, that zero on-site parking is acceptable. It shall be conditioned that no residents shall seek parking permits which shall further address the parking issue. Cycle parking is proposed within the scheme, details of which can be conditioned. Servicing of the site shall continue in the manner similar to that which currently occurs with vehicles either entering the site to service the units or doing so from the road.

- 51 To conclude, the proposal would accord with Policies 6.9 & 6.11 of the London Plan, SP2 of the Core Strategy and Policies 5.2, 5.3 & 5.6 of the Southwark Plan.

Planning obligations (S.106 undertaking or agreement)

- 52 The proposal will be liable to Mayoral CIL for the new floorspace created. There are no further S106 floorspace implications.

Sustainable development implications

- 53 The proposal seeks to achieve Code for Sustainable Homes Level 4 secured through condition with regards to insulating, cycle storage, recycling, triple AAA appliances and heating.
- 54 The proposal will create a mixed use development in a sustainable location, with excellent public transport provision. It will redevelop and maximise the usage of a site which is currently under utilised, will upgrade the buildings on site and add a new building, all of which would be designed to be in keeping with the character of the conservation area. It is concluded therefore that this would be a sustainable redevelopment of the site.

Other matters

- 55 The Environment Agency have requested planning conditions to address flood-risk on site and sustainable drainage. These shall be conditioned. They have also requested a contaminated land survey which the council's Environmental Health team have asked for and this shall be conditioned. The site is in an Air Quality Management Area (AQMA) and so a planning condition shall be imposed to address this concern.

Conclusion on planning issues

- 56 To conclude, the proposal is considered to be proportionate and well-designed, maximising the site's size, shape and existing buildings while adding a new, sympathetically designed two storey detached building. No adverse impacts would result upon the surrounding townscape or conservation area. The proposal retains a B1 use of the site, with only a small net loss from existing, while introducing new and upgrading existing residential accommodation. The proposal although likely to have some impact local amenity, is not considered to result in significant impacts, taking account of the urban context in which it is located. It is considered that this proposal redevelops the site in a manner appropriate for a location characterised by high density residential development while providing an appropriate standard of accommodation for its occupants.

Community impact statement

- 57 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.

Consultations

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

59 **Consultation replies**

Thirty four representations have been received from adjoining and nearby occupiers. (as listed in Appendix 2). They have raised material planning objections on the grounds of design and the impact on the conservation area, loss of light, overlooking, loss of industrial land, highway and pedestrian safety. With respect to design they have focused on the choice of a mansard roof which they consider to be inappropriate and is not found in the area. With respect to amenity they have focused on overlooking and noise and disturbance. In terms of overlooking, they have focused on overlooking of windows to habitable rooms of the existing flats and houses in the area arising from the proximity of the new dwellings' windows and from the proposed roof terrace. They have raised concern of noise and disturbance from the aforesaid roof terrace and also from the proposed bin store that would open onto Rushworth Street. The Environment Agency have asked for planning conditions concerning contaminated land and sustainable drainage.

Thames Water have raised no objection.

Human rights implications

- 60 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.
- 61 This application has the legitimate aim of providing a mixed residential and industrial redevelopment of the site. 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/1231-96 Application file: 14/AP/0723 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department Southwark Council 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 4424 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	Neil Luxton, Planning Officer	
Version	Final	
Dated	26 November 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	Yes	Yes
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	27 November 2014	

APPENDIX 1

Consultation undertaken

Site notice date: 15/05/2014

Press notice date: 10/04/2014

Case officer site visit date: 06/11/2014

Neighbour consultation letters sent: 14/05/2014

Internal services consulted:

Design and Conservation Team
Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations consulted:

Environment Agency
Thames Water - Development Planning

Neighbour and local groups consulted:

94 Webber Street London SE1 0QN	Flat 44 Patrick Court SE1 0GB
98 Webber Street London SE1 0QL	Flat 69 Patrick Court SE1 0GB
First Floor Flat 96 Webber Street SE1 0QN	Flat 70 Patrick Court SE1 0GB
Newspaper House 65 Webber Street SE1 0QP	Flat 67 Patrick Court SE1 0GB
15 Belvedere Buildings London SE1 0DQ	Flat 68 Patrick Court SE1 0GB
120 Webber Street London SE1 0QL	Flat 71 Patrick Court SE1 0GB
Flat 5 18 Belvedere Buildings SE1 0DQ	Flat 74 Patrick Court SE1 0GB
Ground Floor 15 Belvedere Buildings SE1 0DQ	Flat 75 Patrick Court SE1 0GB
30 Rushworth Street London SE1 0RB	Flat 72 Patrick Court SE1 0GB
First Floor Flat 98 Webber Street SE1 0QL	Flat 73 Patrick Court SE1 0GB
First Floor 61 Webber Street SE1 0RF	Flat 66 Patrick Court SE1 0GB
Ground Floor 61 Webber Street SE1 0RF	Flat 59 Patrick Court SE1 0GB
Second Floor 61 Webber Street SE1 0RF	Flat 60 Patrick Court SE1 0GB
Ground Floor 96 Webber Street SE1 0QN	Flat 57 Patrick Court SE1 0GB
Ground Floor Studio 63 Webber Street SE1 0QW	Flat 58 Patrick Court SE1 0GB
Studio 1 63 Webber Street SE1 0QW	Flat 61 Patrick Court SE1 0GB
Railway Arches 56 And 65 King James Street SE1 0DH	Flat 64 Patrick Court SE1 0GB
Studio 2 63 Webber Street SE1 0QW	Flat 65 Patrick Court SE1 0GB
Railway Arches 57 And 66 King James Street SE1 0DH	Flat 62 Patrick Court SE1 0GB
Arch 52 Rushworth Street SE1 0RB	Flat 63 Patrick Court SE1 0GB
Newspaper House Kings Bench Street SE1 0QX	Flat 12 Patrick Court SE1 0GB
Flat 4 94 Webber Street SE1 0QN	Flat 13 Patrick Court SE1 0GB
Flat 3 94 Webber Street SE1 0QN	Flat 10 Patrick Court SE1 0GB
Part First Floor 96 Webber Street SE1 0QN	Flat 11 Patrick Court SE1 0GB
2 Belvedere Buildings London SE1 0DQ	Flat 14 Patrick Court SE1 0GB
Part Ground Floor 96 Webber Street SE1 0QN	Flat 17 Patrick Court SE1 0GB
Flat 2 94 Webber Street SE1 0QN	Flat 18 Patrick Court SE1 0GB
Flat 1 94 Webber Street SE1 0QN	Flat 15 Patrick Court SE1 0GB
4 Belvedere Buildings London SE1 0DQ	Flat 16 Patrick Court SE1 0GB
Flat 1 18 Belvedere Buildings SE1 0DQ	Flat 9 Patrick Court SE1 0GB
Flat 2 18 Belvedere Buildings SE1 0DQ	Flat 2 Patrick Court SE1 0GB
Flat 4 18 Belvedere Buildings SE1 0DQ	Flat 3 Patrick Court SE1 0GB
Flat 3 18 Belvedere Buildings SE1 0DQ	Flat 1 Patrick Court SE1 0GB
16 Belvedere Buildings London SE1 0DQ	Flat 4 Patrick Court SE1 0GB
8 Belvedere Buildings London SE1 0DQ	Flat 7 Patrick Court SE1 0GB
6 Belvedere Buildings London SE1 0DQ	Flat 8 Patrick Court SE1 0GB
10 Belvedere Buildings London SE1 0DQ	Flat 5 Patrick Court SE1 0GB
14 Belvedere Buildings London SE1 0DQ	Flat 6 Patrick Court SE1 0GB
12 Belvedere Buildings London SE1 0DQ	Flat 31 Patrick Court SE1 0GB
Flat 50 Patrick Court SE1 0GB	Flat 32 Patrick Court SE1 0GB

Flat 51 Patrick Court SE1 0GB
Flat 48 Patrick Court SE1 0GB
Flat 49 Patrick Court SE1 0GB
Flat 52 Patrick Court SE1 0GB
Flat 55 Patrick Court SE1 0GB
Flat 56 Patrick Court SE1 0GB
Flat 53 Patrick Court SE1 0GB
Flat 54 Patrick Court SE1 0GB
Flat 47 Patrick Court SE1 0GB
Flat 40 Patrick Court SE1 0GB
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Flat 39 Patrick Court SE1 0GB
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Flat 45 Patrick Court SE1 0GB
Flat 46 Patrick Court SE1 0GB
Flat 43 Patrick Court SE1 0GB

Flat 29 Patrick Court SE1 0GB
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Flat 36 Patrick Court SE1 0GB
Flat 37 Patrick Court SE1 0GB
Flat 34 Patrick Court SE1 0GB
Flat 35 Patrick Court SE1 0GB
Flat 28 Patrick Court SE1 0GB
Flat 21 Patrick Court SE1 0GB
Flat 22 Patrick Court SE1 0GB
Flat 19 Patrick Court SE1 0GB
Flat 20 Patrick Court SE1 0GB
Flat 23 Patrick Court SE1 0GB
Flat 26 Patrick Court SE1 0GB
Flat 27 Patrick Court SE1 0GB
Flat 24 Patrick Court SE1 0GB
Flat 25 Patrick Court SE1 0GB

Re-consultation: 30/10/2014

APPENDIX 2

Consultation responses received

Internal services

Environmental Protection Team [Noise / Air Quality / Land Contamination / Ventilation]

Statutory and non-statutory organisations

Environment Agency
Thames Water - Development Planning

Neighbours and local groups

Bicycle Repairs Maintenance 33 Rushworth Street SE1 0RB
Email representation
Enterprise House 1-2 Hatfield SE1
Flat 20 Patrick Court SE1 0GB
Flat 30 Patrick Court 92 Webber Street SE1 0GB
Flat 35 Patrick Court 92 Webber Street SE1 0GB
Floor 2 26 Marshalsea Road SE1 1HF
G4 The Foundry Annexe 65 The Glasshill Street SE1 0QR
Part Ground Floor 96 Webber Street SE1 0QN
Studio 2 63 Webber Street SE1 0QW
The Community Space 18 Great Guildford Street SE1 0SY
The Waterloo Woodwork Shop 96 Webber Street SE1
Unit 1g Chelsea Reach 79-89 Lots Road SW10 0RN
10 St. Marys Road London SE15 2DW
15 Gladstone Street SE1 6EY
158 Great Suffolk Street London SE1 1PE
160 Sutherland Avenue London W9 1HP
26 Chalsey Road London SE4 1YW
27 Holm Oak Close London SW15 2UN
28 Wollaston Close London SE1 6SL
29 The Little Boltons London SW10 9LL
30 Patrick Court London
30 Rushworth Street London SE1 0RB
33 Rushworth Street London SE1 0RB
35 Cooper Close London SE1 7QU
5 Malvern Road London NW6 5PS
5 Yeomans Lodge Frome BA11 4SA
51 Cooper Close London SE1 7QU
6 Jurston Court Gerridge Street SE1 7QH
63 Webber Street London SE1 0QW
7 Wrights Green London SW4 7NG
74 Southwark Bridge Raod London SE1 0AS
74 Southwark Bridge Road London SE1 0AS
77-85 Newington Causeway London SE1 6BD