

Item No. 7.2	Classification: Open	Date: 3 February 2015	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 14/AP/3503 for: S.73 Vary/remove conds/minor alterations Address: 169 -173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET) LONDON SE1 8ER Proposal: Minor material amendments to planning permission 13/AP/0966 dated 21/10/2013 for the Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant: Variation of condition 1 (approved plans) in order to allow an amended east elevation, installation of a lift over-run, telecomms equipment/satellite dishes and roof plant.		
Ward(s) or groups affected:	Cathedrals		
From:	Head of Development Management		
Application Start Date 06/11/2014		Application Expiry Date 05/02/2015	
Earliest Decision Date 07/12/2014			

RECOMMENDATION

- 1 That the planning committee grant planning permission subject to conditions and the terms of the legal agreement dated 21 October 2013.

BACKGROUND INFORMATION

Site location and description

- 2 The site, measuring 0.17 hectares, is located on the eastern side of Blackfriars Road between Surrey Row and Pocock Street. The site is currently under construction with the implementation of planning consent 13/AP/0966 to provide a part 10/part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. The construction work is well progressed and is expected to be completed in 2015.
- 3 To the north of the site, on the opposite side of Surrey Road, is a twelve storey residential building (Helen Gladstone House) and adjacent garden area. A part four/part five storey residential building (Pakeman House) is located adjacent to the rear boundary. To the south, fronting onto the opposite side of Pocock Street, is an eight storey building comprising student flats (Manna Ash House) and a seven storey office building fronting onto Blackfriars Road.
- 4 The site is located in a sustainable and accessible location (PTAL 6b - excellent)

within walking distance of Southwark underground, Waterloo station and bus stops serving several bus routes. It is within the Central Activities Zone, the Bankside, Borough and London Bridge Opportunity Area and the Bankside and Borough District Town Centre.

Details of proposal

- 5 As previously mentioned, the site is currently under development in accordance with planning consent 13/AP/0966 which permitted the erection of a part 10/part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. The construction work is at an advanced stage and is due for completion in 2015.
- 6 This application seeks to make the following minor variations to the original permission:
 - installation of a lift overrun
 - installation of roof plant
 - amended east elevation to replace recessed glazing with metal panelling
 - installation of some telecommunications equipment.

Planning history

- 7 13/AP/0420 Application type: Screening Opinion (EIA) (SCR): Request for a Screening Opinion to determine whether an Environmental Impact Assessment is required for the following development: Demolition of existing buildings and structures and construction of a part 10 and part 6 storey building with ground floor retail uses (Class A1-A3), and up to 100 residential dwellings.

- Decision date 19/04/2013 Decision: Screening Opinion - EIA Regs (SCR)

13/AP/0966 Application type: Full Planning Permission (FUL): Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. (Revised Description)

- Decision date 21/10/2013 Decision: Granted with Legal Agreement (GWLA)

13/PA/0030 Application type: Prior Approval (PRAP): Demolition of the existing residential and commercial premises including the garage units behind the main building at St Georges Mansions, 169-173 Blackfriars Road to enable the site to be levelled and cleared and left secure.

- Decision date 10/01/2014 Decision: Prior Approval Required - Approved (PARA)

13/AP/3669 Application type: Approval of Details - Article 30 DMPO (AOD): Details of Archaeological Building Recording as required by Condition 8 of planning permission dated 21/10/2013 (application no 13/AP/0966 for the demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. (Revised Description)).

- Decision date 17/01/2014 Decision: Granted (GRA)

13/AP/4325 Application type: Approval of Details - Article 30 DMPO (AOD): Details of a programme of archaeological recording pursuant to Condition 7 of planning permission 13-AP-0966 for: Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 87 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant.

- Decision date 31/01/2014 Decision: Granted (GRA)

13/EQ/0249 Application type: Pre-Application Enquiry (ENQ): Development of nine residential units within a 6 storey building.

- Decision date 03/02/2014 Decision: Pre-application enquiry closed (EQC)

13/AP/3767 Application type: Approval of Details - Article 30 DMPO (AOD): Details of a Phase I and II Site Investigation Report as required by Condition 4 part (a) of planning permission dated 21/10/2013.

- Decision date 07/02/2014 Decision: Granted (GRA)

13/AP/3768 Application type: Approval of Details - Article 30 DMPO (AOD): Details of a Construction Environmental Management Plan as required by Condition 3 of planning permission dated 21/10/2013.

- Decision date 13/02/2014 Decision: Granted (GRA)

13/AP/4339 Application type: Approval of Details - Article 30 DMPO (AOD): Details of a piling method statement pursuant to Condition 5 of planning permission dated 21/10/2013.

- Decision date 13/02/2014 Decision: Granted (GRA)

13/AP/4260 Application type: Variation: non-material changes (VNMC): Non-material amendment to planning permission 13/AP/0966 for 'Demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant' to revise the trigger date for condition 10 (Delivery and Servicing Management Plan) from 'prior to commencement' to 'prior to occupation'.

- Decision date 05/03/2014 Decision: Agreed - for app types VLA & VNMC (AGR)

14/AP/0541 Application type: Approval of Details - Article 30 DMPO (AOD): Details of the facilities to be provided for the secure storage of cycles to serve the residential and commercial units (including provision for visitors) as required by condition 6 of planning permission dated 21/10/2013.

- Decision date 21/03/2014 Decision: Granted (GRA)

14/AP/0472 Application type: Approval of Details - Article 30 DMPO (AOD): Details of post-excavation works pursuant to Condition 7 of planning permission dated 21/03/2013.

- Decision date 04/04/2014 Decision: Granted (GRA)

14/AP/0524 Application type: Approval of Details - Article 30 DMPO (AOD): Details of a Code for Sustainable Homes pursuant to Condition 12 of planning permission dated 21/03/2013.

- Decision date 09/04/2014 Decision: Granted (GRA)

14/AP/0771 Application type: Variation: non-material changes (VNMC): Variation of Condition 1 'Approved Plans' of planning permission dated 21/10/2013 [application no.13AP0966] for the demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. The alteration relates to the ground floor plan and the northern and southern elevation. The proposed changes to the ground floor core 3 are a direct consequence of the revised flat mix.

- Decision date 09/05/2014 Decision: Agreed - for app types VLA & VNMC (AGR)

14/AP/0726 Application type: Approval of Details - Article 30 DMPO (AOD): Details of contamination as required by condition 4b of planning permission dated 21/10/2013.

- Decision date 19/05/2014 Decision: Granted (GRA)

14/AP/1295 Application type: Approval of Details - Article 30 DMPO (AOD): Details of green/brown roof/living walls/vertical gardens and planters as required by Condition 13 of planning permission dated 21/10/2013.

- Decision date 02/06/2014 Decision: Granted (GRA)

14/AP/1296 Application type: Approval of Details - Article 30 DMPO (AOD): Details of landscaping as required by Condition 14 of planning permission dated 21/10/2013.

- Decision date 20/06/2014 Decision: Granted (GRA)

14/AP/0822 Application type: Approval of Details - Article 30 DMPO (AOD): Partial discharge of condition 16 (material samples) of planning permission dated 21/10/2013.

- Decision date 29/08/2014 Decision: Granted (GRA)

14/AP/1275 Application type: Approval of Details - Article 30 DMPO (AOD): Details of ecology as required by Condition 11 of planning permission dated 21/10/2013.

- Decision date 29/08/2014 Decision: Granted (GRA)

14/AP/3401 Application type: Variation: non-material changes (VNMC): Non Material Amendment of planning permission dated 21/10/2013 [LBS ref no 13AP0966] for demolition of existing buildings and structures followed by the erection of a part 10 storey / part 6 storey building comprising 86 residential units, five retail/commercial units totaling 451 sqms (Use Classes A1-A5 and D1), a reception area, ancillary cycle and disabled car parking, private and public amenity space, basement and ancillary plant. (Revised Description). The proposed amendments consist of changes to the elevational details (including balconies, doors, lift shaft), minor increase in size of building at sixth and seventh floor level on south east corner, changes to the internal layouts (particularly floors 5 and 9), relocation/reconfiguration of wheelchair units and

amalgamation of retail Units 2, 3 and 4.

- Decision date 19/12/2014 Decision: Agreed - for app types VLA & VNMC (AGR)

14/AP/3932 Application type: Full Planning Permission (FUL): Temporary change of use of part ground floor from approved use class A1, A2 or A4 to temporary marketing suite (sui generis) for a period of up to 2 years.

- Decision date 23/12/2014 Decision: Granted for Limited Period (GFLP)

Planning history of adjoining sites

8 90-92 Blackfriars Road

Detailed planning permission (12/AP/3558) granted at 90-92 Blackfriars Road (the other side of Blackfriars Road to the current proposal) for the demolition of the existing buildings and the erection of a five to eight storey building (plus basement) comprising 53 residential units, 633 sqm of retail floorspace and 767 sqm of office floorspace.

- Decision date: 04/06/2013.

102-107 Blackfriars Road

Planning permission was granted in 2010 and has been recently implemented for a maximum seven storey building comprising retail use at ground floor level with offices above at 102-107 Blackfriars Road, approximately 50 metres to the south of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9 The ability to seek minor material amendments to extant planning permissions is set out within s73 of the Town and Country Planning Act 1990. Unlike an application for 'non-material changes' (s96a applications) an application under s73 results in a new permission being issued, although the time given to implement the permission remains unchanged, and is not extended as a result of any s73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the point it determines a s73 application, it must also take into account the scope of the changes being requested, and the status of the permission, in terms of how far construction has progressed.
- 10 The planning issues relevant to the overall development were set out in full in the Case Officers report on application 13/AP/0966 and the addendum to the Planning Committee Agenda for the 3rd September 2013. The requested changes relate to minor elevational changes and a minor increase in height of the lift over-run. No significant new material issues have been identified and given that the scheme is at an advanced stage in construction it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters. As such the main issues to be considered in respect of this application are:
 - a) The visual impact of the elevational alterations and roof installations in the context of the approved scheme and the additional height created by the lift overrun and roof plant
 - b) The impact of the proposed alterations on amenity.
- 11 The application is required to be determined by the Planning Committee because the height of the lift overrun takes the overall building height just above 30 metres, and

therefore the application is referable to the GLA. The original application was just below 30 metres high, and therefore that application was not referable (although it was determined by the Planning Committee due to the number of objections received and the policy issued raised in relation to affordable housing). It is noted that the GLA have issued a response stating that they do not consider the new issues to be of strategic significance, and therefore the Council is able to proceed to determine the application without any further consultation with the GLA.

Planning policy

12 National Planning Policy Framework (the Framework)

- 1 Building a strong competitive economy
- 2 Ensuring the vitality of town centres
- 4 Promoting sustainable development
- 6 Delivering a wide choice of good quality homes
- 7 Requiring good design
- 8 Promoting healthy communities
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

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

Policy 2.9 Inner London

Policy 2.10 Central Activities Zone - Strategic Priorities

Policy 2.11 Central Activities Zone - Strategic Functions

Policy 2.12 Central Activities Zone - Predominantly Local Activities

Policy 2.13 Opportunity Areas And Intensification Areas

Policy 2.15 Town Centres

Policy 3.3 Increasing Housing Supply

Policy 3.4 Optimising Housing Potential

Policy 3.5 Quality and Design of Housing Developments

Policy 3.6 Children and Young People's Play and Informal Recreation Facilities

Policy 3.7 Large Residential Developments

Policy 3.8 Housing Choice

Policy 3.9 Mixed And Balanced Communities

Policy 3.11 Affordable Housing Targets

Policy 3.12 Negotiating Affordable Housing On Individual Private Residential And Mixed Use Schemes

Policy 4.7 Retail and Town Centre Development

Policy 4.8 Supporting a Successful and Diverse Retail Sector

Policy 4.9 Small Shops

Policy 4.12 Improving Opportunities For All

Policy 5.1 Climate Change Mitigation

Policy 5.2 Minimising Carbon Dioxide Emissions

Policy 5.3 Sustainable Design And Construction

Policy 5.5 Decentralised Energy Networks

Policy 5.6 Decentralised Energy In Development Proposals

Policy 5.7 Renewable Energy

Policy 5.8 Innovative Energy Technologies

Policy 5.10 Urban Greening

Policy 5.11 Green Roofs And Development Site Environs

Policy 5.12 Flood Risk Management

Policy 5.13 Sustainable Drainage

Policy 5.14 Water Quality and Wastewater Infrastructure

Policy 5.15 Water Use And Supplies

Policy 6.3 Assessing Effects of Development on Transport Capacity

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 7.4 Local Character
Policy 7.5 Public Realm
Policy 7.6 Architecture
Policy 7.8 Heritage Assets and Archaeology
Policy 7.13 Safety, Security And Resilience To Emergency
Policy 7.14 Improving Air Quality
Policy 7.15 Reducing Noise And Enhancing Soundscapes
Policy 7.19 Biodiversity and Access to Nature
Policy 7.21 Trees and Woodlands
Policy 8.2 Planning obligations
Policy 8.3 Community Infrastructure Levy

Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth
Strategic Targets Policy 2 - Improving places
Strategic Policy 1 - Sustainable development
Strategic Policy 2 - Sustainable transport
Strategic Policy 3 - Shopping, leisure and entertainment
Strategic Policy 5 - Providing new homes
Strategic Policy 6 - Homes for people on different incomes
Strategic Policy 7 - Family homes
Strategic Policy 10 - Jobs and business
Strategic Policy 11 - Open spaces and wildlife
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - 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 1.1 Access to Employment Opportunities
Policy 1.4 Employment Sites outside the preferred office locations.
Policy 1.7 Development within town and local centres
Policy 2.5 Planning obligations
Policy 3.1 Environmental effects
Policy 3.2 Protection of amenity
Policy 3.3 Sustainability assessment
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 3.22 Important local views
Policy 3.28 Biodiversity
Policy 4.2 Quality of residential accommodation
Policy 4.3 Mix of dwellings
Policy 4.4 Affordable housing
Policy 4.5 Wheelchair affordable housing
Policy 5.1 Locating developments
Policy 5.2 Transport impacts
Policy 5.3 Walking and cycling
Policy 5.4 Public transport improvements
Policy 5.6 Car parking
Policy 5.7 Parking standards for disabled people and the mobility impaired

Supplementary Planning Documents
Blackfriars Road SPD 2014

Main issues

- 13 As previously mentioned, whilst a S.73 application results in a new planning consent, the extent to which the principles of the development should be reconsidered will depend on the nature of the changes being proposed, and the stage of construction which has been reached. The policies relevant in this area have not materially changed since the original decision was issued. The Blackfriars Road SPD was adopted in January 2014, but the draft had been taken into account and the policies did not change substantially prior to adoption. Therefore the issues as set out in full in the Case Officers report on application 13/AP/0966 and the addendum to the Planning Committee Agenda for the 3rd September 2013 remain relevant, and the development was found to be acceptable. No new planning or land use issues have been identified and given that the scheme is at an advanced stage in construction it is not considered reasonable or necessary to revisit the original scheme in terms of a fresh assessment of all the initial planning issues.
- 14 For the purposes of this application, the main issues for consideration are the impact of the elevational alterations (including the lift overrun, roof plant, east elevation and telecomms equipment) on the appearance of the building, and on amenity for nearby occupiers. Of particular note is the fact that the lift overrun and roof plant will add (approximately) an additional 1400mm to the maximum height of the building, taking it from the approved 29.990m to 31.39m approximately and as such it could be defined as a tall building by reason of having a height in excess of 30m. This results in the building being referable to the Greater London Authority (GLA); the GLA were not consulted on the original application as this was under 30m in height and as such was not a referable application.
- 15 The GLA have considered the application and concluded that given the stage in construction it would not be reasonable to seek changes to the layout or arrangement of the accommodation. Their letter notes that the residential component does not comply with the Mayors Housing SPG in terms of the number of dwellings accessed from a single core and is unlikely to meet the increased carbon reduction target however due to the fact that the application was previously not referable and that the development is at an advanced stage in construction, the GLA have concluded that the new issues and proposed amendments are not of strategic significance, and therefore the Council is able to proceed to determine the application without any further consultation with the GLA.
- 16 Whilst it is recognised that the lift overrun will add additional height to the building, this equates to approximately 1.4 metres is limited to a small element of the roof set back from the building frontages. As such the lift overrun will not be visible from street level,

and will have limited visibility from other vantage points. This is also the case with the roof plant and the satellite/telecommunications antenna, whereby they will be located centrally within the roofspace and will not be visible from street level and as such will not affect the appreciation of the building within the townscape.

- 17 Additional roof plant is proposed for the eastern end of the Pocock Street block, and as with the Blackfriars Road block, this plant will be located away from the parapet edges and will not be visible from street level.
- 18 It is noted that the roof plant, telecomms equipment and lift overrun will be visible from the upper levels of surrounding buildings however the proposed installations are typical of roof installations in London and will not have any adverse impact on residential amenity or indeed the appearance or appreciation of the building. As such the proposal raises no land use, planning or amenity issues further to those identified and considered under application 13/AP/0966.

Environmental impact assessment

- 19 A Screening Opinion has previously been issued by the council confirming that the development (13/AP/0966) did not require the submission of an Environmental Statement (ES), and nothing in this s73 application would cause the Council to take a different view.

Transport issues

- 20 No impact further to that considered under application 13/AP/0966.

Design issues

- 21 As detailed above, the roof plant, telecoms equipment and lift overrun will not be visible from the street and whilst they may be visible from the upper levels of surrounding buildings they are considered to be typical of roof installations found on this type of building and will not affect the appearance or appreciation of the building. The alterations to the east elevation to remove glazing and replace with metal paneling is considered acceptable on balance however it is recommended that an additional condition be imposed to agree samples of the proposed metal in order to secure the highest possible standard of finish for what will be a very visible and important elevation. A metal with a high level of reflectance is considered best for this elevation however this should be agreed as part of a planning condition.

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

- 22 No impact further to that considered under application 13/AP/0966.

Impact on trees

- 23 No impact further to that considered under application 13/AP/0966.

Planning obligations (S.106 undertaking or agreement)

- 24 This S.73 application provides for minor material amendments to the original scheme. Whilst it result in a new permission, it is not necessary for the applicant to enter into a Deed of Variation to the S106 Agreement signed as part of application 13/AP/0966. Clause 3.3 within the Definitions and Interpretations section of the original S106 states:
 - 25 3.3 - In the event that any new planning permission(s) is granted by the council

pursuant to S.73 of the 1990 Act (as amended) and unless otherwise agreed by the parties:-

- 26 3.3.1 - The obligations of this deed shall relate to and bind any subsequent planning permission in respect of the site granted pursuant to S.73 of the 1990 Act and the site itself without the automatic need to enter into any subsequent deed of variation or new agreement pursuant to S106 of the 1990 Act.
- 27 As such any new permission issued as part of this s73 application will be bound by the provisions and obligations agreed as part of the S106 Agreement signed for 13/AP/0966.

Sustainable development implications

- 28 No impact further to that considered under application 13/AP/0966.

Other matters

- 29 Whilst this S.73 application is not CIL liable it should be noted that CIL was payable under the original 2013 application.

Conclusion on planning issues

- 30 The proposed roof plant/lift overrun and telecommunications equipment are not considered to have any adverse impact on either the amenity of any adjacent occupiers or the appearance of the existing building. Additionally, the alterations to the east elevation are considered acceptable on balance subject to a condition to agree a suitable sample of the proposed metal panels. Having regard to the relevant development plan policies and the identified material planning considerations, it is recommended that planning permission be granted subject to the re-imposition of the original conditions, an amendment to Condition 2 to capture the revised drawing numbers, the imposition of an additional condition to secure a sample of the proposed metal paneling, and the terms of the s106 Agreement signed under application 13/AP/0966.

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) There are no issues relevant to particular communities/groups.
- c) There are no likely adverse or less good implications for any particular communities/groups.

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

GLA - Whilst it is noted that the residential component does not comply with the good practice standards set out within the Mayors Housing SPG in terms of the number of flats accessed from a core, and that the proposal will be unlikely to meet the increased carbon reduction target of the London Plan, it is recognised that the construction works are at an advanced stage and as such the GLA have concluded that the Mayor does not need to be consulted further on this application and that Southwark Council can proceed to determine the application without further reference to the GLA.

One late response was received in response to the neighbour consultation and will be summarised in the addendum report.

Human rights implications

- 34 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.
- 35 This application has the legitimate aim of providing lift plant/telecomms equipment, design alterations. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1390-169 Application file: 14/AP/3503 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 5365 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	Terence McLellan, Planning Officer	
Version	Final	
Dated	20 January 2015	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Strategic Director of Finance and Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		22 January 2015

APPENDIX 1

Consultation Undertaken

Site notice date: 12/11/2014

Press notice date: 13/11/2014

Case officer site visit date: n/a

Neighbour consultation letters sent: 14/11/2014

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

City Of London
Greater London Authority

Neighbour and local groups consulted:

Flat 171 Applegarth House SE1 0PZ
Flat 170 Applegarth House SE1 0PZ
Flat 195 Applegarth House SE1 0PZ
Flat 193 Applegarth House SE1 0PZ
Flat 48 Vaughan House SE1 0PY
Flat 103 Rowland Hill House SE1 0LU
Flat 78 Rowland Hill House SE1 0LT
Flat 152 Rowland Hill House SE1 0LU
Flat 136 Rowland Hill House SE1 0LU
Flat 20 59 Webber Street SE1 0RD
Flat 8 Ripley House SE1 0RA
Flat 27 Bridgehouse Court SE1 8HW
2 Ring Court The Cut SE1 8LB
Flat 267 Helen Gladstone House SE1 0QB
Flat 213 Helen Gladstone House SE1 0QB
Flat 196 Applegarth House SE1 0PZ
Flat 223 Helen Gladstone House SE1 0QB
Flat 222 Helen Gladstone House SE1 0QB
Flat 24 Pakeman House SE1 0BH
Flat 19 Pakeman House SE1 0BH
Flat 30 Pakeman House SE1 0BH
Flat 28 Pakeman House SE1 0BH
Flat 16 Pakeman House SE1 0BH
Friars Court Rushworth Street SE1 0RB
Flat 15 Pakeman House SE1 0BH
Flat 53 Pakeman House SE1 0BH
Flat 50 Pakeman House SE1 0BH
Flat 8 Pakeman House SE1 0BH
Flat 54 Pakeman House SE1 0BH
Flat 49 Pakeman House SE1 0BH
Flat 35 Pakeman House SE1 0BH
Flat 31 Pakeman House SE1 0BH
Flat 46 Pakeman House SE1 0BH
Flat 41 Pakeman House SE1 0BH
Friars Court 18-19 Rushworth Street SE1 0RB
29 Styles House SE1 8DF
2 St Alphege House Pocock Street SE1 0BJ
14 Overy House Webber Row SE1 8QX
5 Aldermanbury Square London EC2V 7BP
Flat 232 Helen Gladstone House SE1 0QB
Flat 233 Helen Gladstone House SE1 0QB
Flat 234 Helen Gladstone House SE1 0QB
Flat 229 Helen Gladstone House SE1 0QB
Flat 230 Helen Gladstone House SE1 0QB
Flat 231 Helen Gladstone House SE1 0QB
7 Lagare Apartments 51 Surrey Row SE1 0BZ
2 Lagare Apartments 51 Surrey Row SE1 0BZ
3 Lagare Apartments 51 Surrey Row SE1 0BZ
4 Lagare Apartments 51 Surrey Row SE1 0BZ
4 St Georges Mansions Blackfriars Road SE1 8ES
87 Blackfriars Road London SE1 8HA
1 St Georges Mansions Blackfriars Road SE1 8ES
2 St Georges Mansions Blackfriars Road SE1 8ES
3 St Georges Mansions Blackfriars Road SE1 8ES
2-6 Boundary Row London SE1 8HP
First Floor 1-7 Boundary Row SE1 8HP
172 Blackfriars Road London SE1 8ER
2 Burrows Mews London SE1 8LD
7 Lagare Apartments 53 Surrey Row SE1 0DF
8 Lagare Apartments 53 Surrey Row SE1 0DF
176 Blackfriars Road London SE1 8ER
4 Lagare Apartments 53 Surrey Row SE1 0DF
5 Lagare Apartments 53 Surrey Row SE1 0DF
6 Lagare Apartments 53 Surrey Row SE1 0DF
171 Blackfriars Road London SE1 8ER
85 Blackfriars Road London SE1 8HA
90 Blackfriars Road London SE1 8HW
Mbibe 173 Blackfriars Road SE1 8ER
Flat 159 Applegarth House SE1 0PZ
Flat 12 Sharpley Court SE1 0BJ
Flat 13 Sharpley Court SE1 0BJ
Flat 14 Sharpley Court SE1 0BJ
Flat 9 Sharpley Court SE1 0BJ
Flat 10 Sharpley Court SE1 0BJ
Flat 11 Sharpley Court SE1 0BJ
Flat 15 Sharpley Court SE1 0BJ
Flat 19 Sharpley Court SE1 0BJ
Flat 20 Sharpley Court SE1 0BJ
Flat 21 Sharpley Court SE1 0BJ
Flat 16 Sharpley Court SE1 0BJ
Flat 17 Sharpley Court SE1 0BJ
Flat 18 Sharpley Court SE1 0BJ
Flat 8 Sharpley Court SE1 0BJ
159a Applegarth House Nelson Square SE1 0PZ
92 Blackfriars Road London SE1 8HW
Flat 1 Sharpley Court SE1 0BJ
Flat 5 Sharpley Court SE1 0BJ
Flat 6 Sharpley Court SE1 0BJ
Flat 7 Sharpley Court SE1 0BJ
Flat 2 Sharpley Court SE1 0BJ

Flat 235 Helen Gladstone House SE1 0QB
Flat 239 Helen Gladstone House SE1 0QB
Flat 240 Helen Gladstone House SE1 0QB
Flat 241 Helen Gladstone House SE1 0QB
Flat 236 Helen Gladstone House SE1 0QB
Flat 237 Helen Gladstone House SE1 0QB
Flat 238 Helen Gladstone House SE1 0QB
Flat 228 Helen Gladstone House SE1 0QB
Flat 218 Helen Gladstone House SE1 0QB
Flat 219 Helen Gladstone House SE1 0QB
Flat 220 Helen Gladstone House SE1 0QB
Flat 215 Helen Gladstone House SE1 0QB
Flat 216 Helen Gladstone House SE1 0QB
Flat 217 Helen Gladstone House SE1 0QB
Flat 221 Helen Gladstone House SE1 0QB
Flat 225 Helen Gladstone House SE1 0QB
Flat 226 Helen Gladstone House SE1 0QB
Flat 227 Helen Gladstone House SE1 0QB
Flat 224 Helen Gladstone House SE1 0QB
Flat 259 Helen Gladstone House SE1 0QB
Flat 260 Helen Gladstone House SE1 0QB
Flat 261 Helen Gladstone House SE1 0QB
Flat 256 Helen Gladstone House SE1 0QB
Flat 257 Helen Gladstone House SE1 0QB
Flat 258 Helen Gladstone House SE1 0QB
Flat 262 Helen Gladstone House SE1 0QB
Flat 266 Helen Gladstone House SE1 0QB
Flat 268 Helen Gladstone House SE1 0QB
Flat 263 Helen Gladstone House SE1 0QB
Flat 264 Helen Gladstone House SE1 0QB
Flat 265 Helen Gladstone House SE1 0QB
Flat 255 Helen Gladstone House SE1 0QB
Flat 245 Helen Gladstone House SE1 0QB
Flat 246 Helen Gladstone House SE1 0QB
Flat 247 Helen Gladstone House SE1 0QB
Flat 242 Helen Gladstone House SE1 0QB
Flat 243 Helen Gladstone House SE1 0QB
Flat 244 Helen Gladstone House SE1 0QB
Flat 248 Helen Gladstone House SE1 0QB
Flat 252 Helen Gladstone House SE1 0QB
Flat 253 Helen Gladstone House SE1 0QB
Flat 254 Helen Gladstone House SE1 0QB
Flat 249 Helen Gladstone House SE1 0QB
Flat 250 Helen Gladstone House SE1 0QB
Flat 251 Helen Gladstone House SE1 0QB
Flat 214 Helen Gladstone House SE1 0QB
Flat 177 Applegarth House SE1 0PZ
Flat 178 Applegarth House SE1 0PZ
Flat 179 Applegarth House SE1 0PZ
Flat 174 Applegarth House SE1 0PZ
Flat 175 Applegarth House SE1 0PZ
Flat 176 Applegarth House SE1 0PZ
Flat 180 Applegarth House SE1 0PZ
Flat 184 Applegarth House SE1 0PZ
Flat 185 Applegarth House SE1 0PZ
Flat 186 Applegarth House SE1 0PZ
Flat 181 Applegarth House SE1 0PZ
Flat 182 Applegarth House SE1 0PZ
Flat 183 Applegarth House SE1 0PZ
Flat 173 Applegarth House SE1 0PZ
Flat 163 Applegarth House SE1 0PZ
Flat 164 Applegarth House SE1 0PZ
Flat 165 Applegarth House SE1 0PZ
Flat 160 Applegarth House SE1 0PZ
Flat 161 Applegarth House SE1 0PZ
Flat 162 Applegarth House SE1 0PZ
Flat 166 Applegarth House SE1 0PZ
Flat 172 Applegarth House SE1 0PZ
Flat 167 Applegarth House SE1 0PZ
Flat 168 Applegarth House SE1 0PZ
Flat 169 Applegarth House SE1 0PZ
Flat 204 Applegarth House SE1 0PZ
Flat 205 Applegarth House SE1 0PZ
Flat 206 Applegarth House SE1 0PZ
Flat 201 Applegarth House SE1 0PZ
Flat 202 Applegarth House SE1 0PZ
Flat 203 Applegarth House SE1 0PZ
Flat 207 Applegarth House SE1 0PZ
Flat 211 Helen Gladstone House SE1 0QB

Flat 3 Sharpley Court SE1 0BJ
Flat 4 Sharpley Court SE1 0BJ
105 Blackfriars Road London SE1 8HW
1 Valentine Place London SE1 8QH
First Floor 88-89 Blackfriars Road SE1 8HA
Flat 36 Sharpley Court SE1 0BJ
Ground Floor 1-7 Boundary Row SE1 8HP
Lower Ground Floor 1-7 Boundary Row SE1 8HP
Church Hall St Alphege Church SE1 0QX
Ground Floor Flat 86 Blackfriars Road SE1 8HA
Unit 1 160 Blackfriars Road SE1 8EZ
Second Floor 88-89 Blackfriars Road SE1 8HA
Third Floor 88-89 Blackfriars Road SE1 8HA
Fourth Floor 88-89 Blackfriars Road SE1 8HA
Flat 35 Sharpley Court SE1 0BJ
Flat 25 Sharpley Court SE1 0BJ
Flat 26 Sharpley Court SE1 0BJ
Flat 27 Sharpley Court SE1 0BJ
Flat 22 Sharpley Court SE1 0BJ
Flat 23 Sharpley Court SE1 0BJ
Flat 24 Sharpley Court SE1 0BJ
Flat 28 Sharpley Court SE1 0BJ
Flat 32 Sharpley Court SE1 0BJ
Flat 33 Sharpley Court SE1 0BJ
Flat 34 Sharpley Court SE1 0BJ
Flat 29 Sharpley Court SE1 0BJ
Flat 30 Sharpley Court SE1 0BJ
Flat 31 Sharpley Court SE1 0BJ
Third Floor 4 Valentine Place SE1 8QH
Staff Flat Mbibe Mbibe SE1 8ER
Flat 2a Vaughan House SE1 0PY
Flat 3 44 Nelson Square SE1 0QA
Flat 1 45 Nelson Square SE1 0QA
Flat 2 45 Nelson Square SE1 0QA
Flat 3a Vaughan House SE1 0PY
Flat 1 44 Nelson Square SE1 0QA
Flat 2 44 Nelson Square SE1 0QA
Ground Floor 85 Blackfriars Road SE1 8HA
Second Floor 1-7 Boundary Row SE1 8HP
Middle Floor Flat Alphege House SE1 0BJ
Flat 4 Garrett House SE1 8LD
Flat 1 Garrett House SE1 8LD
Flat 2 Garrett House SE1 8LD
Flat 3 Garrett House SE1 8LD
Basement 82-83 Blackfriars Road SE1 8HA
Fourth Floor 82-83 Blackfriars Road SE1 8HA
Flat 4 86 Blackfriars Road SE1 8HA
Flat 5 86 Blackfriars Road SE1 8HA
5 Burrows Mews London SE1 8LD
First Floor Rear 82-83 Blackfriars Road SE1 8HA
Ground Floor 82-83 Blackfriars Road SE1 8HA
2a Burrows Mews London SE1 8LD
Flat 6 6 Burrows Mews SE1 8LD
Second Floor 82-83 Blackfriars Road SE1 8HA
Third Floor 82-83 Blackfriars Road SE1 8HA
First Floor Front 82-83 Blackfriars Road SE1 8HA
Flat 3 86 Blackfriars Road SE1 8HA
Flat 6 45 Nelson Square SE1 0QA
Flat 3 45 Nelson Square SE1 0QA
Flat 4 45 Nelson Square SE1 0QA
Flat 5 45 Nelson Square SE1 0QA
Flat 1 6 Burrows Mews SE1 8LD
Flat 5 6 Burrows Mews SE1 8LD
Flat 1 86 Blackfriars Road SE1 8HA
Flat 2 86 Blackfriars Road SE1 8HA
Flat 2 6 Burrows Mews SE1 8LD
Flat 3 6 Burrows Mews SE1 8LD
Flat 4 6 Burrows Mews SE1 8LD
Unit 2 160 Blackfriars Road SE1 8EZ
Flat 24 Vaughan House SE1 0PY
Flat 25 Vaughan House SE1 0PY
Flat 26 Vaughan House SE1 0PY
Flat 21 Vaughan House SE1 0PY
Flat 22 Vaughan House SE1 0PY
Flat 23 Vaughan House SE1 0PY
Flat 27 Vaughan House SE1 0PY
Flat 30 Vaughan House SE1 0PY
Flat 31 Vaughan House SE1 0PY
Flat 32 Vaughan House SE1 0PY

Flat 212 Helen Gladstone House SE1 0QB
Flat 208 Applegarth House SE1 0PZ
Flat 209 Applegarth House SE1 0PZ
Flat 210 Helen Gladstone House SE1 0QB
Flat 200 Applegarth House SE1 0PZ
Flat 190 Applegarth House SE1 0PZ
Flat 191 Applegarth House SE1 0PZ
Flat 192 Applegarth House SE1 0PZ
Flat 187 Applegarth House SE1 0PZ
Flat 188 Applegarth House SE1 0PZ
Flat 189 Applegarth House SE1 0PZ
Flat 197 Applegarth House SE1 0PZ
Flat 198 Applegarth House SE1 0PZ
Flat 199 Applegarth House SE1 0PZ
Flat 194 Applegarth House SE1 0PZ
Flat 269 Helen Gladstone House SE1 0QB
3c St Georges Cottages Glasshill Street SE1 0SH
3d St Georges Cottages Glasshill Street SE1 0SH
4 St Georges Cottages Glasshill Street SE1 0SH
2 St Georges Cottages Glasshill Street SE1 0SH
3a St Georges Cottages Glasshill Street SE1 0SH
3b St Georges Cottages Glasshill Street SE1 0SH
5 St Georges Cottages Glasshill Street SE1 0SH
Basement And Ground Floor 176-177 Blackfriars Road SE1 8ER
Basement And Part Ground Floor 88-89 Blackfriars Road SE1 8HA
Friden House 96-101 Blackfriars Road SE1 8HL
169a-170 Blackfriars Road London SE1 8ER
Flat 1b Pakeman House SE1 0BH
Flat 3 84 Blackfriars Road SE1 8HA
Flat 4 84 Blackfriars Road SE1 8HA
Flat 5 84 Blackfriars Road SE1 8HA
Manna House 8-20 Pocock Street SE1 0BW
Flat 1 84 Blackfriars Road SE1 8HA
Flat 2 84 Blackfriars Road SE1 8HA
Flat 6 84 Blackfriars Road SE1 8HA
Flat B Alphege House SE1 0BJ
Third Floor Flat 176 Blackfriars Road SE1 8ER
1 St Georges Cottages Glasshill Street SE1 0SH
Flat 7 84 Blackfriars Road SE1 8HA
Flat 8 84 Blackfriars Road SE1 8HA
Flat A Alphege House SE1 0BJ
First Floor 6-10 Valentine Place SE1 8QH
Basement To First Floors 4 Valentine Place SE1 8RB
Second Floor 4 Valentine Place SE1 8QH
Ground Floor 6-10 Valentine Place SE1 8QH
20 Pocock Street London SE1 0BW
18 Pocock Street London SE1 0BW
Attic 2 Valentine Place SE1 8QH
8 Boundary Row London SE1 8HP
Pocock Street Garage Great Suffolk Street SE1 0BH
3 Kings Bench Street London SE1 0QX
First Floor 176-177 Blackfriars Road SE1 8ER
Second Floor 176-177 Blackfriars Road SE1 8ER
First Floor 2 Valentine Place SE1 8QH
Second Floor 2 Valentine Place SE1 8QH
Third Floor 2 Valentine Place SE1 8QH
Estate Office Pakeman House SE1 0BH
Estate Workshop Pakeman House SE1 0BH
Basement And Ground Floor 2 Valentine Place SE1 8QH
St Alphege Clergy House Pocock Street SE1 0BJ
12 Lagare Apartments 51 Surrey Row SE1 0BZ
13 Lagare Apartments 51 Surrey Row SE1 0BZ
14 Lagare Apartments 51 Surrey Row SE1 0BZ
9 Lagare Apartments 51 Surrey Row SE1 0BZ
10 Lagare Apartments 51 Surrey Row SE1 0BZ
11 Lagare Apartments 51 Surrey Row SE1 0BZ
15 Lagare Apartments 51 Surrey Row SE1 0BZ
1 Lagare Apartments 53 Surrey Row SE1 0DF
2 Lagare Apartments 53 Surrey Row SE1 0DF
3 Lagare Apartments 53 Surrey Row SE1 0DF
16 Lagare Apartments 51 Surrey Row SE1 0BZ
17 Lagare Apartments 51 Surrey Row SE1 0BZ
18 Lagare Apartments 51 Surrey Row SE1 0BZ
8 Lagare Apartments 51 Surrey Row SE1 0BZ
47 Nelson Square London SE1 0QA
49 Surrey Row London SE1 0BY
Flat 1a Pakeman House SE1 0BH
St Alphege Church Kings Bench Street SE1 0QX
50 Rushworth Street London SE1 0RB
Flat 28 Vaughan House SE1 0PY
Flat 29 Vaughan House SE1 0PY
Flat 3 Vaughan House SE1 0PY
Flat 20 Vaughan House SE1 0PY
Flat 11 Vaughan House SE1 0PY
Flat 12 Vaughan House SE1 0PY
Flat 13 Vaughan House SE1 0PY
Flat 9 Pakeman House SE1 0BH
Flat 1 Vaughan House SE1 0PY
Flat 10 Vaughan House SE1 0PY
Flat 14 Vaughan House SE1 0PY
Flat 18 Vaughan House SE1 0PY
Flat 19 Vaughan House SE1 0PY
Flat 2 Vaughan House SE1 0PY
Flat 15 Vaughan House SE1 0PY
Flat 16 Vaughan House SE1 0PY
Flat 17 Vaughan House SE1 0PY
Flat 49 Vaughan House SE1 0PY
Flat 5 Vaughan House SE1 0PY
Flat 50 Vaughan House SE1 0PY
Flat 46 Vaughan House SE1 0PY
Flat 47 Vaughan House SE1 0PY
Flat 51 Vaughan House SE1 0PY
Flat 9 Vaughan House SE1 0PY
Flat 157 Applegarth House SE1 0PZ
Flat 158 Applegarth House SE1 0PZ
Flat 6 Vaughan House SE1 0PY
Flat 7 Vaughan House SE1 0PY
Flat 8 Vaughan House SE1 0PY
Flat 45 Vaughan House SE1 0PY
Flat 36 Vaughan House SE1 0PY
Flat 37 Vaughan House SE1 0PY
Flat 38 Vaughan House SE1 0PY
Flat 33 Vaughan House SE1 0PY
Flat 34 Vaughan House SE1 0PY
Flat 35 Vaughan House SE1 0PY
Flat 39 Vaughan House SE1 0PY
Flat 42 Vaughan House SE1 0PY
Flat 43 Vaughan House SE1 0PY
Flat 44 Vaughan House SE1 0PY
Flat 4 Vaughan House SE1 0PY
Flat 40 Vaughan House SE1 0PY
Flat 41 Vaughan House SE1 0PY
Flat 23 Pakeman House SE1 0BH
Flat 25 Pakeman House SE1 0BH
Flat 20 Pakeman House SE1 0BH
Flat 21 Pakeman House SE1 0BH
Flat 22 Pakeman House SE1 0BH
Flat 26 Pakeman House SE1 0BH
Flat 3 Pakeman House SE1 0BH
Flat 27 Pakeman House SE1 0BH
Flat 29 Pakeman House SE1 0BH
Flat 2 Pakeman House SE1 0BH
Flat 10 Pakeman House SE1 0BH
Flat 11 Pakeman House SE1 0BH
Flat 12 Pakeman House SE1 0BH
Unit 3 160 Blackfriars Road SE1 8EZ
9 Rushworth Street London SE1 0RB
Flat 1 Pakeman House SE1 0BH
Flat 13 Pakeman House SE1 0BH
Flat 17 Pakeman House SE1 0BH
Flat 18 Pakeman House SE1 0BH
Flat 14 Pakeman House SE1 0BH
Flat 48 Pakeman House SE1 0BH
Flat 5 Pakeman House SE1 0BH
Flat 45 Pakeman House SE1 0BH
Flat 47 Pakeman House SE1 0BH
Flat 6 Pakeman House SE1 0BH
Flat 7 Pakeman House SE1 0BH
Flat 51 Pakeman House SE1 0BH
Flat 52 Pakeman House SE1 0BH
Flat 44 Pakeman House SE1 0BH
Flat 36 Pakeman House SE1 0BH
Flat 37 Pakeman House SE1 0BH
Flat 32 Pakeman House SE1 0BH
Flat 33 Pakeman House SE1 0BH
Flat 34 Pakeman House SE1 0BH
Flat 38 Pakeman House SE1 0BH
Flat 42 Pakeman House SE1 0BH

1 Lagare Apartments 51 Surrey Row SE1 0BZ
5 Lagare Apartments 51 Surrey Row SE1 0BZ
6 Lagare Apartments 51 Surrey Row SE1 0BZ

Flat 43 Pakeman House SE1 0BH
Flat 39 Pakeman House SE1 0BH
Flat 4 Pakeman House SE1 0BH
Flat 40 Pakeman House SE1 0BH

Re-consultation: n/a

APPENDIX 2

Consultation Responses Received

Internal services

None

Statutory and non-statutory organisations

Greater London Authority

Neighbours and local groups

Flat 227 Helen Gladstone House SE1 0QB