

Item No. 5.1	Classification: Open	Date: 10 February 2015	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 workshops (Class B1). Construction of a new detached two bedroom, two-storey building at rear to accommodate a single family dwelling (Use Class C3).		
Ward(s) or groups affected:	Cathedrals		
From:	Head of Development Management		
Application Start Date 31/03/2014		Application Expiry Date 26/05/2014	
Earliest Decision Date 02/07/2014			

RECOMMENDATION

1. That the sub-committee grant planning permission subject to conditions.

BACKGROUND INFORMATION

2. This application was previously considered by Planning Sub Committee A at its meeting on 9 December 2014. At this meeting the Sub Committee decided to defer the determination of the application in order for Officers to clarify issues relating to the existing uses and planning units at the site, including the outdoor yard area.

Subsequently, further discussions have taken place with the applicant, the current occupier of one of the ground floor commercial units and other interested parties. A further site visit has also been undertaken and additional information has been provided by both the applicant and others.

The following is the original report, as updated and amended in order to clarify the situation relating to the existing uses of the site, taking into consideration all additional information provided.

Site location and description

3. 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 building, with two workshops at ground floor, and with a residential unit and 'live work' unit above. One of the workshops (workshop 2) is occupied by a furniture making business whilst the other (workshop 1) is currently empty. There is also an external yard area adjacent to the workshops with access from Rushworth Street, containing several small buildings and structures.

4. The area is within the Bankside and Borough Opportunity Area, the Central Activities Zone (CAZ) and the Kings Bench Conservation Area.
5. To the south-east of the site is a smaller parcel of enclosed land providing access to the railway viaduct 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 three storeys), 30 Rushworth Street, (a four storey infill residential development) and no.92 Webber Street (a large residential development ranging in height from four to eight storeys).
6. To the north of the site, on the opposing side of Webber Street is 63 Webber Street, a two storey light industrial (B1 Use) 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.
7. Webber Street and Rushworth Street are unclassified roads.

Details of proposal

8. The application proposals include 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 building in order to enlarge the existing first floor residential unit, creating an extra storey to this part of the building on the corner of Webber Street and Rushworth Street. This existing dwelling will become a three bedroom unit (or two bedroom with additional study as shown on the application drawings). An external terrace area will be created for this unit at second floor level at the front corner of the building. The existing ground floor workshops will be retained and refurbished. The use of remaining first floor unit will be unaffected by the proposals.
9. The proposals also include a new detached two bedroom, two-storey building to be sited within the southern part of the site (existing yard area), adjacent to the existing building and fronting onto Rushworth Street. 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.
10. The residual open, undeveloped area to the west of the new garden will serve as a service and access yard, to serve the two workshops.
11. Refuse storage will be provided in the form of an enclosure adjacent to the service yard.

Planning history

12. 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 and related issues.

13-AP-3507 - Application for full planning permission for 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 application was withdrawn at the request of the applicant as it faced possible refusal due to the absence of a Flood Risk Assessment and in order to respond through further revisions to the scheme as a result of objections raised to the proposal.

Planning history of adjoining sites

13. Planning permission was granted in 2007 at 92 Weber Street for 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

14. The main issues to be considered in respect of this application are:
- a) The principle of the development in land use terms and the loss of employment floorspace within the site
 - b) Design implications including the impact of the proposals on the Kings Bench Conservation Area
 - c) The impacts of the proposals upon the living conditions of neighbouring properties
 - d) The standard of the proposed residential accommodation
 - e) Highways, parking and servicing issues
 - f) The sustainability of the development proposals.

Planning policy

The following policies are of particular relevance to this proposal:

15. National Planning Policy Framework (the Framework) 2011

- 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 3.5 - Quality and design of housing developments
Policy 3.8 - Housing choice
Policy 6.9 - Cycling

Policy 6.10 - Walking
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

Supplementary Planning Documents

Residential Design Standards 2011
Sustainable Design and Construction 2009

Environmental Impact Assessment

16. The site is already in use and the new proposal seeks extensions and additions along with an additional two storey building. The proposed scheme is not of the size, scale, intensity or magnitude to require the preparation and submission of a Environmental Impact Assessment. The key impacts of the proposal upon the surrounding area are considered below.

Acceptability in principle and land use issues

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. Saved policy 1.4 (Employment Sites Outside the Preferred Office and Industrial Locations) of the Southwark Plan 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 within 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 use. Where an increase in floor space is proposed, the additional floorspace may be used for suitable mixed or residential use.

Saved policy 1.5 Small Business Units seeks to protect and encourage appropriate business and commercial developments.

19. The proposed development will retain the two existing ground floor workshops (B1 use) and will increase the size of the existing first floor residential unit through a second floor extension and provide a new two bedroom residential unit within a new detached building located on part of the existing external yard area.
20. Given the retention of the existing ground floor workshops (with only a small loss of 5 sqms to allow for the new internal stair case to the first floor units) there will not be a significant net loss of floor space within the two actual workshops. The two workshops as proposed will provide a total of 132sqms of B1 floorspace, providing suitable accommodation for two small businesses.
21. The total area of the entire external yard is approximately 100 sqms. The applicant states that the majority of the external yard area is *sui generis* (timber storage) with only a small part of it being in B1 use (approx 15sqms). However, there is no detailed evidence to back up this assertion, and a Certificate of Lawful Use has not been either sought or granted. Representations received about the application have challenged the applicant's claim and have argued that the entire service yard is in B1 use, ancillary to the workshops.
22. Following recent inspections of the site and consideration of information received including that following the previous Sub Committee deferment of the application, the majority of the yard appears to be used in connection with and ancillary to the furniture business operating from workshop 2. Though not shown on the existing drawings submitted with the application, the yard contains three structures used in connection from the furniture business - a timber cabin, directly adjacent to the workshop, used as a kitchen and wc, a container used for timber storage and a timber structure used as a 'fuming chamber'. The area of these structures amounts to approximately 29 square metres. There also used to be a timber shed in the yard but this burnt down in August 2013 and has not been replaced. Planning permission would be required to replace this, which has not been sought, and accordingly no weight is given to this in the consideration of the merits of the current proposal. Whilst workshop 1 is currently empty (and has been for approximately two years) it appears that the smaller area of yard adjacent to the entrance to this workshop would be used as ancillary space to the B1 use as this would serve as the access/service area to this workshop. It is not absolutely clear how long the use of the yard has been used in connection with the furniture making business, but in the absence of any robust evidence to the contrary, on the balance of probability it appears that the lawful use of the entire yard is B1,

being ancillary to the use of the two workshops.

23. This loss of employment floor space needs to be considered in the context of Policy 1.4 and it is noted that the applicant has not provided any evidence in relation to the three tests in Policy 1.4 concerning the loss of employment floor space. However, the loss of B1 floorspace within the main building itself is very small (5sqms due to the provision of an internal staircase) and does not represent a material loss of employment floor space on the site. The application proposals, introducing a new dwelling onto the majority of the external yard area would leave a remaining area of approximately 19sqms to be used as a service access for the two refurbished workshops. The three existing structures in the yard would be lost, though these are secondary to the primary floor space within the main building and appear to have been erected without the benefit of planning permission. Whilst it is not clear whether the new arrangement will suit the requirements of the current occupier of workshop 2, the resulting employment floorspace with accompanying service access will provide two attractive and usable workshop spaces for small B1 businesses.
24. Whilst undoubtedly it will result in the loss of some employment land, Policy 1.4 is clear in relating to 'floorspace'. The majority of the external yard is open and the loss of 5 sqms of floorspace in the main building in addition to the loss of the existing external structures is not considered to amount to a significant loss of employment floorspace. The two workshop units will continue to provide good spaces for small business which along with the new residential accommodation will provide for an efficient redevelopment of this site. In conclusion on this matter, it is not considered that objection is warranted on this basis of the small loss of employment floor space.
25. There have been representations that the existing live work unit on the first floor of the building is in fact a wholly commercial unit. The applicant has refuted this claim, though there is no convincing evidence either way on this matter and it has not been possible to access this unit. In any case, this unit is not significantly altered by the development proposals and no change of use of it is proposed. It is recommended that a informative should be added to make it clear that this unit has not been considered as part of the application proposals and the decision should not be construed as authorising the use of this unit. The applicant would need to submit an application for a lawful development certificate in order to formally certify its lawful use.
26. 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

27. 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.
28. 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 now considered to be in keeping with the townscape around the site and would enhance this part of the conservation area.
29. Whilst the mansard roof extension will add height to the existing building it would

remain below the height of the adjacent viaduct and its overall scale and massing would respect the scale and proportions of the existing building, without appearing as unduly dominant or visually intrusive. The form and pitch of the mansard would replicate a traditional pitch and style and would not appear as incongruous. The new dwelling fronting onto Rushworth Street would create a new building frontage onto the street and would enhance the streetscene in contrast to the rather unsightly range of structures within the existing yard. Its modest height (6.3m) and size will make it subordinate in appearance to the main building and ensures that it will not appear as unduly dominant or incongruous with the surrounding town scape.

30. Consequently, it is considered that the proposal would be preserve 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.
31. 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 the junction between these roofs, the issue can be addressed.
32. In conclusion, 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

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

Flat 1 (2b4p)	Proposed Floor space (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 1

House (2b 4p)	Proposed Floor space (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
Bathroom	4	3.5

Table 2

34. The proposal creates accommodation extending the existing flat above the ground floor workshops and creating a two storey detached dwelling in the existing yard in the southern half of the site. What the applicant identifies as a live work unit (flat 2) above the eastern workshop (workshop 1) is to be retained but is not significantly changed by the application proposals. 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 providing additional rooms. An external terrace area is to be created on the corner of the building at roof level.

35. The proposed two storey detached dwelling contains two bedrooms at first floor with a unified living space below. The new dwelling will have its own small private garden area at the rear.
36. In relation to the outlook and light to the existing flat 2, the new detached dwelling would be visible from the rear (south facing) windows. However, given the modest height and scale of the new dwelling, and the existence of unaffected windows in the opposite elevation, this impact would not result in significant harm to the occupiers.
37. 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 significant.
38. The new two bedroomed detached 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 to the residential development on the opposite side of Rushworth Street, with a separation distance of approximately 8.5 - 9m [to the facing windows]. Whilst less than the 12m recommended for buildings on either side of a road, this 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. However, the amenity space would provide usable space for a two bedroom dwelling and is typical of that for the general form of development that characterise this built up area, rather than longer rear gardens. No significant harm or impacts would result.

Residential amenity issues (existing and proposed dwellings)

Overlooking

39. The proposal introduces residential accommodation above the existing building and also in the form of a freestanding two storey dwelling, resulting in new residential windows facing out from the site at ground, first and second floor levels. At ground floor, windows serving the existing workshops are present and it is simply proposed to retain these windows and the workshops they serve. Some of the windows at first floor serve the existing unit 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. Those windows look across at No. 63 Webber Street to the north. 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.

40. 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 is recommended to be conditioned to overcome any significant privacy issues. 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 a significant amenity issue.
41. 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 the windowless first floor on the new detached dwelling proposed thus preventing any overlooking issue.
42. The new two storey detached dwelling would have windows at ground and first floors looking south-west towards the single aspect flats on the western side of Rushworth Street. They will serve habitable rooms and would face the balconies/terraces of flats on the opposite side of Rushworth Street flats, with a separation distance of approximately 7m from the proposed front windows to the balconies/terraces opposite. The window to window separation distance would be approximately 9 metres. Such separation distances are below the recommended separation distance of 12m between facing properties on either side of a road. However, the separation distance between windows is common in this part of the borough with narrow street widths. For example, the separation distance between the existing flat above Workshop 2 and the flats at the junction of Rushworth Street and Webber Street is approximately 7 metres. It is also relevant that there are only five windows within the new dwelling with its main living/dining room windows facing towards the rear. Although there will be some overlooking between the respective properties, this kind of close spatial relationship between buildings is not untypical of the area and the harm resulting is not considered to be so great to warrant a significant objection on this basis.
43. 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.
44. 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 would arise.

Daylight/ Sunlight Impacts

45. The new roof extension onto the existing workshop would throw shadow northwards which would only affect the road space and not impact on the neighbouring buildings on Webber Street.
46. 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, 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, this impact would not be significant.

47. The proposed two storey dwelling would be located to the north east of the flats on the opposite side of Rushworth Street. Whilst there would be some impacts upon the day light received for the flats opposite, particularly the ground floor flats, given the modest size, scale and height (6.3 metres) of the dwelling it is not considered that the impact would be significant. The day light received by the ground floor flats is already restricted by the balconies of the flats above and the additional effect from the proposed development is not considered to significantly worsen this.

Outlook

48. 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. 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. 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.
49. The existing unit above workshop 2 would have a view of 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 unit has an unimpeded outlook over 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 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 Unit 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.
50. The proposed extensions and new dwelling would be clearly visible from adjacent dwellings. However, given the modest size, scale and height of the proposed additions, the separation distances to neighbouring properties and the close knit urban character of the this area, it is not considered that the impacts upon outlook from neighbouring properties would be significantly detrimental to residential living conditions.

Conclusion on amenity issues

51. Residents from existing neighbouring properties have raised objections in relation to the impact upon their living conditions, including impacts from overlooking and the loss of light. However, whilst there will be some harm to neighbour amenity, for the reasons outlined above it is considered that such impacts would not be so significant to justify refusal and would not be untypical of the relationships between existing properties within the high density urban form of this part of the Borough. Similarly, the residential amenity standards of the new residential development is also considered to be acceptable for this location.

52. 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.
53. 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 would be 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 and highway issues

54. 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.
55. The proposal would accord with Policies 6.9 & 6.11 of the London Plan, Strategic Policy 2 of the Core Strategy and Policies 5.2, 5.3 & 5.6 of the Southwark Plan.

Planning obligations (S.106 undertaking or agreement)

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

Sustainable development implications

57. 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.
58. The proposal will provide a mixed use development in a sustainable location, with excellent public transport provision. It will redevelop and make more efficient use of the site, upgrading the existing buildings and providing a new detached dwelling, all of which would be designed to be in keeping with the character of the conservation area.

Other matters

59. 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 Protection team have asked for and this shall be conditioned.

Conclusion on planning issues

60. The proposed development is considered to be a proportionate and well-designed scheme, retaining the existing buildings of town scape merit, and providing a new sympathetically designed two storey detached building on the existing yard. No adverse impacts would result upon the surrounding town scape or the character and appearance of the conservation area.
61. The proposal retains a B1 use of the site in the Central Activities Zone through the retention of the ground floor workshops. Whilst the majority of the existing yard and existing structures upon it which are ancillary to the workshops will be lost, there will

not be a significant loss of the main employment floor space and the two retained workshops will continue to provide accommodation for small businesses.

62. The proposal, although likely to have some minor impacts, is not considered to result in significant impacts upon the living conditions of neighbouring properties, taking account of the urban context in which it is located. The proposal redevelops the site in a manner appropriate for a location characterised by high density development while providing an appropriate standard of accommodation for its occupants.

Community impact statement

63. 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

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

Consultation replies

65. Thirty four representations have been received from adjoining and nearby occupiers. (as listed in Appendix 2). A summary of the issues raised is set out below and address in the report above:

- Inappropriate design and the impact on the conservation area. Existing buildings are of historical significance. Use of mansard roof is not typical to the local area. Impacts of the additional proposed height and the detrimental implications upon the existing industrial nature of the buildings.
- Loss of light to neighbouring properties.
- Overlooking and loss of privacy from new residential accommodation including external terrace arising from close proximity between buildings.
- Loss of industrial and existing employment land. The loss of the yard should be taken into account in the assessment of loss of employment space and is an integral part of the workshops. The existing business would not be able to operate from the premises. There have been no existing complaints about noise about the current user, though the new two storey dwelling could result in noise issues.
- Loss of first floor employment space.
- Impacts upon highway and pedestrian safety.
- Inappropriate location of bin store.
- Noise and disturbance, including from the proposed terrace.

The Environment Agency have requested planning conditions relating to contaminated land and sustainable drainage.

Thames Water have raised no objection.

Human rights implications

66. 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.

67. This application has the legitimate aim of providing a mixed residential and business 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 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	David Cliff, Planning Officer	
Version	Final	
Dated	29 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	Yes	Yes
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	30 January 2015	

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 4 18 Belvedere Buildings SE1 0DQ
Flat 3 18 Belvedere Buildings SE1 0DQ
16 Belvedere Buildings London SE1 0DQ
8 Belvedere Buildings London SE1 0DQ
6 Belvedere Buildings London SE1 0DQ
10 Belvedere Buildings London SE1 0DQ
14 Belvedere Buildings London SE1 0DQ
12 Belvedere Buildings London SE1 0DQ
Flat 50 Patrick Court SE1 0GB
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Flat 24 Patrick Court SE1 0GB
Flat 25 Patrick Court SE1 0GB

Re-consultation: 30/10/2014

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

96 Webber Street SE1 0JP