
RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr C Clarke Smiths of Smithfield Limited	Reg. Number	14/AP/2246
Application Type	Listed Building Consent	Case Number	TP/1145-D
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Installation of roof top plant and solar panels; external alterations including formation of new entrance and alterations to fenestration and internal alterations to the west wing of the building in association with the change of use from office (Use Class B1) and storage to restaurant and bar (Use Class A3/A4) on basement, upper ground, first, second and third floors

At: THE HOP EXCHANGE, 24 SOUTHWARK STREET, LONDON, SE1 1TY

**In accordance with application received on 01/07/2014
and revisions/amendments received on 18/07/2014**

01/09/2014
27/10/2014
24/11/2014
27/11/2014

and Applicant's Drawing Nos. Existing

Location Plan, Site Plan, 001, 002 B, 003, 004, 005, 006 ,007, 011 A, 012 A, 013 A, 021 A, 022 A, 023 A, 024

Proposed

901 C, 902 E, 903 B, 904 B, 905 B, 906 B, 907 B, 911 B, 912 A, 913 A, 921 A, 922 B, 923 A, 924, 925, 931 A, 932 B, 933 A, 942

Supporting documents

Planning Statement June 2014, Design & Access Statement, June 2014, James Wells Architects,

Heritage Statement June 2014, Heritage Collective;

Heritage Addendum Letter dated 29th August 2014 and

Heritage 2nd Addendum Letter dated 20th November 2014

Section D-D Comparison

Scope of Works Document (HVAC, Plumbing and smoke ventilation system) June 2014, BCC Mechanical Services Limited

Subject to the following five conditions:

Time limit for implementing this permission and the approved plans

- 1 The works hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

901 C, 902 E, 903 B, 904 B, 905 B, 906 B, 907 B, 911 B, 912 A, 913 A, 921 A, 922 B, 923 A, 924, 925, 931 A, 932 B, 933 A, 942

Reason:

For the avoidance of doubt and in the interests of proper planning.

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 3 Prior to above grade works commencing, shop drawings (scale 1:5 with 1:1 section details) for all new fenestration and doors (both internal and external) shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework March 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy (April 2011) and Saved Policy: 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Prior to above grade works commencing, section drawings of the location and details of the services (including air supply ducts, smoke extract ducts and grille) shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework March 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy (April 2011) and Saved Policy: 3.17 Listed Buildings; of The Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 5 All new internal and external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition attached to this consent.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework March 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy (April 2011) and Saved Policy: 3.17 Listed Buildings; of The Southwark Plan 2007.