
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	Southwark Square Ltd	Reg. Number	14/AP/4773
Application Type	Full Planning Permission	Case	TP/1145-53
Recommendation	Refuse permission	Number	

Draft of Decision Notice

Planning Permission was **REFUSED** for the following development:

Demolition of existing building at No. 55 Southwark Street and redevelopment of site to erect a 7 storey building and a 30 storey tower (plus basement and roof gardens) to a maximum height of 105.110m AOD to accommodate the following uses: public theatre and rehearsal space (Sui Generis use), art space and museum (Class D1/D2 use), restaurant and cafe (Class A3 use), bar (Class A4 use), offices (Class B1 use) and 9 residential flats.

At: 55 SOUTHWARK STREET, LONDON SE1 1TE

In accordance with application received on 22/12/2014 08:02:59

and Applicant's Drawing Nos. JAP-277/10-AR:

02A, 03A, 04C, 05C, 06C, 07C, 08C, 09D, 10D, 11C, 12C, 13C, 14C, 15C, 16C, 17C, 18C, 19C, 20B, 21B, 22B, 23C, 24C, 25C, 26C, 27C, 28C, 29C, 30B, 31B, 32A, 33A, 34C, 35C, 36A, 37A, 38A, 39A, 40A, 41B, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49C, 50A, 51A

Site Plan 955_GS_000_01B, 955_GS_000_02.1B, 955_GS_000_02A, 955_GS_000_03A, 955_GS_000_04A, 955_GS_000_05, 955_GS_000_06A

Design and Access Statement and Appendices

Reason for refusal:

- 1 The proposed tower, standing at over 105m in height, would appear as an incongruous, isolated and alien feature in the townscape, and the crude 'rocket' design would be willfully insensitive to the established character of the area. It makes no positive contribution to the surrounding public landscape and the site is not an appropriate location for a tall building, as defined by Policy 7.7 'Location and design of tall and large buildings' of the London Plan 2015, Strategic Policy 12 'Design and Conservation' of the Core Strategy 2011 and saved policy 3.20 'Tall Buildings' of the Southwark Plan 2007.
- 2 The proposed tower would exceed the threshold height established in the London View management Framework for the Background Wider Setting Consultation Area of Protected Vista 1A.2. Insufficient information has been submitted to enable a proper, complete and reliable assessment of the impact on the World Heritage site of St Pauls and its landmark dome. The material submitted does not demonstrate that the development will preserve this view and the proposed tower would neither consolidate an existing (or emerging cluster) nor provide a justifiable key focus within views. It would be an incongruous addition to the skyline, not only in terms of its height, but also in terms of form, materiality and appearance and would cause unacceptable harm to the character of the local area and to the skyline of London as a whole. As such, the development is contrary to Policy 7.12 'Implementing the London view management framework' of the London plan 2015, Strategic policy 12 'Design and Conservation' of the Core Strategy 2011 and saved policy 3.20 'Tall Buildings' of the Southwark Plan 2007.
- 3 The proposed development, owing to its height, form, massing, quality of design, geometry and use of materials would fail to preserve or enhance the character and appearance of the Thrale Street Conservation Area or the setting of the adjacent Union Street conservation area. The insensitive relationship with nearby listed buildings at 51 and 53 Southwark Street, as well as other listed buildings in the vicinity, would fail to preserve or enhance the setting of these heritage assets. As such, this is contrary to Policy 7.8 'Heritage Assets and Archaeology' of the London Plan 2015, Strategic Policy 12 'Design and Conservation' of The Core Strategy 2011 and saved policies 3.15 'Conservation of the Historic Environment', 3.16 'Conservation Areas' and 3.18 'Setting of Listed buildings, Conservation Areas and world heritage sites' of the Southwark Plan 2007.

- 4 The application does not make any provision for affordable housing. The applicant has not demonstrated that private housing is required to cross-subsidise the office and theatre uses, and that this would deliver benefits of greater weight than affordable housing. Although the development provides only 9 dwellings, the size of each of these dwellings (265 sqm) means that the building would have the capacity to provide more than 10 units, and therefore would be expected to contribute to affordable housing, as required by London Plan Policy 3.13 'Affordable Housing Thresholds' and Adopted Affordable housing SPD 2008 and draft Affordable Housing SPD 2011. Therefore, notwithstanding the objections set out in reasons 1 and 2 to the scale of the tower, a building of this scale should provide affordable housing and failure to do so is contrary to Policy 3.11 'Affordable Housing Targets' of The London Plan 2015 and Strategic Policy 6 'Homes for people on different incomes' of the Core Strategy 2011.
- 5 Insufficient information has been submitted to enable a proper, complete and reliable assessment of the impact on the local highway network and the traffic flow. The proposed cycling storage provision is significantly below the policy standards and the scheme does not encourage other sustainable modes of transport. This is contrary to Policy 6.3 'Assessing effects of development on transport capacity' and 6.9 'Cycling' of the London Plan 2015, Strategic Policy 2 'Sustainable Transport' of the Core Strategy 2011 and saved policies 5.2 'Transport impacts' and 5.3 'Walking and Cycling' of the Southwark Plan 2007.
- 6 The application relies on access and servicing over land which is not in the applicant's control. The application has failed to demonstrate that the buildings could be safely and conveniently serviced without adverse impact on other users, contrary to Policy 7.1 'Lifetime Neighbourhoods' and Policy 7.2 'Inclusive Environment' of the London Plan 2015, Strategic Policy 2 'Sustainable Transport' and Strategic Policy 12 'Design and Conservation' of the Core Strategy 2011 and saved policies 3.2 'Protection of Amenity', 3.11 'Efficient Use of Land' and 4.2 'Quality of Accommodation' of the Southwark Plan 2007.
- 7 In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on employment, public open space, the transport network, the public realm, archaeology and affordable housing, and the proposal would therefore be contrary to Policy 8.2 'Planning Obligations' of the London Plan 2015, Strategic Policy 14 'Implementation and Delivery' of the Core Strategy and saved Policy 2.5 'Planning Obligations' of the Southwark Plan 2007.
- 8 Insufficient information has been submitted to enable a proper, complete and reliable assessment of the impact on the daylight and sunlight levels to the neighbouring properties and how the development would affect the local wind microclimate both within the site and within the immediate vicinity of the site. The proposal does not demonstrate the impacts on the local environment and future occupants including surface water run-off and risks associated with contamination, contrary to Policy 7.6 'Architecture' of the London Plan 2015, Strategic Policies 12 'Design and Conservation' and 13 'High Environmental Standards' of the Core Strategy 2011 and saved policies 3.1 'Environmental Effects', 3.2 'Protection of Amenity', 3.6 'Air Quality' and 3.11 'Efficient use of Land' of the Southwark Plan 2007.
- 9 The submitted Energy Strategy lacks sufficient evidence and information on how the energy savings would be achieved in accordance with the GLA's Guidance on Preparing Energy Assessments (April 2015) and the applicant has not demonstrated fully how the energy hierarchy has been followed, contrary to Policy 5.2 'Minimising Carbon Dioxide Emissions' of the London Plan 2015 and Strategic Policy 13 'High Environmental Standards' of the Core Strategy 2011.
- 10 The proposed development would not provide adequate private amenity space to family-sized units, Flats No. 1, 3, 5, 7 and 9 and therefore representing poor living accommodation, contrary to Policy 3.5 'Quality and Design of Housing Developments' of the London Plan 2015, Strategic Policy 12 'Design and Conservation' of the Core Strategy 2011, Saved Policy 4.2 'Quality of Accommodation' of the Southwark Plan 2007 and the Residential Design Standards SPD 2011.

Statement of positive and proactive action in dealing with the application

The pre-application service was used for a scheme that is similar in scale, height and form and this initial advice in 2011 concluded that this would be an inappropriate tall building and would have significant harm on the townscape and surrounding heritage assets. No engagement with the local planning authority has been made since the initial pre-application enquiry and as the initial advice was not followed, the local planning authority has decided to make a timely determination of the application.

Informatives

- 1 The applicant should note that the site lies alongside a railway viaduct and any future application that may be submitted should include a noise and vibration report to assess impact of rail and road noise on future occupants.
- 2 The applicant should note that the site lies within an Air Quality Management Area and any future application that may be submitted should include an air quality report to assess impact on air quality on future occupants, and impacts of the development on pollution levels in the surrounding area.