
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.

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|-------------------------|--|--------------------|------------|
| Applicant | Notting Hill Home Ownership | Reg. Number | 15/AP/1084 |
| Application Type | Listed Building Consent | Case Number | TP/1171-B |
| Recommendation | Grant subject to Legal Agreement and GLA | | |

Draft of Decision Notice

Conversion of 33 Manor Place (Former Manor Place Baths) into 10 residential units (Class C3) and 2,254 sqm (GEA) of commercial floorspace (Class B1), along with internal and external refurbishment and alterations, including introduction of a mezzanine floor within the refurbished Pool House

(in association with planning application ref. 15/AP/1062 for the wider redevelopment of Manor Place Depot)

At: 33 MANOR PLACE, LONDON, SE17 3BD

**In accordance with application received on 20/03/2015
and revisions/amendments received on 14/08/2015
22/06/2015**

and Applicant's Drawing Nos. Existing drawings

583_PL_001; 583_PL_002; 583_PL_120; 583_PL_121; 583_PL_122; 583_PL_123; 583_PL_124; 583_PL_310;
583_PL_311 Rev A; 583_PL_312; 583_PL_314 Rev A

Proposed drawings

583_PL_003 Rev B; 583_PL_115; 583_PL_116; 583_PL_117; 583_PL_118; 583_PL_119; 583_PL_148; 583_PL_149;
583_PL_150; 583_PL_307; 583_PL_308 Rev A; 583_PL_309

Supporting documents

Planning Statement (March 2015); Design and Access Statement (March 2015); Heritage Statement (March 2015);
Structural Appraisal of 33 Manor Place and Old Pool House (March 2015); BREEAM Pre-Assessment (March 2015);

Subject to the following ten conditions:

Time limit for implementing this permission and the approved plans

- 1 The development 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.

Pre-commencement condition(s) - 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 in connection with implementing this permission is commenced.

- 2 Prior to the commencement of works to the Grade II listed building at 33 Manor Place, detailed drawings (at scale 1:5) shall be submitted to the Local Planning Authority and approved in writing for the following:

- i) Boundary treatments to enclose terraces and courtyard spaces; and
- ii) Glazed infill panels to basement level courtyards and method of fixing to retained historic fabric.

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 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Prior to commencement of works to the Grade II listed building at 33 Manor Place, shop drawings (at scale 1:5) for all new fenestration and doors shall be submitted to the 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 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Prior to commencement of works to the Grade II listed building at 33 Manor Place, the following samples shall be made available on site for inspection and approval in writing by the Local Planning Authority;

- i) Timber cladding;
- ii) All new window frames; and
- iii) Glazed panels and framing for basement and ground floor infill.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 Prior to commencement of works to the Grade II listed building at 33 Manor Place, the applicant shall submit structural engineer's drawings / calculations to the Local Planning Authority for approval in writing for the following:

- i) The creation of the openings in the rear and return elevations of the Main Pool building and Washhouses; and
- ii) The proposed openings between the Main pool Hall, former Administration Block and Washhouses.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 6 Prior to commencement of works to the Grade II listed building at 33 Manor Place, the applicant shall submit structural engineer's drawings / calculations, Method Statement(s) and Schedule of Works for the demolition of the single storey range between the former Administration Block and the Main Pool Hall / Washhouses to the Local Planning Authority for approval 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 proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 7 Prior to commencement of works on site to the Grade II listed building at 33 Manor Place, a Method Statement(s), a Schedule of Works and detailed drawings at a scale of 1:5 (wherever appropriate) shall be submitted to the Local Planning Authority for approval in writing for the following:

- i) Renovation and repair of the principal elevation, including the restoration of missing features; and
- ii) Warm lining of external walls and insulation to be applied to floors and ceiling.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 8 Prior to commencement of works to the Grade II listed building at 33 Manor Place, the applicant shall submit a Schedule of Condition of existing windows, doors and roof lights and Schedule of Works for their repair and upgrade (including secondary glazing) to the Local Planning Authority for approval in writing. All existing doors, windows, roof lights and window cases are to be retained, repaired and refurbished. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, 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; 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.

- 9 No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved in writing by the Local Planning Authority prior to commencement of works on site.

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 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 10 All new internal 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(s) 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 2012, 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; 3.17 Listed Buildings; of The Southwark Plan 2007.