
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	Dominvs Hotels Uk Ltd	Reg. Number	15/AP/3304
Application Type	Listed Building Consent	Case	TP/1-209
Recommendation	Grant permission	Number	

Draft of Decision Notice

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

Part demolition, alteration and extension of existing building, construction of new build floorspace, excavation and change of use of the site from magistrates' court (use class D1) and police station (use class Sui Generis) to provide a seven storey building for hotel use (use class C1) at lower ground, ground, mezzanine and 1st to 5th floors (198 bedrooms), delicatessen (use class A1), restaurant and cafe use (use class A3), hotel bar use (use class A4), and leisure use (use class D2) with associated vehicle and cycle parking, landscaping, plant and engineering works'.

At: TOWER BRIDGE MAGISTRATES COURT AND POLICE STATION, 207-211 TOOLEY STREET, LONDON, SE1 2JY

In accordance with application received on 14/08/2015

and Applicant's Drawing Nos. Air quality assessment
 Archaeological Evaluation
 Archaeological desk based assessment
 Written scheme of investigation for archaeological works
 Geo- archaeological fieldwork report
 Built heritage statement
 Daylight and sunlight assessment (28 October 2015)
 Desk study and ground investigation report
 Design and access statement (Revision A)
 Design and access statement addendum
 Draft construction phase plan
 Emergency flood plan
 Environmental acoustic report
 Flood risk assessment (October 2015)
 Planning Statement
 Proposed drainage works report
 Preliminary ecological assessment and preliminary bat roost assessment
 Statement of community involvement
 Statement of community involvement addendum
 Sustainability statement
 Transport statement
 Employee Travel Plan Statement
 Ventilation and extraction statement

and drawings:

Site location plan

A-000-001 Revision P0

Existing	Proposed
	A-050-103 Revision P0
A-025-001 Revision P0	A-100-001 Revision P1
A-025-002 Revision P0	A-100-002 Revision P1
A-025-003 Revision P0	A-100-003 Revision P1
A-025-004 Revision P0	A-100-004 Revision P1

A-025-005 Revision P0	A-100-005 Revision P1
A-025-006 Revision P0	A-100-006 Revision P1
A-025-010 Revision P0	A-100-007 Revision P1
A-025-011 Revision P0	A-100-008 Revision P1
A-025-020 Revision P0	A-100-009 Revision P1
A-025-021 Revision P0	A-110-001 Revision P1
A-025-022 Revision P0	A-110-002 Revision P1
	A-110-003 Revision P1
Demolition drawings:	A-110-004 Revision P1
	A-110-005 Revision P0
A-050-001 Revision P1	A-110-006 Revision P0
A-050-002 Revision P1	A-120-001 Revision P1
A-050-003 Revision P0	A-120-002 Revision P1
A-050-004 Revision P0	A-120-003 Revision P1
A-050-005 Revision P0	A-120-004 Revision P1
A-050-006 Revision P0	A-120-005 Revision P0
A-050-010 Revision P0	A-120-006 Revision P0
A-050-011 Revision P0	A-500-001 Revision P1
A-050-020 Revision P0	A-500-002 Revision P0
A-050-021 Revision P0	
A-050-022 Revision P0	
A-050-101 Revision P0	
A-050-102 Revision P0	
A-050-103 Revision P0	

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 All surviving historic floors and features such as panelling, skirtings, architraves, picture rails, dado rails, cornices and ceiling mouldings to remain in situ, shall be protected during the course of the works and repaired, in filled and reconditioned as required. A scheme of restoration (name of specialist, Method Statement, Schedule of Works and Specification) for their repair shall be submitted to and approved by this Local Planning Authority in writing prior to the commencement of works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 3 Prior to the commencement of works, a full photographic survey and a photographic and sketch intervention record (record in situ) of all features that would be lost in the course of the works set in context shall be submitted to the Local Planning Authority for approval in writing. This recording shall be undertaken in accordance with a written scheme of investigation submitted to the planning authority in advance of any works or demolition, and approved in writing by the authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may retain a record of those features of heritage significance that would be lost or altered through demolition or the change of use of this building in accordance with the National Planning

Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 4 Samples of the proposed roofing slate shall be made available on site and approved in writing prior to the commencement of works on site; the development shall not be carried out otherwise than in accordance with any such approval given. Roof repairs to be undertaken in natural Welsh slate to match existing in size and colour; the use of artificial slates will not be permitted.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 5 Detailed plans, sections and elevations (scale 1:20) of the proposals for the conversion of courtrooms 1 and 2 and detailed joinery drawings (scale 1:5) showing how the historic furniture, fabric and decorative elements would be reused shall be submitted to the Local Planning Authority for approval prior to the commencement of works; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 6 Shop drawings (scale 1:5) for all new fenestration and doors, including dormer windows in the proposed mansard structures shall be submitted the Local Planning Authority for approval prior to the commencement of works. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 7 Prior to the commencement of any works to the listed building, a Schedule of Condition of all existing windows, doors and roof lanterns (both internal and external) and Schedule of Works for their proposed repair or replacements shall be submitted to the Local Planning Authority for approval. All existing doors, windows, shutter boxes and window cases, shall to be retained, repaired and refurbished unless otherwise agreed in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 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.

- 8 All repairs to rainwater goods and new pipework runs to be in cast iron and to match existing historic profiles and details. No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external faces of the building unless approved by this Local Planning Authority in writing before commencement of the works on site.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 9 All leadwork (including the dormers, roofs, parapet gutters, flashings) to be in accordance with the Lead Development Association/Lead Sheet Association guidelines and BS EN 12588: 2006. New lead to dormer heads and cheeks shall be dressed to window reveals and should not cover the painted timber surrounds to the dormer fronts.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.

- 10 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(s) attached to this consent.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the National Planning Policy Framework 2012, Policy 7.8 heritage assets and archeology of the London Plan 2015, Strategic Policy 12 of the Core Strategy and saved policies 3.15 conservation of the historic environment and 3.17 listed buildings of the Southwark Plan 2007.