



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 1 December 2015 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Sarah King
Councillor Helen Dennis
Councillor Hamish McCallum
Councillor Jamine Mohammed
Councillor Michael Mitchell
Councillor Kieron Williams
Councillor James Barber (Reserve)

OTHER MEMBERS PRESENT: Councillor Anood Al-Samerai (Ward councillor for Riverside)
Councillor David Noakes (Ward councillor for Cathedrals)

OFFICER SUPPORT: Rob Bristow, Group Manager – Major Applications
Jon Gorst, Legal Officer
Sarah Parsons, Team Leader – Design and Conservation
Dipesh Patel, Team Leader – Major Applications
Craig Newton, Transport Planner
Alistair Huggett, Planning Projects Manager
Victoria Foreman, Constitutional Officer

1. APOLOGIES

An apology for absence was received from Councillor Adele Morris. Councillor James Barber attended as a reserve and gave apologies for lateness.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which had been circulated prior to the meeting:

- Addendum report relating to agenda items 6.1, 6.2, 6.3 and 6.4
- Members pack relating to agenda items 6.1, 6.2, 6.3, 6.4 and 7.

The chair also notified the committee of a variation to the order of business. Item 8 would be considered before items 6.1, 6.2, 6.3, 6.4 and 7.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Hamish McCallum declared a non-pecuniary interest in relation to items 6.3 and 6.4 as he was ward councillor and had met with the developers, but had not expressed any opinions on the application. Councillor McCallum did not withdraw from the meeting during consideration thereof.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 November 2015 be agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

- i. That the determination of planning applications, for formal observations and comments, the instigation of enforcement action and the recipient of the report included in the agenda be considered.
- ii. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
- iii. That where reasons for decisions or conditions are not included or not as included in the reports to an individual item, they be clearly specified.

7. RED BUS SHOP (UNIT 1), WINCHESTER WHARF, 4 CLINK STREET, LONDON SE1 9DL (ADVERTISEMENT CONSENT AND LISTED BUILDING CONSENT)

Planning application reference 15/AP/3502 and 15/AP/3877

Report: see pages 15 to 33 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Display of 19mm thick lettering fixed to the wall by concealed 20mm stand-off fixings.

The committee heard an officer's introduction to the report and asked questions of the

officer. The officer informed members that the words 'and listed building consent' had been omitted from the recommendation as set out in the report, and should be included in the resolution when the committee came to take a decision on the application.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from the ward councillor and asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

A motion to refuse advertising and listed building consent was proposed, seconded, put to the vote and was lost.

A motion to grant advertisement consent and listed building consent was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

That advertisement consent and listed building consent be GRANTED subject to the conditions set out in the officer's report and the addendum report, and the following additional and amended conditions:

- a) Notwithstanding the drawings hereby approved, revised ground floor elevations at a scale of 1:20, showing the location of the signage and its alignment centred over the arch above the door 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.
- b) Detail drawings showing the method of fixing the letters to the face of the building shall be submitted 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.
- c) A sample of the applied lettering in 'heritage red' shall be made available on site for inspection by the Local Planning Authority. It shall be approved in writing following consultation with neighbours and the development shall not be carried out otherwise than in accordance with any such approval given.

8. RED BUS SHOP (UNIT 1), WINCHESTER WHARF, 4 CLINK STREET, LONDON SE1 9DL (FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT)

Planning application reference 15/AP/3504 and 15/AP/3505

Report: see pages 34 to 54 of the agenda and pages 3 and 4 of the addendum report.

PROPOSAL

Removal of louvre panels and replacement with obscured double glazed windows, and removal of louvre panels above the doors to reveal the existing glass fan light.

The committee heard an officer's introduction to the report and asked questions of the officer. The officer informed members that the words 'and listed building consent' had been omitted from the recommendation as set out in the report, and should be included in the resolution when the committee came to take a decision on the application.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from the ward councillor and asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

A motion to grant listed building consent was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

That planning consent and listed building consent be GRANTED, subject to the conditions set out in the officer's report and the addendum report, and the following additional condition:

- a) Outside the operating hours of the retail unit, all internal lighting shall be turned off.

9. TOWER BRIDGE MAGISTRATE'S COURT AND POLICE STATION, 207 - 211 TOOLEY STREET, LONDON SE1 2JY (FULL PLANNING PERMISSION)

Planning application reference 15/AP/3303

Report: see pages 55 to 90 of the agenda and pages 4 to 9 of the addendum report.

PROPOSAL

Part demolition, alteration and extension of existing building, construction of new build floorspace, excavation and change of use of the site from magistrate's 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 café 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.

The committee heard an officer's introduction to the report and asked questions of the

officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from the ward councillor and asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

A motion to refuse planning permission was proposed, seconded, put to the vote and was lost.

A motion to grant planning permission was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

1. That planning permission be granted subject to the conditions set out in the officer report and the addendum report, a legal agreement and:

- b) That condition 12 be amended to:

Before the commencement of use a Service Management Plan detailing how all elements of the site are to be serviced, including the movement and collection of bottles and details of regular reviews of the plan in consultation with local residents and other stakeholders, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied. In addition to any controls detailed in the Service Management Plan:

- All servicing of the site shall be supervised by hotel staff.
- Servicing of the site shall only take place between 07:00-19:00 Monday - Friday and 09:00 - 19:00 on Saturdays, Sundays and Bank Holidays.
- Coaches dropping and collecting, or waiting for guests shall only park on the bay on Tooley Street.

- c) That condition 13 be amended to:

The doors on Queen Elizabeth Street and Boss Street shall not be used for access and egress between the hours of 22:00 and 07.00 on any day except in the case of emergencies.

- d) That the following condition be added:

The use of the restaurant, bar and delicatessen shall only be between 06:30 and 01:00 for hotel residents and 06:30 and 23:00 for non-residents. Prior to

the commencement of the use of the restaurant, bar and delicatessen, a management plan detailing how access to the areas would be controlled and the location of a smoking area shall be submitted to the local planning authority for approval. The use shall only take place in accordance with any plan approved.

e) That the following condition detailed in the addendum be omitted:

Prior to the commencement of any demolition works on site, the applicant shall provide confirmation of party wall agreements and/or that matters relating to right to light have been satisfied.

2. That if as legal agreement is not signed by 15 January 2016, the Director of Planning be authorised to refuse planning permission for the reason in paragraph 64 of the report.

10. TOWER BRIDGE MAGISTRATE'S COURT AND POLICE STATION, 207 - 211 TOOLEY STREET, LONDON SE1 2JY (LISTED BUILDING CONSENT)

Planning application reference 15/AP/3304

Report: see pages 91 to 118 of the agenda and pages 9 to 11 of the addendum report.

PROPOSAL

Part demolition, alteration and extension of existing building, construction of new build floorspace, excavation and change of use of the site from magistrate's 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 café 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.

The committee heard an officer's introduction to the report and asked questions of the officer.

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from supporters of the application and asked questions of the supporters.

The committee heard representations from the ward councillor and asked questions of the ward councillor.

The committee debated the application and asked questions of the officers.

A motion to grant listed building consent was proposed, seconded, put to the vote and declared granted as follows:

RESOLVED:

That listed building consent be granted, subject to the conditions as set out in the officer report, addendum report and:

a) That the following condition detailed in the addendum be omitted:

Prior to the commencement of any demolition works on site, the applicant shall provide confirmation of party wall agreements and/or that matters relating to right to light have been satisfied.

11. LIBERTY OF THE MINT CONSERVATION AREA

RESOLVED:

1. That the Liberty of the Mint Conservation Area and boundaries be designated.
2. That a public consultation be carried out with local residents and businesses to obtain their views on the on the conservation area appraisal (Appendix 1) and boundaries for the Liberty of the Mint Conservation Area, and reported back to Members.
3. That Members comment on the draft conservation area appraisal and map of the conservation area boundary (Appendix 1).
4. That the Equality Impact Assessment (Appendix 3) be noted.

12. TO RELEASE £190,592 FROM THE SECTION 106 AGREEMENT ASSOCIATED WITH 12/AP/1784 FOR 1-16 BLACKFRIARS ROAD, LONDON SE1, TOWARDS IMPROVEMENT WORKS TO NELSON SQUARE

The committee heard representations from a local resident, and asked that officers undertake to work with the local community to resolve the issues that were raised regarding cyclists.

RESOLVED:

That the release of £190,592 fro the development at 1 – 16 Blackfriars Road, SE1 12/AP/1784 a/c 665, towards improvement works to Nelson Square, be authorised.

The meeting ended at 10.55pm.

CHAIR:

DATED: