
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	Fuller Smith & Turner Plc	Reg. Number	16/AP/0168
Application Type	Listed Building Consent	Case Number	TP/2075-B
Recommendation	Grant permission		

Draft of Decision Notice

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

Full planning and Listed Building Consent for a Mixed Class A4 and C1 use; internal and external alterations and repair work to include new kitchen, plant and AC compound on the rear single storey flat roof, the provision of an external bar, mezzanine and outdoor seating, works to the rear garage; and a two storey rear extension.

At: HALF MOON PUBLIC HOUSE, 10 HALF MOON LANE, LONDON, SE24 9HU

In accordance with application received on 18/01/2016

and Applicant's Drawing Nos. Existing: 2571-09-01, 2571-09-03, 2571-09-05

Proposed: 2571-02-01 RevM, 2571-02-02 RevM, 2571-04-01 RevA, 2571-04-02 RevA, 2571-04-03 RevA, 2571-04-04 RevA, 2571-08-03 RevA, 2571-08-04, 2571-09-04 Rev, 2571-09-06 RevE, 2571 -09-07 RevF, 1571-10-01, 2571-10-02 RevA, 2571-10-04, 2571-10-07, 2571-10-08, 2571-10-11, 2571-10-12, 2571-10-13, 2571-10-14 RevA, 2571-10-15, 2571-10-16, 2571-10-22, 2571-10-23 RevA, 2571-10-25, 2571-10-26, 2571-10-27, 2571-10-34 RevA, F7210-01 RevA, F7210-02 RevA, F7210-03 RevA, 1.MH.01, 2.MH.01.

Planning, Design & Access Statement, Heritage Statement, External repairs schedule, External wooden balcony conservation, External Plant Noise Assessment, Air Condition Technical Date, RY7500A, MUB 062 630D4-A2 IE2 Multibox

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 Notwithstanding details submitted in drawing 2571-10-05 RevA, prior to the commencement of works, a scheme of restoration and name of specialist for repairs, alterations and restoration to ground floor joinery, mirrors and associated historic bar fabric shall be submitted to and approved by the Local Planning Authority 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.

- 3 Prior to commencement of works, the a Schedule of Works and detailed drawings (at a scale of 1:5/10) shall be provided and approved by the Local Planning Authority in writing for the floor strengthening, fire protection and sound deadening works (Public House and garage within curtilage) and recording, lifting, storage, repair and reinstatement of the floorboards.

All existing floorboards are to be reused and location of replacement boards to be agreed prior to removal

No sanding works to the floorboard without approval in writing and 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.

- 4 Prior to commencement of works, a detailed condition survey of the exterior of the building, shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given, including:
- i) Marked up photographs indicating defective external fabric and roof coverings and a Specification and Schedule of Works of the proposed repairs and cleaning to the elevations and roof of the building,
 - ii) Schedule of Condition of existing glazing, windows / doors and Schedule of Works and method statement for their repair. All original doors, windows and window case, are to be retained, repairs and refurbished.
 - iii) All new fenestration and doors and external joinery including the Juliet balcony with detailed drawings at a scale (1:2/5)
 - iv) The removal, making good and replacement of the timber structure above the side facing porch and detailed drawings at a scale (1:2/5) of any replacement joinery.
 - v) Detailed drawings at a scale (1:2/5) of any new rain water goods, to be constructed of cast iron. The use of aluminium or steel is unacceptable for these elements.

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 Notwithstanding the details submitted in drawing 2571-04-04 RevA, 1.MH.01 and 1.MH.01, prior to commencement of works, a schedule of Works and detailed drawings (at a scale of 1:20) of the proposed mechanical and electrical installation works to include boiler flue shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. Drawings to include pipework, ducting and trunking routes and, notwithstanding the approved details, no extracts or flues are to be installed through any glazing.

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 Policy 3.17 Listed Buildings; of The Southwark Plan 2007.

- 6 Precautions shall be taken to secure and protect the existing joinery, glazing, mirrors, fireplaces and windows against accidental damage during building works. Before commencing the works the applicant must submit, and have approved by this Local Planning Authority in writing, drawn details (1:5/10) of the protection works, and details of any on site storage of 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 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 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) 1m² sample panel of brickwork, mortar, pointing and cleaning.
 - ii) Brick and terracotta for facade repairs
 - iii) Stucco repairs and repainting
 - iv) Natural, Welsh slate

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.

- 8 Prior to commencement of works, a scheme of restoration (name of specialist, Method Statement, Schedule of Works and Specification) for the repair of the plaster cornices shall be submitted to and approved by this Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. The existing decorative plaster cornices must be retained and protected during the course of the works. The details of the remaining cornices recorded used to create new sections. Repairs to the ceiling must be undertaken in lath and plaster, the use of plasterboard is not permitted. New work shall be scribed around existing plasterwork.

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.

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 All new internal/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 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 leadwork to be in accordance with the Lead Development Association/Lead Sheet Association guidelines and BS EN 12588: 2006.

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.