
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	Mr Ray Ormiston Overcourt C/O Lewis Berkeley Limited	Reg. Number	16/AP/0388
Application Type	Full Planning Permission	Case Number	TP/1140-301
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a new third and fourth (mansard) floor extension to the Borough High Street frontage and the demolition of the rear part of the building to be replaced with a three storey extension fronting Trinity Street for additional office floorspace (Class B1); change of use of some retail (A1) floorspace at basement and ground level to office (B1); associated external alterations including the creation of a new shopfront on the Borough High Street frontage.

At: 301-303 BOROUGH HIGH STREET AND 1-3 TRINITY STREET, LONDON SE1 1DB

In accordance with application received on 02/02/2016 08:01:14

and Applicant's Drawing Nos. 0/5858/15-01, 0/5858/15-02, 0/5858/15-03, 0/5858/15-04, 0/5858/15-05, 0/5858/15-06, 0/5858/15-07, 0/5858/15-08, 0/5858/15-09, 0/5858/15-10 Rev.A, 0/5858/15-11 Rev.A, 0/5858/15-12, 0/5858/15-14, 0/5858/15-15, 0/5858/15-16, 0/5858/15-17, 0/5858/15-18, 0/5858/15-19, 0/5858/15-20, 0/5858/15-22, 0/5858/15-23, 0/5858/15-24, 0/5858/15-25 Rev.A, 0/5858/15-26 Rev.A, 0/5858/15-27 Rev.A, 0/5858/15-28 Rev.A, 0/5858/15-29, a Daylight and Sunlight Assessment, a Design and Access Statement, a Flood Risk Assessment and a Site Location Plan (0/5858/15-00).

Subject to the following twelve 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 by Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

0/5858/15-12, 0/5858/15-14, 0/5858/15-15, 0/5858/15-16, 0/5858/15-17, 0/5858/15-18, 0/5858/15-19, 0/5858/15-20, 0/5858/15-22, 0/5858/15-24, 0/5858/15-25 Rev.A, 0/5858/15-26 Rev.A, 0/5858/15-27 Rev.A and 0/5858/15-29.

Reason:

For the avoidance of doubt and in the interests of proper planning.

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.

- 3 Section detail-drawings at a scale of (1:1m, 1:2m, 1:5m) through (i) parapets; (ii) roof edges; (iii) heads, cills and jambs of all openings, to be used in the carrying out of this permission shall be submitted to and approved by the

Local Planning Authority in writing before any work in connection with this permission is commenced; 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 quality of the design and details in accordance with section 7 of the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2015), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 4 Prior to the commencement of the development and notwithstanding the details shown on approved drawings referenced 0/5858/15-15, 0/5858/15-22 and 0/5858/15-24, detailed drawings of a revised shopfront design, at a scale of 1:10 for elevations and 1:2 for sections through all principal details, shall be submitted to and approved in writing, by the Local Planning 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 be satisfied as to the design of the shopfront in the interest of achieving an appropriate high quality contextual design in accordance with section 7 of the National Planning Policy Framework (2012), policies 7.4 (Local character) and 7.6 (Architecture) of the London Plan (2015), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 5 Before any work hereby authorised begins, excluding demolition, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with the National Planning Policy Framework (2012), policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2015), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

Commencement of works above grade - 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 above grade is commenced. The term 'above grade' here means any works above ground level.

- 6 Sample panels/boards of all external facing materials to be used in the carrying out of this permission shall be either presented on site, or submitted, to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with section 7 of the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2015), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

Pre-occupation 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 the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 7 Before the first occupation of any part of the extension hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 0/5858/15-15 shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2012), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity) and 3.7 (Waste reduction) of the Southwark Unitary Development Plan (2007).

- 8 Before the first occupation of the extended office accommodation hereby permitted the cycle storage facilities as shown on the approved drawing referenced 0/5858/15-14 shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure cycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2012), strategic policy 2 (Sustainable Transport) of the Southwark Core Strategy (2011) and saved policy 5.3 (Walking and cycling) of the Southwark Unitary Development 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 developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 10 No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the building without the prior agreement in writing from the Local Planning Authority.

Reason:

To ensure such works do not detract from the appearance of the building and the wider streetscene in accordance with section 7 of the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2015), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 11 No roof plant, equipment or other structures, other than as shown on the plans hereby approved shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings.

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with section 7 of the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2015), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 12 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with the National Planning Policy Framework (2012), policy 7.8 (Heritage Assets and Archaeology) of the London Plan (2015), strategic policy 12 (Design and conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

The scheme was submitted in accordance with guidance following pre application discussions.