

Item No. 7.4	Classification: OPEN	Date: 19 July 2016	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/0631 for: Full Planning Permission Address: MORLEY COLLEGE, KING EDWARD WALK, LONDON SE1 7HT Proposal: Erection of a new bridge linking the main Morley College building with the Morley Gallery across King Edward Walk including alterations to the entrance of the Morley Gallery on St Georges Road and extensions to the Morley Gallery at first, second and roof level to accommodate the new bridge, circulation space, lift overrun and other elevational alterations. [Forming part of a wider development including alterations to the main entrance area and display window of the main Morley College Building and extensions to the Emma Cons Hall and other elevational alterations. These elements of the development fall within the London Borough of Lambeth].		
Ward(s) or groups affected:	Cathedrals		
From:	Terence McLellan		
Application Start Date 22/02/2016		Application Expiry Date 18/04/2016	
Earliest Decision Date 02/04/2016			

RECOMMENDATION

1. Grant planning permission, subject to conditions.

BACKGROUND INFORMATION

2. This application has been referred to the planning sub-committee following member request.

Site location and description

3. The application site refers to Morley College which is located on the southern side of Westminster Bridge Road approximately 150 metres from Lambeth North Underground Station. The main campus of Morley College lies to the west of King Edward Walk within the administrative boundary of the London Borough of Lambeth whilst the satellite buildings at the Morley Gallery and Nancy Sear Building lie to the east of King Edward Walk within the London Borough of Southwark. The surrounding area is characterised by mixed use residential, commercial and educational use with building heights in the immediate locality around three to four storeys. The portion of the site within Southwark lies within the West Square Conservation Area and there are nearby listed buildings at 105-145 St George's Road (Grade II), telephone kiosk on Westminster Bridge Road (Grade II) and 15-31 King Edward Walk (Grade II).

Details of proposal

4. Planning consent is sought for the erection of a new bridge linking the main Morley

College building with the Morley Gallery across King Edward Walk including alterations to the entrance of the Morley Gallery on St Georges Road and extensions to the Morley Gallery at first, second and roof level to accommodate the new bridge, circulation space, lift overrun and other elevational alterations.

5. Planning history

14/EQ/0087 Application type: Pre-Application Enquiry (ENQ) Alterations to College buildings including construction of an elevated walkway linking the buildings to improve usability and accessibility Decision date 16/07/2014 Decision: Pre-application enquiry closed (EQC)
14/EQ/0268 Application type: Pre-Application Enquiry (ENQ) Extensions and alterations to college buildings to improve usability, accessibility and visibility Decision date 13/03/2015 Decision: Pre-application enquiry closed (EQC)
16/OB/0012 Application type: Formal Observations (OBS) Alterations to College Campus comprising a new entrance and display area, extensions to the Emma Cons Hall and the erection of a new bridge link across King Edward Walk. Decision date 26/04/2016 Decision: No Objections (NOBJ)

Planning history of adjoining sites

6. None of specific relevance although it should be noted that a sister application was submitted to and approved by the London Borough of Lambeth for the wider redevelopment of the site including alterations to the main entrance area and display window of the main Morley College Building as well as extensions to the Emma Cons Hall and other elevational alterations.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

7. The main issues to be considered in respect of this application are:
- a) Principle of development and land use;
 - b) Design quality;
 - c) Heritage impacts;
 - d) Access and transport;
 - e) All other relevant material considerations.

Planning policy

8. Planning policy designations (Proposals Map)
Air Quality Management Area
Bankside and Borough District Town Centre
Bankside, Borough and London Bridge Opportunity Area
Central Activities Zone
West Square Conservation Area
9. National Planning Policy Framework (the Framework)
Section 7 - Requiring good design
Section 8 - Promoting healthy communities
Section 12 - Conserving and enhancing the historic environment

10. London Plan July 2015 consolidated with alterations since 2011
 Policy 3.18 Education facilities
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology

11. Core Strategy 2011
 Strategic policy 1 - Sustainable development
 Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards

12. Southwark Plan 2007 (July) - saved policies
 The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

 Policy 2.3 – Enhancement of educational establishments
 Policy 3.2 – Protection of amenity
 Policy 3.12 – Quality in design
 Policy 3.13 – Urban design
 Policy 3.14 – Designing out crime
 Policy 3.15 - Conservation of the historic environment
 Policy 3.16 - Conservation areas
 Policy 3.17 - Listed buildings
 Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites
 Policy 5.2 – Transport Impacts

13. Supplementary Planning Documents
 Design and Access Statements SPD (2007)
 West Square Conservation Area Appraisal

Principle of development

14. In land use terms there remain no objections to the provision of a link bridge or the additional improvement works required to meet the bridge link at the Morley Gallery. The improved access between the Morley Gallery and the main Morley College building is welcomed. The main issues in the case will be design, heritage and transport impacts.

Environmental impact assessment

15. An environmental impact assessment is not required for an application of this nature.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

16. The proposed bridge link is located a sufficient distance from the nearest residential properties to ensure that there will be no adverse amenity impacts.

Impact of adjoining and nearby uses on occupiers and users of proposed development

17. There will be no conflict of use detrimental to amenity.

Transport issues

18. The main issue in terms of transport relates to clearance height for servicing vehicles such as bin collection trucks. The London Borough of Lambeth is the Highways Authority for King Edward Walk and confirmed at pre-application stage that the clearance height being proposed would be sufficient. Southwark Councils own Transport Team and Highways Team have been consulted on the proposal and raise no objections.

Design and heritage

19. In design terms the bridge has an important role to play, providing a contextual link between two buildings of completely different scale and detailed design. The bridge link is successful in this respect, proposing a contemporary design that is staggered when viewed on plan. This allows the bridge to have two distinct scales - a larger bridge where it leaves the post war main college building and a much reduced scale on the other side of King Edward Walk where it meets the Morley Gallery and the proposed new extension. The fact that a contemporary design has been proposed allows the bridge to sit comfortably in its context between buildings of different styles. The remaining works such as the extension to the Morley Gallery to accommodate the bridge, the proposed lift overrun and the new entrance arrangements are considered to be minor works that have a neutral impact on the host building.
20. It is noted that the site lies within the West Square conservation area and in this respect views into and out of the Conservation Area along King Edward Walk are important. It is considered that the bridge link is of a high standard of design that will enhance the setting of the conservation area by providing a contemporary addition that raises the standard of modern architecture in the immediate locality where it is noted in the conservation area appraisal that there are some buildings that do not enhance the conservation area, notably the Emma Cons Hall and the Nancy Sears Building. As such the bridge link has an important role to play and is considered to be successful in that respect.

Impact on trees

21. No impact.

Planning obligations (S.106 undertaking or agreement) and CIL

22. Not required for an application of this nature. As the site is entirely in educational use, the proposal is exempt from both Mayoral and Southwark CIL.

Sustainable development implications

23. The proposal raises no sustainability issues.

Other matters

24. The submitted plans show the scope of works to be undertaken across the whole of the Morley College site however the majority of these works are under the planning authority of the London Borough of Lambeth. As such, this consent only relates to the works shown within the administrative area of the London Borough of Southwark.

Conclusion on planning issues

25. The proposed bridge link and associated works to the Morley Gallery are considered to be acceptable in the context of the development plan. The design is of a high standard and would enhance the setting of the West Square Conservation Area and the Morley Gallery building which is a locally important heritage asset. The development will have no adverse amenity impacts and is considered to be acceptable on transport grounds. As such it is recommended that detailed planning permission be granted, subject to conditions to secure high quality materials.

Community impact statement

26. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) There are no issues relevant to particular communities/groups.
- c) There are no likely adverse implications for any particular communities/groups.

Consultations

27. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

28. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

29. LBS Design and Conservation (Surgery) - No objections, high standard of design. Clarification sought on materials - recommend materials condition.
30. LBS Highways - No objection subject to S.278 works.
31. LBS Transport - No objections.
32. Following neighbour consultation, six letters of objection have been received, the main points of which have been summarised and addressed below;
33. Objection - The proposed bridge is of a poor design that will not complement the historic buildings or the heritage setting.

Response - The bridge is considered to be of a high standard of design that successfully contextualises with the range of building styles at the north end of King Edward Walk and in this respect it is considered to enhance the heritage setting.

34. Objection - The bridge is bulky, domineering, aggressive, and oppressive to the street.

Response - In design terms the bridge has an important role to play, proving a contextual link between two buildings of completely different scale and detailed design. The bridge link is successful in this respect, proposing a contemporary design that is staggered when viewed on plan. This allows the bridge to have two distinct scales - a larger bridge where it leaves the post war main college building and a much reduced scale on the other side of King Edward Walk where it meets the Morley Gallery and the proposed new extension

35. Objection - The proposal to move the main entrance to the Gallery onto St Georges Road is wrong and needs to be reconsidered.

Response - No objections are raised to the relocation of the Morley Gallery entrance onto St George's Road.

36. Objection - The proposed extension/alteration of the Morley Gallery does not respect the context of the conservation area, having regard to the content of the conservation area appraisal. It involves the loss of existing traditional features of interest which make a positive contribution to the character or appearance of the Conservation Area and introduces design details or features that are out of character with the area and non-traditional materials that do not complement and enhance the Conservation Area.

Response - The fact that a contemporary design has been proposed allows the bridge to site comfortably in its context between buildings of different styles. The remaining works such as the extension to the Morley Gallery to accommodate the bridge, the proposed lift overrun and the new entrance arrangements are considered to be minor works that have a neutral impact on the host building. A planning condition will be imposed on any consent issued to ensure that the materials will be of a high standard.

37. Objection - Creating new floorspace above a historic street is a highly unusual proposal, and in this instance would result in a bulky, obtrusive structure which partially obscures a key view into the conservation area.

Response - The main aim of the bridge is to provide improved access and this is evident in its limited scale. The potential for seating areas/reflection space is secondary to the access improvements. In any event, the scale, massing and detailed design are considered to be proportionate and of a high standard.

38. Objection - The proposal does not comply with local, regional or national planning guidance.

Response - The proposal is considered to be compliant in terms of land use. The design issues, whilst subjective, are considered to be in alignment with the aspirations of the development plan, including all supplementary planning guidance.

Human rights implications

39. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

40. This application has the legitimate aim of providing improved facilities and access. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1373-1 Application file: 16/AP/0631 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5365 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Terence McLellan, Team Leader Planning	
Version	Final	
Dated	19 July 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director Of Regeneration	No	No
Date final report sent to Constitutional Team		7 July 2016

APPENDIX 1

Consultation undertaken

Site notice date: 07/03/2016

Press notice date: 10/03/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: n/a

Internal services consulted:

Highway Development Management

Statutory and non-statutory organisations consulted:

London Borough of Lambeth

Neighbour and local groups consulted:

27 King Edward Walk London SE1 7PR
19 King Edward Walk London SE1 7PR

31 King Edward Walk London SE1 7PR
21 Cable Road Wirral CH47 2AY
137c St Georges Road London SE1 6HY

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

137c St Georges Road London SE1 6HY

19 King Edward Walk London SE1 7PR

21 Cable Road Wirral CH47 2AY

27 King Edward Walk London SE1 7PR

31 King Edward Walk London SE1 7PR

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