
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 | Titan Entertainment Group | Reg. Number | 16/AP/4500 |
| | Titan Entertainment Group | | |
| Application Type | Full Planning Permission | Case | TP/1145-H |
| Recommendation | Grant permission | Number | |

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Office extension at 5th and 6th floors, 1 x residential apartment at 7th floor, new lifts and re cladding of the existing building.

At: TITAN HOUSE 144 SOUTHWARK STREET, LONDON, SE1 0UP

In accordance with application received on 03/11/2016 16:01:05

and Applicant's Drawing Nos. Air quality assessment

Daylight/Sunlight assessment

Design and access statement

Document - SUBMISSION OF MATERIALS

Plan - existing - 770S02 - EXISTING GROUND FLOOR PLAN Existing Ground Floor Plan56024620000.pdf

Plan - existing - 770S01 - EXISTING BASEMENT PLAN

Plan - existing - 770S07 - EXISTING 5TH FLOOR PLAN

Plan - existing - 770S08 - EXISTING HOPTON STREET ELEVATION

Plan - existing - 770S09 - EXISTING SOUTHWARK STREET ELEVATION

Plan - existing - 770S10 - EXISTING WEST ELEVATION

Plan - existing - 770S11 - EXISTING NORTH ELEVATION

Plan - existing - 770S12 - EXISTING ROOF PLAN

Plan - proposed - 770P01A - PROPOSED BASEMENT PLAN

Plan - proposed - 770P14A - PROPOSED ROOF PLAN

Plan - proposed - 770P09A - PROPOSED 7TH FLOOR PLAN

Plan - proposed - 770P08A - PROPOSED 6TH FLOOR PLAN

Plan - proposed - 770P07A - PROPOSED 5TH FLOOR PLAN

Plan - proposed - 770P06A - PROPOSED 4TH FLOOR PLAN

Plan - proposed - 770P13B - PROPOSED NORTH ELEVATION PLAN

Plan - proposed - 770P04A - PROPOSED 2ND FLOOR PLAN

Plan - proposed - 770P03A - PROPOSED 1ST FLOOR PLAN

Plan - proposed - 770P02A - PROPOSED GROUND FLOOR PLAN

Plan - proposed - 770P10B - PROPOSED HOPTON STREET ELEVATION

Plan - proposed - 770P11B - PROPOSED SOUTHWARK STREET ELEVATION PLAN

Plan - proposed - 770P12A - PROPOSED WEST ELEVATION PLAN

Plan - proposed - 770P05A - PROPOSED 3RD FLOOR PLAN

Site location plan - BLOCK PLAN

Site location plan

Subject to the following eight conditions:**Time limit for implementing this permission and the approved plans**

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

Design and access statement

Plan - proposed - 770P14A - PROPOSED ROOF PLAN

Plan - proposed - 770P09A - PROPOSED 7TH FLOOR PLAN

Plan - proposed - 770P08A - PROPOSED 6TH FLOOR PLAN

Plan - proposed - 770P07A - PROPOSED 5TH FLOOR PLAN

Plan - proposed - 770P06A - PROPOSED 4TH FLOOR PLAN

Plan - proposed - 770P05A - PROPOSED 3RD FLOOR PLAN

Plan - proposed - 770P04A - PROPOSED 2ND FLOOR PLAN
Plan - proposed - 770P03A - PROPOSED 1ST FLOOR PLAN
Plan - proposed - 770P02A - PROPOSED GROUND FLOOR PLAN
Plan - proposed - 770P01A - PROPOSED BASEMENT PLAN
Plan - proposed - 770P13B - PROPOSED NORTH ELEVATION PLAN
Plan - proposed - 770P10B - PROPOSED HOPTON STREET ELEVATION
Plan - proposed - 770P11B - PROPOSED SOUTHWARK STREET ELEVATION PLAN
Plan - proposed - 770P12A - PROPOSED WEST ELEVATION PLAN

Reason:

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

- 2 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.

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.

- 3 Notwithstanding the details of the aluminum submitted, alternative samples shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out, the development shall not be carried out otherwise than in accordance with any such approval given. The proposed stone and render to be used in the implementation of this permission shall be those specified in the letter from Osel Architects and development consultants letter dated 24 November 2016,

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 4 Detail drawings at 1:20 & 1:50 of the glazing, aluminium, soffits used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out; 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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 5 Before any works commence details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided 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

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development 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 Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark 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.

- 6 Before the first occupation of the dwelling hereby permitted details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority. Any facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities 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 Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 7 The separating element between the dwelling on the seventh floor and the commercial space below shall be designed and constructed to ensure that NR20, 5min is not exceeded within the dwelling due to noise from the commercial premises.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 High environmental standards of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

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 The dwelling hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T * and 45dB LAFmax

Living rooms - 30dB LAeq, T **

* Night-time 8 hours between 23:00-07:00

** Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Informatives

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood.

The air quality at this location is below current air quality objective level for NO₂, it is recommended that any doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, and filtered if necessary.