

<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 8 February 2017	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/4500 for: Full Planning Permission  <b>Address:</b> TITAN HOUSE 144 SOUTHWARK STREET, LONDON SE1 0UP  <b>Proposal:</b> Office extension at 5th and 6th floors, 1 x residential unit at 7th floor, new lifts and re-cladding of the existing building		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 02/12/2016		<b>Application Expiry Date</b> 27/01/2017	
<b>Earliest Decision Date</b> 01/01/2017			

## RECOMMENDATION

1. That planning permission be granted, subject to conditions.

## BACKGROUND INFORMATION

2. This item is brought before the sub-committee for decision at the request of councillors. In addition, this is a replica scheme of the approved planning application 12/AP/3715 which was approved by planning sub-committee B on 23 October 2016.

### Site location and description

3. Titan House is located on the corner of Southwark Street and Hopton Street. The existing building is 6 storeys in height. The building is in use as an office. The principal access to the building is from Hopton Street.
4. The site is situated in the:
  - Central Activity Zone
  - Air Quality Management Area
  - Archaeological Priority Zone
  - District Town Centre
  - Thames Policy Area
  - Thames Special Policy Area
  - Strategic Cultural Area
  - Bankside, Borough and London Bridge Opportunity Area.

### Details of proposal

5. It is proposed to extend the existing 5 floor office accommodation and to construct an additional 6th floor of office accommodation. It is also proposed to create an additional set back floor at 7th floor level to accommodate a self contained 2 bedroom unit with a

roof terrace. A new entrance is proposed adjacent to the office entrance at ground floor. New lifts are proposed.

6. Part of the proposal is to re-clad part of the building. The drawings indicate a lighter coloured outer frame stone cladding. The secondary inner frame cladding would be powder coated steel or aluminium.

### **Planning history**

<p>10/AP/0849 Application type: Full Planning Permission (FUL)</p> <p>Installation on footway of cycle hire docking station measuring 32m long and 2m wide, for the Transport for London Cycle Hire Scheme containing a maximum of 40 docking points for scheme bicycles plus a terminal. (amendment to 09-AP-1211) Decision date 30/06/2010</p> <p>Decision: Granted (GRA)</p>
<p>12/AP/3715 Application type: Full Planning Permission (FUL)</p> <p>Extension of the office floorspace at 5th floor level and the creation of two additional floors at 6th and 7th floor level (7th floor set back). The 6th floor will accommodate additional office space and the 7th floor will accommodate a 2 bed residential unit with a roof terrace. Also proposed is lift shaft on the western elevation, the recladding of the existing building and replacement windows.</p> <p>Decision date 20/10/2013 Decision: Granted (GRA)</p>

### **Planning history of adjoining sites**

7. 12/AP/3940: Sampson House 64 Hopton Street SE1 9JH and Ludgate House 245 Blackfriars Road SE1 and railway arches. Grant permission for demolition of existing buildings and the construction of a mixed use development totalling 144,571 sq. metres. Granted 08/10/2013.
8. 14/AP/1190: 111 Southwark Street, London, SE1 0JF. Description: alterations to existing front elevation of building fronting Southwark Street incorporating replacement ground floor windows (with lowered cill level) and entrance doors. Granted 05/06/14.
9. 12AP1213: Pulse Nightclub Railway Arch 1, Invicta Plaza, Southwark Street, London, SE1 9UF. Continued use as a multi-purpose leisure venue for corporate events and nightclub (sui generis), and the proposed use of Arch 5 for ancillary purposes; with minor alterations to the elevations to Invicta Plaza and the installation of air extracts within arches on the eastern elevation. Retention of alterations to Arches 1-4. Refused by the council but granted planning permission on 09/12/13 following an appeal.

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

10. The main issues to be considered in respect of this application are:
  - a) the principle of the development in terms of land use and conformity with strategic policies
  - b) the application is acceptable in terms of design and massing within the surrounding streetscape

- c) the impact on the setting of any listed buildings
- d) the impact of the scheme upon the amenity of the surrounding occupiers, and future residents
- e) the impact of the proposal on the development potential of adjoining sites
- f) transport impacts
- g) all other matters.

### **Planning policy**

#### 11. National Planning Policy Framework 2012 (the Framework)

Section 1 - Building a strong competitive economy  
 Section 4 - Promoting sustainable transport  
 Section 6 - Delivering a wide choice of high quality homes  
 Section 7 - Requiring good design.

#### 12. The London Plan 2016

Policy 3.3 - Increasing housing supply  
 Policy 6.9 - Cycling  
 Policy 6.10 - Walking  
 Policy 6.13 - Parking  
 Policy 7.3 - Designing out crime  
 Policy 7.6 - Architecture  
 Policy 7.8 - Heritage assets and archaeology  
 Policy 8.3 - Community infrastructure levy.

#### 13. Core Strategy 2011

Strategic Policy 1 - Sustainable Development  
 Strategic Policy 2 - Sustainable Transport  
 Strategic Policy 5 - Providing New Homes  
 Strategic Policy 12 - Design and Conservation  
 Strategic Policy 13 - High Environmental Standards.

#### Southwark Plan 2007 (July) - saved policies

14. 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 1.7 Development within town and local centres  
 Policy 3.2 - Protection of amenity  
 Policy 3.7 - Waste reduction  
 Policy 3.11 - Efficient use of land  
 Policy 3.12 - Quality in design  
 Policy 3.13 - Urban design

Policy 3.14 - Designing out crime  
Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites  
Policy 4.2 - Quality of residential accommodation  
Policy 5.3 - Walking and cycling  
Policy 5.6 - Car parking

Residential Design Standards (SPD) October 2011  
Sustainable Design and Construction SPD.

### **Summary of consultation responses**

15. No comments were received from the public.

### **Principle of development**

16. An office use would be retained and increased. In addition to the dwelling, the uses proposed are acceptable on this site as they do not conflict with land use policies.

### **Environmental impact assessment**

17. An environmental impact assessment is not required for an application of this scale.

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

18. Saved Policy 3.2 'Protection of Amenity' and Strategic Policy 13 'High Environmental Standards' states that the council would not allow development where it leads to a loss of amenity for neighbours.
19. The nearest dwellings are the Grade II\* listed almshouses on Hopton Gardens to the east of the site.
20. A daylight and sunlight assessment has been submitted which details the potential impact on these dwellings. The report notes that there would be a loss of light but that the vertical sky component reduction would be less than 20% for the two almshouses closest to the site; a level that the Building Research Establishment (BRE) guidance says would not be noticeable. Dwellings further away from the site would be less affected.
21. One window was identified as not complying with BRE Guidelines relating to loss of sunlight. The results show that the window would lose the 1% of Annual Probable Sunlight Hours (APSH) it presently receives on 21 March. The dwelling that contains this west facing window does have windows on its eastern facade which look over open communal gardens; receiving a good level of sunlight.
22. The proposed development would not have an unacceptable impact overall with respect to sunlight and daylight.
23. It is not considered that any overlooking, sense of enclosure or loss of outlook would result from this proposal because the proposal site is separated from the nearest dwellings by Hopton Street. This separation, coupled with the fact that the top floor would be set back, means that no adverse impact would occur for the occupiers of the almshouses.
24. With regard to the consented scheme (12/AP/3940) at Sampson and Ludgate, it is considered that the proposal would not adversely affect this approved development. It is an office development to the north of the site so less sensitive; the proposed uses

would not give rise to any conflict.

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

25. The adjoining users of the site are the commercial, including those on the lower floors of the building itself. It is recommended that a condition be imposed to ensure suitable sound insulation between the office and residential uses. There is a night club to the west of the site in the arches under the railway viaduct. This was given permission at appeal in 2013. A condition was imposed by the inspector limiting sound emission from the club, a condition which would protect the occupiers of the proposed dwelling. A condition is recommended for this scheme to protect future residents against transportation noise sources.
26. Consideration has been given to the consented development at Sampson and Ludgate house to the north and west of this site (planning ref 12/AP/3940). The approved office development would be visible from the roof terrace of the proposed residential unit, and while it may have some effect, it is not considered that the development would impact on the residential unit to such a degree as to result in adverse living conditions. Occupiers of the dwelling would enjoy good outlook to the south and east.

### **Transport issues**

27. The site does not pose any transport issues in terms of servicing. A condition is recommended that would prohibit new residents from obtaining an on-street parking permit. The applicant would also have to provide cycle parking for the residential and commercial premises. The increase in commercial space would require six parking spaces and for the residential unit two spaces should be provided. A condition is recommended requiring details to be submitted.

### **Quality of accommodation**

#### Floor areas

28. The unit size and individual room sizes would comply with the minimum standards as set out in the Residential Design Standards SPD 2011. The overall unit size is 175 sq. m. which is well above the minimum standards for a 2 bed unit as described in the nationally described space standards.

#### Daylight/Sunlight

29. The unit would be well served by windows and receive good levels of sunlight and daylight.

### **Design issues**

30. The existing building is set back at 5th floor level. It is proposed to create two additional floors at 6th and 7th floor level with the 7th floor set back. It is also proposed to re-clad the facade.
31. In terms of bulk and mass, it is considered that the proposal is acceptable. Regard has been given to the existing building heights to the north and west of the site and the proposal is in keeping with these buildings. The site is on a prominent corner and the additional height is in line with the changing nature of this area towards higher density and taller buildings. The proposal would not result in an overbearing structure and the overall appearance is one of a predominantly office building in a central London

location.

32. The proposed re-cladding of the building would result in a significant improvement of the appearance of the building and an improvement to the streetscape. Details of materials have been provided of the stone, render and aluminum. While the stone and render are acceptable the aluminum lacks quality by offering a dull appearance. It is proposed that the materials are conditions as specified except the aluminum, which further details would be required.
33. The proposal would not result in an overbearing structure and the overall appearance is one of a predominantly office building in a central London location. Since then, the Neo Bankside complex has been completed, and the area has seen a change in density and activity, increasing in height in the area overall. While there has been a change in the immediate environment since 2012, policy has not changed significantly to come to an alternative conclusion. The proposals conform to Policy 3.12 'Quality in design' and Policy 3.13 'Urban design'. Sections through reveals should be conditioned to ensure policy compliance for such details.

#### **Impact on character and setting of a listed building and/or conservation area**

34. 1-19 Hopton Street (the almshouses) are Grade II\* listed structures. The existing and proposed buildings are within the setting of these buildings. However, having regard to the design discussion above, it is not considered that the setting would be adversely impacted upon. The re-cladding would improve appearance of the building, benefiting the streetscape, with a positive impact on the setting on the Grade II\* listed buildings. The proposal, while higher than the existing building, would not result in an overbearing or dominant structure, preserving the setting of the listed buildings and causing them no harm.

#### **Planning obligations**

35. The scheme would be SCIL and MCIL liable. Based on measurements undertaken by officers, the following would be chargeable:

MCIL Chargeable Area = Gr - Kr - (Gr x E/G) = 2921 - 2275 - (2921x 0/2921) = 646sqm

MCIL in 2017 = 646sqm x £35 x286/223 = £28,998

SCIL Resi Chargeable Area = Gr - Kr - (Gr x E/G) = 169.6 - 25.6 - (169.6 x 0/2921) = 144sqm

SCIL (Resi. Zone 1) = 144sqm x £400/sqm x286/259 = £63,605

SCIL Office Chargeable Area = Gr - Kr - (Gr x E/G) = 2751.4 - 2249.4 - (2751.4 x 0/2921) = 502sqm

SCIL (Office Zone 1) = 502sqm x £70/sqm x286/259 = £38,803

TOTAL SCIL = £102,408

#### **Sustainable development implications**

36. The site is in a location where the air quality has not been met. The dwelling, being on the roof, would be located as far away from the sources of pollution (road traffic) as practicable. It is recommended that an informative be added to advise on further means of reducing exposure.

### **Other matters**

37. The proposed development is within flood zone 3. As such the scheme benefits from the River Thames defences. Further, the scheme is for a roof top extension which would not increase the footprint of the building. An informative is recommended advising that a flood evacuation plan to be prepared following the implementation of development.

### **Conclusion on planning issues**

38. The application is a resubmission of the expired consent 12/AP/3715, which was granted planning permission. Since this permission was granted there has been no change in policy and the general acceptance of increased building heights in the area. The materials would improve the appearance of the building and for these reasons the application is recommended for approval, subject to conditions.

### **Community impact statement**

39. 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.

### **Consultations**

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

### **Consultation replies**

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

#### Summary of consultation responses

42. Thames Water: No objection.
43. Environmental Protection Team: No objection.

### **Human rights implications**

44. 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.
45. This application has the legitimate aim of providing additional commercial space and a residential unit. 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/1145-H Application file: 16/AP/4500 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: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 4004 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Craig Newton, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	24 January 2017	
<b>Key Decision?</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>	27 January 2017	



## APPENDIX 1

### Consultation undertaken

**Site notice date:** 09/12/2016

**Press notice date:** 08/12/2016

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 06/12/2016

#### **Internal services consulted:**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

#### **Statutory and non-statutory organisations consulted:**

Historic England  
Thames Water - Development Planning

#### **Neighbour and local groups consulted:**

2 Hoptons Gardens Hopton Street SE1 9JJ	5 Hoptons Gardens Hopton Street SE1 9JJ
3 Hoptons Gardens Hopton Street SE1 9JJ	Part Ground Floor Sampson House SE1 9JH
1 Hoptons Gardens Hopton Street SE1 9JJ	Ross House 144 Southwark Street SE1 0UP
19 Hoptons Gardens Hopton Street SE1 9JJ	113 Southwark Street London SE1 0JF
6 Hoptons Gardens Hopton Street SE1 9JJ	142a Southwark Street London SE1 0SW
Sampson House 64 Hopton Street SE1 9JH	142 Southwark Street London SE1 0SW
4 Hoptons Gardens Hopton Street SE1 9JJ	111 Southwark Street London SE1 0JF

**Re-consultation:** n/a

## **APPENDIX 2**

### **Consultation responses received**

#### **Internal services**

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

#### **Statutory and non-statutory organisations**

Thames Water - Development Planning

#### **Neighbours and local groups**

None