
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 Beaumont C/O Forge Architects	Reg. Number	17/AP/4715
Application Type	Listed Building Consent	Case Number	TP/1459-55
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

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

Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.

At: 55 GREAT SUFFOLK STREET, LONDON, SE1 0BB

In accordance with application received on 13/12/2017

and Applicant's Drawing Nos. 1275_E_001, 1275_E_100, 1275_E_101, 1275_E_102, 1275_E_103, 1275_E_104, 1275_P_200, 1275_P_201, 1275_P_202, 1275_P_203, 1275_P_204, 1275_P_300, 1275_P_301, 1275_P_302, 1275_P_400, 1275_P_401, 1275_P_410, 1275_P_411, 1275_P_412, 1275_P_413, 1275_P_414, 1275_P_415, 1275_P_416, 1275_P_417, 1275_P_500

Planning Statement (December 2017), Heritage Appraisal, Design and Access Statement (Rev B), Schedule of Works (September 2017), Structural Report (31/7/2014)

Subject to the following six 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 Prior to commencement of works, a Schedule of Works and detailed drawings (at a scale of 1:50) of the proposed mechanical and electrical installation works (including any new external pipework and flues) 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 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.

- 3 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 and pointing
 - ii) Brick for the repairs
 - iii) Natural slate (existing slate to be reused where possible)
 - iv) Render to parapet
 - v) Cleaning (either Jos or water/ brush hand cleaning, sandblasting of the brickwork is not permitted)

vi) Cleaning of internal ironwork

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; 3.17 Listed Buildings; of The Southwark Plan 2007.

4 Prior to commencement of works, a Schedule of Works and/or detailed drawings (at a scale of 1:5 where applicable) for the following works, 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.

i) Structural works to the superstructure (including repairs and introduction of a lift)

ii) Damp proofing works

iii) Timber treatment

iv) Window repairs

v) External door (including loading bay) repairs

vi) Staircase repairs

vii) Dormer windows

viii) Introduction of a new mezzanine staircase

iv) Restoration of internal machinery and hoists

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; 3.17 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.

5 Notwithstanding what is indicated on drawing nos. 1275_P_200, 201, 202 and 1275_P_415 the eastern, western northern (ground) walls are not to be dry lined and brickwork to remain exposed. All internal machinery/ hoists origin to the warehouse are to remain insitu.

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; 3.17 Listed Buildings; of The Southwark Plan 2007.

6 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 conditions 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.

Informative

Please note:

This listed building consent only applies to the works specified here, including the drawings and schedules on this notice.

Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.