

|                                    |  |                                |  |
|------------------------------------|--|--------------------------------|--|
| <b>Item No.</b><br>7.3             | <b>Classification:</b><br>Open   | <b>Date:</b><br>16 July 2018   | <b>Meeting Name:</b><br>Planning Committee |
| <b>Report title:</b>               | <p><b>Development Management planning application:</b><br/>Application 17/AP/4233 for Full Planning Application, and;<br/>Application 17/AP/4246 for Listed Building Consent.</p> <p><b>Address:</b><br/>LONDON SOUTHBANK UNIVERSITY, 103 BOROUGH ROAD, LONDON, SE1 0AA</p> <p><b>Proposal:</b><br/>Full Planning Permission for:<br/>Redevelopment of the site by the erection of a part 7 storey/ part 4 storey building with basement and roof plant fronting onto Keyworth Street and Borough Road, a 5 storey building with roof plant fronting onto London Road linked by a central covered concourse; Part demolition with alterations and extensions to the grade II listed former Presbyterian Chapel; All to provide new academic teaching, library, student support and performance facilities (Use Class D1) and ancillary café/retail space. The creation of new public realm, hard and soft landscaping improvements within and around the site, streetscape improvements on Keyworth Street, the stopping-up of Rotary Street and Thomas Doyle Street, and other associated works.</p> <p>Listed Building Consent for:<br/>Redevelopment of the site to provide new academic teaching, library, student support performance facilities (Use Class D1) and ancillary cafe/retail space involving part demolition with alterations and extensions to the Grade II listed former Presbyterian Chapel together with landscaping works to provide new areas of public realm and streetscape improvements to Keyworth Street and associated works</p> |                                |  |
| <b>Ward(s) or groups affected:</b> | St George's  |                                |  |
| <b>From:</b>                       | Director of Planning   |                                |  |
| <b>Application Start Date</b>      | 07/12/2017   | <b>Application Expiry Date</b> | 08/03/2018                                 |
| <b>Earliest Decision Date</b>      | 30/12/2017   | <b>Committee Date</b>          | 16/07/2018                                 |

## RECOMMENDATIONS

1. That full planning permission be GRANTED for 17/AP/4233, subject to conditions, the applicant entering into a satisfactory legal agreement, and receipt of Stage 2 comments from the Mayor of London.
2. That in the event that the legal agreement is not entered into by 16 October 2018 the Director of Planning be authorised to refuse planning permission for 17/AP/4233 if appropriate for the reasons set out in paragraph 220 of this report.
3. That listed building consent be granted for 17/AP/4246, subject to conditions.

## **BACKGROUND INFORMATION**

### **Site location and description**

4. The application site is a 1.389 hectare area of land forming the north-eastern corner of the London South Bank University campus in the St George's ward. The site comprises one entire urban block, portions of two adjacent urban blocks and a number of public footways and highways. Excluding highways, all land within the application site is entirely within the ownership of London South Bank University (LSBU). All the highways within the application site are under the control of the Local Highway Authority, but some of the footways form part of the Transport for London Road network (TLRN).
5. The urban block located on the eastern part of the site is bounded by Keyworth Street to the northeast, Thomas Doyle Street to the south, Rotary Street to the southwest and Borough Road to the north. The block contains:
  - No. 109-112 Borough Road, the Grade II listed Presbyterian Chapel;
  - an area of associated private landscaped space, and;
  - a vacant lot which was until relatively recently occupied by the Peabody-owned Hugh Astor Court, a four-storeyed residential development.
6. The urban block located on the western part of the site is bounded by Rotary Street to the northeast, Thomas Doyle Street to the south, London Road to the west and Borough Road to the north. The portion of the block which falls within the boundaries of the application site contains:
  - No. 119-122 London Road, a two-storey building on the corner of London Road and Thomas Doyle Street, which is lawfully in Class B1 (general industrial) use;
  - a hard-landscaped courtyard to the rear of the Clarence Enterprise and Innovation Centre, and;
  - a vacant plot of land where the Rotary Building, a building in the ownership of LSBU and used for Class D1 (educational) purposes, formerly stood.
7. Lining the eastern and northern edges of the block and immediately adjacent to the site boundary is The Clarence Centre. This Georgian terrace of buildings and a former Public House have been converted into an Enterprise Centre containing Class B1 incubator suites, a cafe, shops, meeting rooms and conference service for London LSBU students and staff.
8. The application site also includes the northern corner of the four-storeyed LSBU Academy of Sport (also known as the London Road building). The portion of the building included within the application site amounts to approximately one third of its total footprint. The Academy of Sport is bounded to the north by Thomas Doyle Street, to the northwest by Keyworth Street, to the southeast by the three-storeyed South Bank Technopark and to the southwest by London Road.
9. The highways falling within the application site are Thomas Doyle Street, Rotary Street and Keyworth Street. All three are classified C-roads under the control of the Local Highway Authority. The application site also includes footways along Borough Road and London Road; both of these routes are classified A-roads forming part of the Transport for London Road network (TLRN).

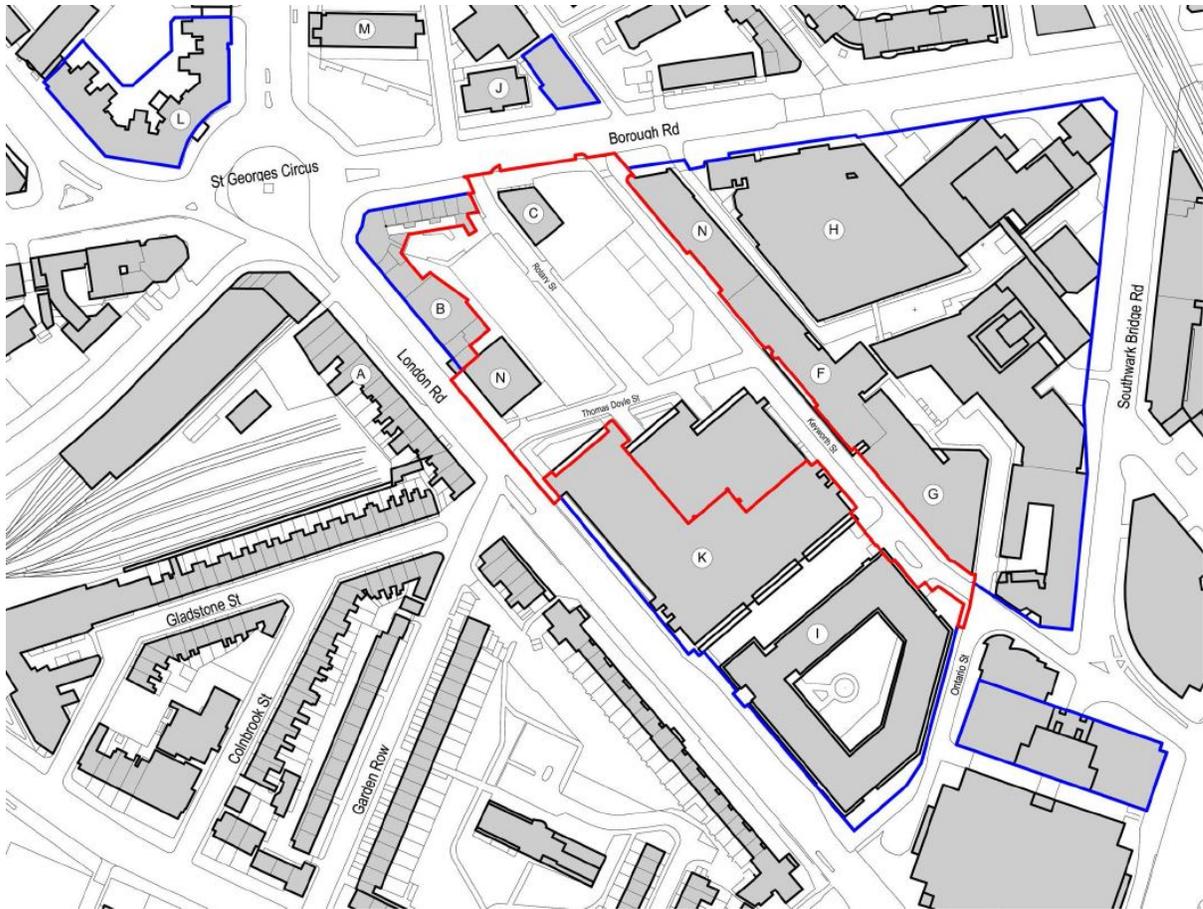


Figure 1: Site location plan, showing the boundaries of the application site edged in red and any other land within the ownership of the applicant edged in blue.

10. Within the site boundary area is the Former Presbyterian Chapel (No. 109-112 Borough Road), which is Grade II listed. The Former Chapel has been on Historic England's Heritage at Risk Register since July 1990. The building was mothballed in the mid-2000s and retains little in the way of historic fabric internally. The building functioned as a chapel for a relatively short period in the nineteenth century and the original interior was removed following its conversion to a printworks in the early twentieth century, with much of the surviving factory relating to this original use. The building was in a poor condition in the 1990s and has been covered in scaffold and shrouding for the past few decades; however, despite the protection, the building has continued to deteriorate. Planning and Listed Building Consent was granted for retention of the Borough Road and Rotary Street elevations only in 2006, as part of a scheme to create a new student union and primary care centre. However, due to one of the partners pulling out the permission was never implemented. Since then the university has looked again at the building and how it could be incorporated in their wider master plan aspirations to create a campus. The delay has largely been due to the time acquiring the now demolished Hugh Astor Court.
11. A number of listed buildings either adjoin or are located very close to the site. These are:
  - Nos. 123-131 London Road – a Grade II listed terrace of three-storey Georgian buildings;
  - No. 132 London Road (the Duke of Clarence) – a four-storey Grade II listed Georgian public house;
  - Nos. 113-119 Borough Road – a Grade II listed terrace of three-storey Georgian

buildings

- No. 12 Borough Road (St George the Martyr Library, also known as the Passmore Edwards Library) – a three-storey Grade II listed Art Nouveau building
  - The Obelisk at the centre of St George’s Circus – a Grade II\* listed monument dating from the late 1700s
  - Nos. 2-14 London Road – a Grade II listed terrace of three storey Georgian buildings
12. Part of the site is within the St. George's Circus Conservation Area, which encompasses the cluster of Georgian buildings around the intersection of Borough Road, London Road, Westminster Bridge Road and Blackfriars Road. Within 20 metres of the site is the boundary of the much larger West Square Conservation Area, from which the site can be glimpsed along Garden Row and Gladstone Street.
  13. Surrounding the site are buildings of varying height, used for a mixture of retail, residential, educational and community purposes. Immediately to the north, the buildings along Borough Road range from three to eight storeys. Along Keyworth Street, to the northeast of the site, are a number of educational buildings which vary in height from four to seven storeys. The LSBU Academy of Sport building, which lies immediately to the south, is four-storeyed. The buildings southwest of the site, lining the opposite side of London Road, are between four and six storeys, beyond which is a pocket of primarily residential uses where building heights are typically two and three storeys. At St George’s Circus, to the northwest of the application site, the tallest building is ten storeys.
  14. The wider area is undergoing change, with recently-approved developments including the 24-storey redevelopment at 87 Newington Causeway, the 27-storey Blackfriars Circus scheme, and a number of high-rise proposals along Blackfriars Road. Nearby Elephant and Castle has experienced a number of large-scale developments in recent years, and the Shopping Centre is to be regenerated in the near future, the effect of which will be increased density and building heights in this part of the Borough in accordance with the aspirations of the Opportunity Area.
  15. This range of building heights reflects the changing nature of the site context.
  16. The site is located within the:
    - Central Activities Zone
    - Elephant and Castle Opportunity Area
    - Elephant and Castle Major Town Centre
    - Blackfriars Road SPD Area
    - Air Quality Management Area
    - Flood Zone 3
  17. Elephant and Castle underground station is within 250 metres and 100 metres further beyond is the rail station, which provides connections northward to Blackfriars and southward to Brixton, Loughborough Junction and Denmark Hill. Waterloo mainline and underground stations are 750 metres to the northwest, and Borough underground station is 950 metres to the north. The site is also well situated for regular bus services along Blackfriars Road, London Road and Borough Road. This results in an excellent Public Transport Accessibility Level rating of 6b.
  18. There are twenty-six trees within the application site. Four trees, due to being located within the Conservation Area, are automatically afforded protection; none of the remaining twenty-

two trees are subject to Tree Preservation Orders.

### **History and current condition of the Grade II listed former Presbyterian Chapel**

19. The Chapel is a Grade II listed former Presbyterian Chapel, three storeys high with basement level of load bearing masonry external walls, timber and concrete floors supported by internal steelwork and the external walls. At the northeast corner of the building, a concrete staircase within masonry walls rises to the top floor level. Between the staircase and the front doors to the Chapel is a lift which rises within a blockwork wall shaft from basement level to the top floor. The lift winding gear, pulleys and framing still remain.
20. Originally constructed in 1846 the Chapel has undergone significant changes over its lifetime. Industrialisation slowly crept into the area soon after it was constructed and by 1872 the Chapel was surrounded by a timber yard and later a carpet manufacturer.
21. The Chapel is in a state of disrepair, the ground floor is mostly missing, having fallen and continuing to fall into the basement. From what is still visible and in place, it is a timber joisted floor spanning between deep plate girder steel beams and the external masonry walls. The beams are supported on cast iron columns. The steel beams span between columns from front to back of the building and the timber joists span from side to side.
22. The current building includes a mezzanine floor that subdivides the interior. This was added between the original ground floor and first floor soon after the building stopped being used as a chapel. At the time, and because the floor could not be wholly supported off the existing columns due to the increased loads and the commercial requirements, additional steel columns were added rising from the basement level on new foundations. The floor construction is of timber joist and steel beam with clinker concrete infill.
23. The upper storey from and including the second floor is not of the original Chapel construction and was added above the existing Chapel roof. This upper storey is of modern in-situ reinforced concrete and precast slabs laid on plate girder steel beams spanning the full width of the Chapel. The existing roof of the building is generally flat of reinforced concrete with upstand beams spanning the full width of the Chapel.

### **Details of proposal**

24. Full planning permission is sought for the construction of consolidated and high quality educational and cultural facilities (all D1 use class) arranged as three buildings connected by a covered all-weather concourse space, involving alterations and extensions to the grade II listed former Presbyterian Chapel. The works would include the delivery of new public realm in the form of three public squares, highway upgrade works to Keyworth Street, and the stopping-up of Rotary Street and Thomas Doyle Street. In total, the development would deliver 18,133 square metres of new floorspace. The aspiration of LSBU is for the development to form a high quality and legible Campus gateway for staff, students and visitors.

### **Site Layout and Schedule of Accommodation**

25. The proposed development has been arranged as three buildings around a central covered concourse space. The concourse provides the nexus through which a number of new publicly-accessible routes weave; these routes would connect the existing streets not only with the proposed campus buildings and public squares but also with the existing LSBU Academy of Sport.

26. The three buildings, each of which would provide a distinctive function, are:
- the 'Creative and Design Centre', to be located on the western part of the site, broadly in the location of the existing building at no. 119-122 London Road and the former Rotary Building;
  - the 'Performing Arts Centre', to be positioned towards the northern edge of the site and comprising the two intact frontages of the original Chapel together with a contemporary extension, and;
  - the 'Learning Centre', which is to flank the western side of Keyworth Street with a short frontage on Borough Road, and which would stand broadly in place of the former Hugh Astor Court.

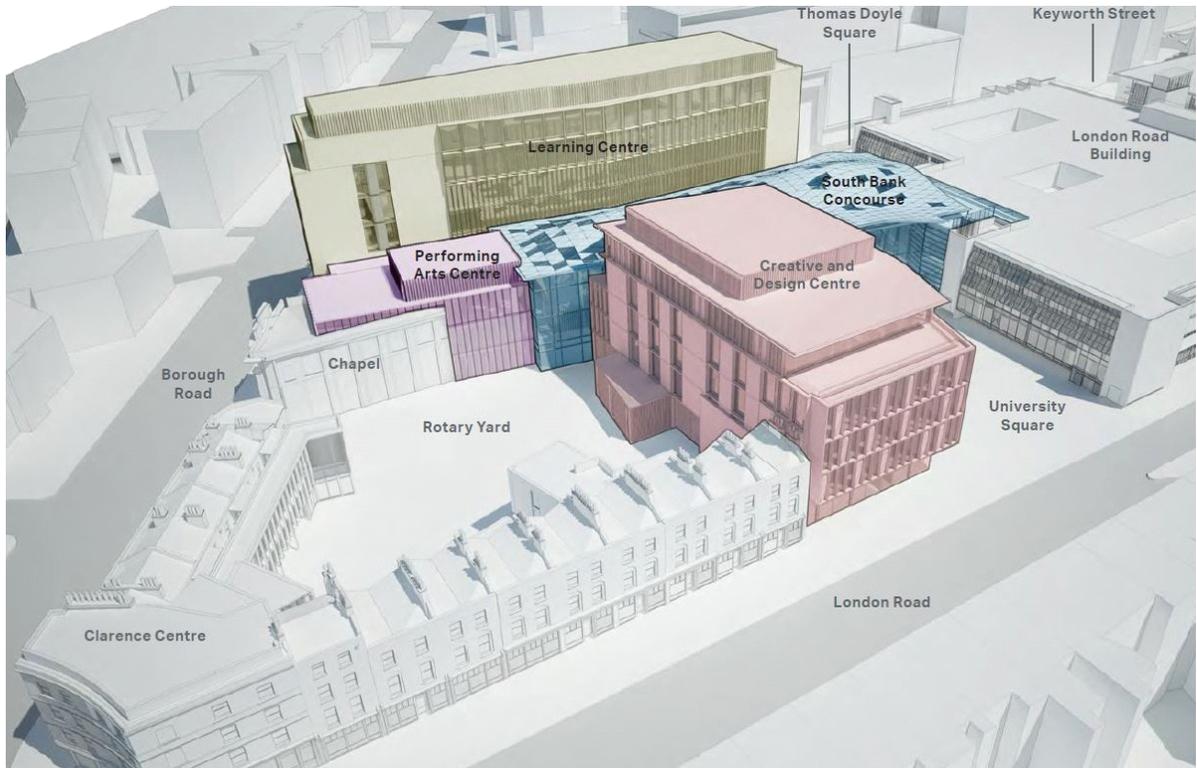


Figure 2: Aerial image, looking to the southeast, showing the proposed arrangement of buildings on the site. Shown in pink is the Creative and Design Centre, in purple is the Performing Arts Centre, in yellow is the Learning Centre, and in blue is the concourse.

27. The Creative Design Centre would contain a dedicated exhibition space and a “grab and go” café unit (both of which would front onto London Road), a more formal “sit-down” café, numerous teaching/study spaces, and student support facilities.
28. The Performing Arts Centre would contain a performance theatre, workshop space and rehearsal rooms.
29. The Learning Centre would contain a library with a mechanised Automatic Book Storage and Retrieval System, three lecture theatres, a range of study and teaching spaces, staff offices, a café/common room for mature students, and rehearsal rooms associated with the Performing Arts Centre.
30. The concourse space, comprising a plaza at ground floor level and walkways on the upper floors, would provide physical connections between the different campus buildings. The café

and the box office for the performing arts centre would open onto the concourse at ground floor level, and a reception desk would be centrally located within the space. The workings of the Automatic Book Storage and Retrieval System—a purpose built and climate-controlled vault which, through the use of robotic cranes, retrieves library items at students' request— would be visible from the plaza behind a glazed façade, bringing added visual interest to the concourse space. The plaza's open-plan and flexible nature would provide opportunities for large gatherings and events such as exhibitions of students' work and open days. Its spaciousness would also amply accommodate the large volume of people expected to use the teaching and learning facilities located in the buildings around it. The walkways on the upper floors, which would be of a generous size, would serve an additional function of providing informal 'break out' and IT spaces for students. The space would be accessible by the public seven days a week from 8:00am to 10:00pm.

31. At its southern end, the concourse would connect to the LSBU Academy of Sport building. Steps and platform lifts would bridge the change in levels to enable pedestrians to flow between the concourse and the lower ground floor of the Academy of Sport building. Within the lower ground floor of this building, it is proposed to convert the existing underused car park and storage spaces (approximately 1900 square metres of floorspace) into a cycle store containing 714 spaces, together with showers, toilets and associated storage. The application does not propose to change the layout or function of any of the Academy of Sport's upper floors.



*Figure 3: The ground floor layout of the development in the context of the neighbouring buildings. The Creative and Design Centre building can be seen centre bottom, while the Performing Arts Centre and Learning Centre can be seen towards the top left hand corner. The concourse connects these buildings to the Academy of Sport (at the far right of the image).*

## Building Heights, Design and Appearance

32. The block to be located on the western part of the site, the 'Creative and Design Centre', would comprise five storeys with additional rooftop plant. At its maximum point, it would stand 24.85 metres above the site's existing ground level. The building would take a stepped form, presenting a four-storeyed frontage onto London Road, with the fifth storey recessed by approximately 4 metres and the rooftop plant set-back by a further 9.5 metres. The elevations would be clad in Glass Reinforced Concrete panels, with subtle geometric modelling on the London Road frontage. At ground floor level, the café/retail unit and dedicated exhibition space would create an active frontage wrapping around London Road and part of the return elevation flanking the northern side of University Square.
33. Located towards the northern edge of the site would be the 'Performing Arts Centre'. The two walls of the Former Chapel would, in their restored state, form the front and side (north and west) elevations of the building, with the unsalvageable remainder of the original building to be demolished. Behind these retained façades, it is proposed to introduce a volume within which the proposed performance theatre and workshops would be housed. This 'theatre box' would appear approximately one storey taller than the original Chapel building, with a further storey of stepped-back plant above. At its maximum point, the proposed Performing Arts Centre would be 19.15 metres in height. The new volume would be oriented askew to the footprint of the Chapel, the effect of which is that it would appear well set-back from the original north and west façades, allowing it to read as a distinct contemporary intervention. It would be expressed in Corten steel complemented by deep metal elevational fins and elongated sections of louvred glazing.
34. The block to be located on the eastern part of the site, the 'Learning Centre', would comprise seven storeys with one additional storey in the form of rooftop plant and a further storey at basement level. The building would rise to a maximum height of 34.0 metres above the site's existing ground level. It would take a rectilinear form and be faced in a combination of Glass Reinforced Concrete panels, brick and curtain walling. At ground floor level, the building would present double-height largely glazed frontages onto Keyworth Street and Borough Road, offering passers-by views into the rehearsal spaces and library.
35. With an undulating gridshell roof spanning the entirety of the space and supported only at the perimeter, the concourse would form the architectural centrepiece of the development. A latticework of slimline metal members, this 'floating' roof would comprise a web of triangular pockets, each either glazed or infilled. At its highest point, the roof structure would stand 18.70 metres above the site's existing ground level. Expansive glazed façades, each containing a series of entrance doors at ground floor level, would form the University Square and Thomas Doyle Square entrances to the concourse. The northeastern corner of the structure would front onto Rotary Yard; spanning the gap between the Performing Arts Centre and the Creative and Design Centre, this glazed frontage would incorporate entrance doors at ground floor level to invite pedestrians into the concourse from Borough Road.

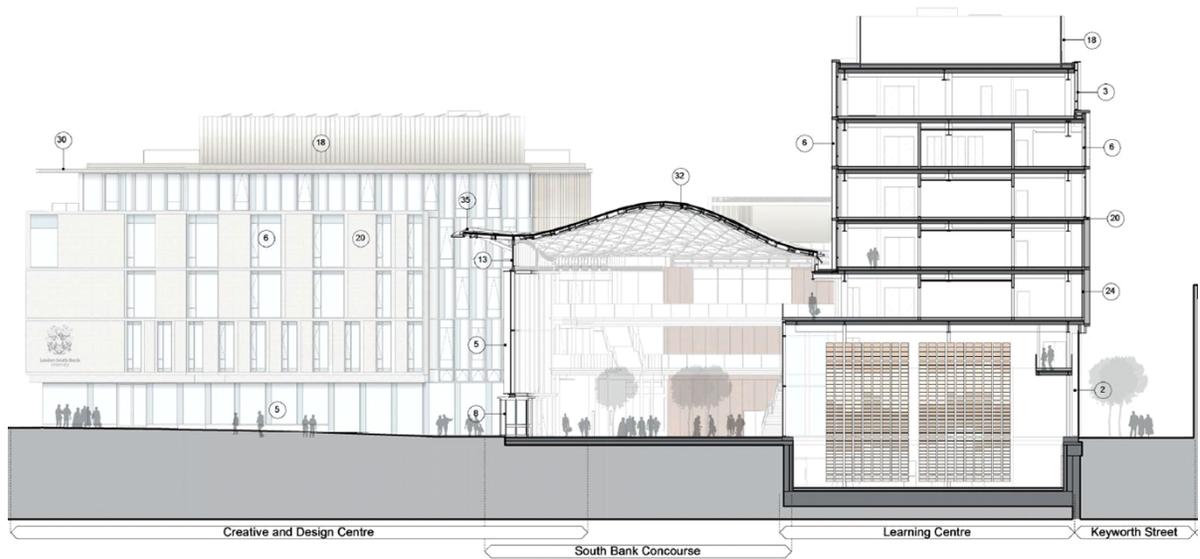


Figure 4: Cross-section west-to-east through the site. As shown, the concourse sits in-between the Creative and Design Centre (left) and the Learning Centre (right), and provides a pedestrian link through the site from London Road to Keyworth Street.

Works to the Grade II listed former Presbyterian Chapel

36. As explained above, the proposal seeks to integrate the Chapel into the redevelopment of the application site for a unified university campus to be known as St George's Quarter. In this comprehensive re-development, the Chapel's location at the corner of Borough Road and Rotary Street makes it a prominent landmark at the northern entrance to the site from Borough Road. Together with the recently completed Clarence Centre it would form the pedestrian gateway to a new landscaped court at the centre of the new Quarter. It would also accommodate a modern 200-seater theatre, one of the key public facilities on the site.

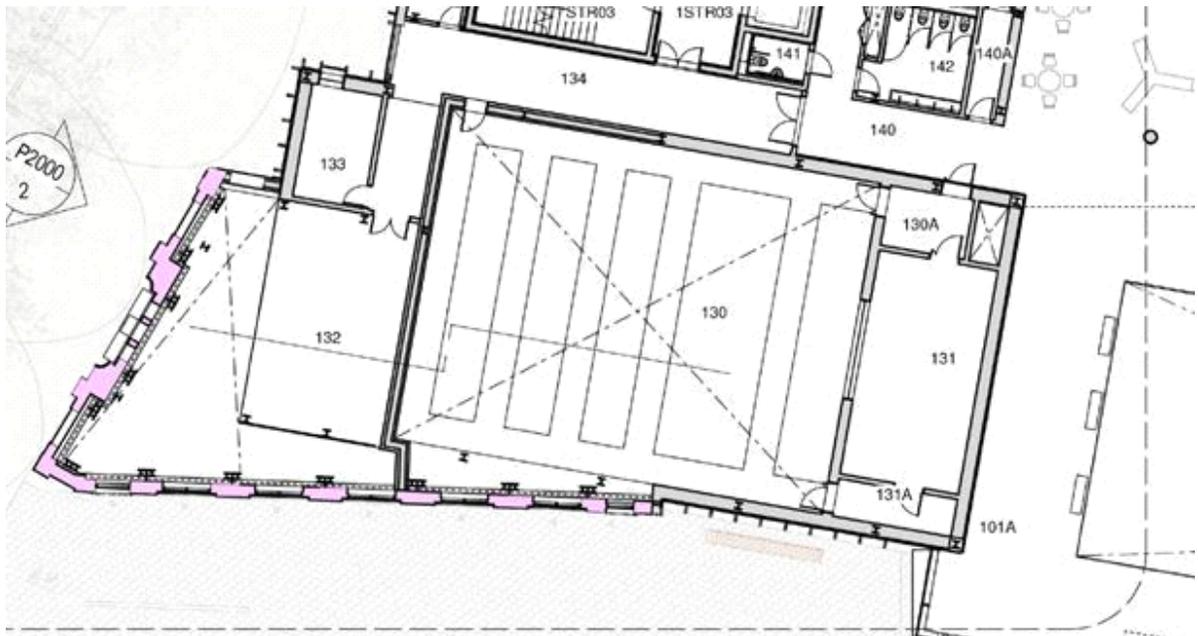


Figure 5: The proposed ground floor plan of the Performing Arts Centre. The walls of the original Chapel to be retained are highlighted in pink.

37. The proposed works to the Grade II listed Chapel include the part demolition and alteration of the building in order to accommodate the theatre and associated workshop spaces. The new theatre requires the insertion of a modern acoustically contained 'theatre box' which, in order to be viable and meet current environmental standards, is significantly larger than the Chapel in respect of both footprint and height. As a result, the south and east flanks of the building are proposed to be removed to enable the installation of the 'theatre box'. In addition, the modern second floor installed over the roof of the original Chapel would be removed.



Figure 6: Front (north) elevation of the Performing Arts Centre, showing the relationship between the Chapel and the Corten-clad 'theatre box' which would sit behind it.

38. The east and south façades, both due to be removed, are very plain and lack the formal qualities of the street-facing façades. The windows are simple openings in largely unadorned brick flanks. With the exception of the top storey on the Rotary Street elevation, all the windows have been blocked up. The elevation to the east appears to be of plain facing brick masonry with all windows blocked up. The condition survey demonstrates that this has deteriorated significantly over time.
39. The proposal of the Listed Building Consent is to preserve and restore the external appearance of the Chapel to the two-storey building originally constructed on this site in 1846. To do this, the façades of the two street-facing elevations on Borough Road and Rotary Street are to be retained and restored to a high quality historically accurate finish. These two street elevations have a high level frieze and cornice, and the whole of the Borough Road masonry elevation is faced in stucco render. All will be restored to their original finish. The main Chapel Door entrance, which has been blocked-in up to now, is to be reinstated with new panel doors matching the original features. Windows and railings will also be restored and reinstated.



*Figure 7: The west elevation of the Performing Arts Centre, showing one of the two retained Chapel façades in the foreground with the 'theatre box' intervention behind.*

40. In order to retain these two street-facing façades, a new steel structural frame is proposed to be installed internally and a clear gap separating the historic fabric from the new 'theatre box' is proposed. The new theatre is designed to be accessed from the new South Bank Concourse and will be visible from Borough Road over the parapet line of the retained façade.
41. The elevations that are to be retained will generally be repaired as found, the exception being the side elevation parapet which was extended upwards when the additional storey was added. This is to be removed and the earlier form recreated. The blockwork inserted into door and window openings as a security measure when the building became derelict would also be removed, the reveals being made good as necessary.
42. A report has been submitted with the application providing detailed information about the repair of the external faces of the two elevations which are to be retained.
43. It is generally accepted that the existing interior of the building is of little or no architectural or historic significance. The building's interior has been affected by its internal subdivision over time as well as its use by a commercial printing press manufacturer. Inspection of the interior is currently not possible because it is unsafe. At this stage it is believed that the amount of surviving historic fabric from the use of the building as a chapel is minimal. Nonetheless, when the building is made safe a detailed inspection will be undertaken.
44. Although it is not the intention to retain any of the interior finishes, opportunity will be taken to carry out an archaeological building recording of the building —to include a photographic record of any features of significance including iron columns, corbel brackets and gallery beams— and to prepare scale drawings of the building and its surviving features.

#### Public spaces

45. The proposal would deliver two new public squares, one fronting London Road (to be named University Square) and one fronting Keyworth Street (to be named Thomas Doyle Square).

The application also proposes to enlarge and remodel the established public space to the rear of the Clarence Centre known as Rotary Yard. The hard and soft landscaping of these new and enlarged spaces would include high quality surface treatments, trees, planting beds and fixed outdoor furniture.

46. In addition to the three new squares, the all-weather concourse is intended to be an extension of the public realm, as reflected in the plaza and all balconies/walkways being accessible to the general public. The University Square and Thomas Doyle Square elevations would be almost entirely glazed to create a sightline from London Road to Keyworth Street through the concourse, encouraging west-to-east permeability through the site. The plaza itself would incorporate trees, planting and fixed furniture to lend the space a semi-outdoor quality.

#### Stopping-up and upgrade works to highways

47. The application includes significant alterations to Keyworth Street, which is currently a kerbed and vehicle-centric route. The works would entail the street becoming a one-way northbound route between Borough Road and Ontario Street for all vehicles, but with two-way contra-flow cycle movement introduced through traffic signing. This would enable the removal of the existing gate at the northern end of Keyworth Street (close to the junction with Borough Road). Through the introduction of street trees, planting and fixed furniture, as well as a wholesale re-paving and levelling of the street including occasional surface treatment variations, the street would become a 'shared space' whereby pedestrian and cyclist movement would be given priority over vehicles. The works aim to consolidate the role of Keyworth Street as a 'quieter road' spur connecting Cycle Superhighway 7 to the segregated cycle lane on Blackfriars Road.
48. LSBU aspires for the site to become the heart of the Southwark campus where students, staff and the wider community freely intersect, hence the design concept for a set of interconnected academic and cultural buildings framing a strong civic space. The comprehensive reconfiguration of the site necessary to deliver this vision requires the stopping-up of Rotary Street and Thomas Doyle Street. These road closures would result in the loss of seven pay-and-display parking bays on Rotary Street, although two of these would be re-provided within the Keyworth Street shared space.

#### Servicing

49. Servicing would primarily take place using the proposed loading bay on Keyworth Street, although Rotary Yard is expected to experience one servicing vehicle movement per day. The proposed loading bay on Keyworth Street would also double-up as a coach bay. In order to access the bay, vehicles would be routed via Ontario Street (to be made two-way through a Traffic Management Order) and Gaunt Street.

## Relevant planning history of the application site

50. A full detailed history of all relevant planning applications at this site follows below:

Application reference no.: 11/AP/2726

Application type: Full Planning Application (FUL)

*Redevelopment of existing undercroft and refurbishment works to the first floor of the podium to provide new educational (D1) space including a new Student Centre, provision of open space, hard and soft landscaping works and new pedestrian access from Kell Street together with other associated and enabling works.*

Decision date: 14/12/2011

Decision: **Granted (GRA)**

-----

Pursuant to this grant of planning approval, the following applications for Approval of Details were submitted to the Local Planning Authority:

- Archaeological Mitigation - **Granted (GRA)** 27/02/2012
- Archaeological Reporting and Assessment Report - **Granted (GRA)** 11/05/2012
- Site Contamination - **Granted (GRA)** 16/05/2012
- Foundation Design - **Granted (GRA)** 22/05/2012
- Hard and Soft Landscaping Scheme - **Granted (GRA)** 25/05/2012
- Material Samples - **Granted (GRA)** 20/08/2012
- Section Drawings - **Granted (GRA)** 20/08/2012
- Remediation Strategy - **Granted (GRA)** 12/11/2012
- Details of External Lighting and Surveillance Equipment - **Granted (GRA)** 12/11/2012
- Acoustic Report - **Granted (GRA)** 20/12/2012

Application reference no.: 13/AP/1426

Application type: Full Planning Application (FUL)

*The creation of a new entrance to the LSBU Sports Centre at the intersection with London Road and Thomas Doyle Street, including the replacement/renewal of existing glazing and installation of an ancillary shop and associated shopfront and the construction of steps and ramp and landscaping of sunken courtyard area*

Decision date: 14/10/2013

Decision: **Granted with Legal Agreement (GWLA)**

-----

Pursuant to this grant of planning approval, the following applications for Approval of Details were submitted to the Local Planning Authority:

- Hard and Soft Landscaping Scheme - **Granted (GRA)** 20/12/2013

Application reference no.: 16/EQ/0341

|   |
|---|
| <p>Application type: Pre-Application Enquiry (ENQ)</p> <p><i>Demolition of existing buildings, including Hugh Astor Court, and replacement with a Learning Centre and Creative and Design Centre. Closure of Thomas Doyle Street and Rotary Street, new public realm and other associated works</i></p> <p>Decision date: 03/05/2017<br/>Decision: <b>Pre-application enquiry closed (EQC)</b></p>  |
| <p>Application reference no.: 17/AP/2044<br/>Application type: Full Planning Application (FUL)</p> <p><i>Request for an EIA Screening Opinion for the demolition of existing buildings, including Hugh Astor Court, and replacement with a Learning Centre and Creative and Design Centre. Closure of Thomas Doyle Street and Rotary Street, new public realm and other associated works</i></p> <p>Decision date: 13/06/2017<br/>Decision: <b>Screening Opinion Issued (SCR)</b></p> |
| <p>Application reference no.: 17/EQ/0337<br/>Application type: Pre-Application Enquiry (ENQ)</p> <p><i>Follow-up Pre-Application Advice for: Demolition of existing buildings, including Hugh Astor Court, and replacement with a Learning Centre and Creative and Design Centre. Closure of Thomas Doyle Street and Rotary Street, new public realm and other associated works</i></p> <p>Decision date: 05/12/2017<br/>Decision: <b>Pre-application enquiry closed (EQC)</b></p>    |

### Planning history of adjoining sites

51. The following cases of planning history are relevant in the consideration of this application:

|  |
|--|
| <p><u>128-150 Blackfriars Road, London, SE1</u></p> <p>Application reference no: 14/AP/1862<br/>Application type: Full Planning Permission</p> <p><i>Demolition of existing buildings and development of a mixed use scheme comprised of 5 buildings ranging between 5 and 27 storeys high (maximum height of 96.5m AOD to top of roof plant), comprising 336 residential units (Class C3), 2,502sqm of office (Class B1), 1,200sqm of retail (Class A1-A4), 528sqm of office or retail (Class B1 or Class A1-A4) and 154sqm of ancillary residential floorspace (residents gym), 79 basement car parking spaces together with access, hard and soft landscaping and other associated works incidental to the development.</i></p> <p>Decision date: 11/03/2015<br/>Decision: <b>Granted with Legal Agreement (GWLA)</b></p> |
|--|

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

52. The main issues to be considered in respect of this application are:
- a) Principle of the proposed development in terms of land use and conformity with strategic policies;
  - b) Environmental impact assessment;
  - c) Design;
  - d) Impact on the listed building, the St George's Circus Conservation Area and the setting of nearby heritage assets
  - e) Impact of adjoining and nearby uses on occupiers and users of proposed development;
  - f) Impact on the amenity of adjoining occupiers;
  - g) Transport and highway matters;
  - h) Flood risk and sustainable urban drainage;
  - i) Trees, landscaping and biodiversity;
  - j) Environmental matters;
  - k) Sustainability;
  - l) Community engagement;
  - m) Planning obligations;
  - n) Consultation responses: Members of the public, and;
  - o) Consultation responses: Statutory consultees.

### **Planning policy**

#### Background

53. Listed Building Consent is considered under the terms of the Listed Building and Conservation Areas Act (1991) [the Act] as amended and updated. The main principles of the Act are repeated in the NPPF (2012), and reinforced by the council's policies, and associated guidance documents. The main issue in these cases is the effect of the proposal on the special architectural and historic interest of the listed building.
54. The Act places great weight on the 'special interest' of heritage assets and their settings, and stresses the importance of preserving and enhancing their architectural and historic significance. The NPPF reinforces these principles stressing that heritage assets are irreplaceable and once lost can never be recovered. It requires Local Planning Authorities to avoid harm to heritage assets and to ensure that development conserves and enhances heritage assets and their settings.
55. The policy context in respect of both the application for full planning permission and the application for listed building consent follows below.
56. National Planning Policy Framework (the Framework)
- Section 1: Building a strong, competitive economy
  - Section 2: Ensuring the vitality of town centres
  - Section 4: Promoting sustainable development
  - Section 7: Requiring good design
  - Section 10: Meeting the challenge of climate change, flooding and coastal change
  - Section 11: Conserving and enhancing the natural environment
  - Section 12: Conserving and enhancing the historic environment

57. The London Plan 2016

- Policy 2.1 - London in its global, European and United Kingdom context
- Policy 2.5 - Sub-regions
- Policy 2.10 - Central Activities Zone - strategic priorities
- Policy 2.11 - Central Activities Zone - strategic functions
- Policy 2.12 - Central Activities Zone - predominantly local activities
- Policy 2.13 - Opportunity Areas and Intensification Areas
- Policy 3.18 - Education facilities
- Policy 4.1 - Developing London's economy
- Policy 4.5 - London's visitor infrastructure
- Policy 4.7 - Retail and town centre development
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.5 - Decentralised energy networks
- Policy 5.6 - Decentralised energy in development proposals
- Policy 5.7 - Renewable energy
- Policy 5.8 - Innovative energy technologies
- Policy 5.9 - Overheating and cooling
- Policy 5.10 - Urban greening
- Policy 5.11 - Green roofs and development site environs
- Policy 5.12 - Flood risk management
- Policy 5.13 - Sustainable drainage
- Policy 5.15 - Water use and supplies
- Policy 5.17 - Waste Capacity
- Policy 5.18 - Construction, excavation and demolition waste
- Policy 5.21 - Contaminated land
- Policy 6.1 - Strategic approach (Transport)
- Policy 6.3 - Assessing effects of development on transport capacity
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing traffic flow and tackling congestion
- Policy 6.12 - Road network capacity
- Policy 6.13 - Parking
- Policy 7.1 - Building London's neighbourhoods and communities
- Policy 7.2 - An inclusive environment
- Policy 7.3 - Secured by design
- Policy 7.4 - Local character
- Policy 7.5 - Public realm
- Policy 7.6 - Architecture
- Policy 7.7 - Location and design of tall and large buildings
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.14 - Improving air quality
- Policy 7.15 - Reducing noise and enhancing soundscapes
- Policy 7.18 - Protecting local natural space and addressing local deficiency
- Policy 7.19 - Biodiversity and access to nature
- Policy 7.21 - Trees and woodland
- Policy 8.2 - Planning obligations
- Policy 8.3 - Community infrastructure levy

58. Mayor of London Supplementary Planning Documents and Guidance (SPDs/SPGs)

Accessible London - Achieving an Inclusive Environment (SPG, 2004)  
Sustainable Design and Construction (SPG, 2014)  
Shaping Neighbourhoods - Character and Context (SPG, 2014)  
Planning for Equality & Diversity in London (SPG, 2007)  
Transport Strategy (2010)  
Climate Change Mitigation and Energy Strategy (2010)  
Climate Change Adaptation Strategy (2011)  
Securing London's Water Future - Water Strategy (2011)  
Energy Strategy (2010)  
Economic Development Strategy (2010)  
Use of planning obligations and MCIL in funding Crossrail (2016)  
Central Activities Zone (SPG, 2016)

59. Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth  
Strategic Targets Policy 2 - Improving places  
Strategic Policy 1 - Sustainable development  
Strategic Policy 2 - Sustainable transport  
Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles  
Strategic Policy 10 - Jobs and businesses  
Strategic Policy 11 - Open spaces and wildlife  
Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High environmental standards  
Strategic Policy 14 - Implementation and Delivery

Southwark Plan 2007 (July) - saved policies

60. The Council's cabinet on 19 March 2013, as required by para 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 1.1 - Access to employment opportunities  
Policy 1.7 - Development within town and local centres  
Policy 2.2 - Provision of new community facilities  
Policy 2.3 - Enhancement of education establishments  
Policy 2.4 - Educational deficiency – Provision of new Educational Establishments  
Policy 2.5 - Planning obligations  
Policy 3.1 - Environmental effects  
Policy 3.2 - Protection of amenity  
Policy 3.3 - Sustainability assessment  
Policy 3.4 - Energy efficiency  
Policy 3.6 - Air quality  
Policy 3.7 - Waste reduction  
Policy 3.9 - Water  
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 3.15 - Conservation of the Historic Environment
- Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 - Archaeology
- Policy 3.28 - Biodiversity
- Policy 5.1 - Locating developments
- Policy 5.2 - Transport impacts
- Policy 5.3 - Walking and cycling
- Policy 5.6 - Car parking
- Policy 5.7 - Parking Standards for Disabled People and the Mobility Impaired

61. Southwark Supplementary Planning Documents (SPDs) and other guidance

- Sustainability Assessment (SPD, 2009)
- Design and Access Statements (SPD, 2007)
- Section 106 Planning Obligations / Community Infrastructure Levy (SPD, 2015)
- Sustainable Transport (SPD, 2010)
- Sustainable Design and Construction (SPD, 2009)
- Blackfriars Road (SPD, 2014)
- Elephant and Castle (SPD & OAPF, 2012)
- St George's Circus Conservation Area Appraisal (2005)

**Principle of development**

Policy context

- 62. The application site is located in the Central Activities Zone (CAZ), the Elephant and Castle Opportunity Area and the Elephant and Castle Major Town Centre. The site also falls within the area covered by the Blackfriars Road SPD.
- 63. At the heart of the NPPF is the presumption in favour of sustainable development. Amongst the key themes in achieving sustainable development are ensuring the vitality of town centres, promoting sustainable transport, supporting a strong economy, and delivering good design.
- 64. The London Plan considers Opportunity Areas to be *“the capital’s major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other developments linked to existing or potential improvements to public transport”*. Policy 2.13 (Opportunity Areas and Intensification) seeks to optimise residential and non-residential output and densities within Opportunity Areas, and provide social and other infrastructure to sustain growth. In locations where an Opportunity Area Planning Framework has been adopted, the Policy requires new development to conform to these strategic policy directions.
- 65. Southwark’s Core Strategy reinforces the London Plan aspirations for development in the CAZ to support London as a world class city. The CAZ and Opportunity Areas are targeted as growth areas in the borough where development will be prioritised. The council will allow more intense development for a mix of uses in the growth areas and make sure development makes the most of a site’s potential and protects open space (Strategic Policy 1). Core Strategy Strategic Targets Policy 2 reflects the above London Plan targets for the opportunity areas.

66. The Southwark Plan seeks to focus new development within town centres. It promotes the provision of new and improved educational facilities and places particular importance on such facilities being available for use by all members of the community. The saved policies within the Plan aim to ensure development is of a high quality of design, protects residents' amenity and does not have detrimental transport impacts.
67. The Elephant and Castle Supplementary Planning Document and Opportunity Area Planning Framework (SPD and OAPF) (2012) aims to realise the potential held by this part of the borough for redevelopment into an attractive central London destination offering excellent shopping, leisure and culture activities. One of the document's foremost aims is to further develop London South Bank University and London University of the Arts as important centres of learning. Additionally, the SPD recognises the significant need to improve the look and feel of the area through better architecture, street forms and new public spaces.

#### Loss of housing

68. A portion of the site was formerly occupied by Hugh Astor Court, a 32-unit residential block (Class C3) owned by the Peabody Trust. The University acquired vacant possession of the block in 2016 and all dwelling units have been re-provided in Southwark by the Peabody Trust. This building has now been demolished following a prior approval process (ref: 17/AP/1446) but because the units have been re-provided elsewhere, there has been no net loss resulting from this demolition.
69. Notwithstanding the demolition of the building and the off-site replacement of the units by the Peabody Trust, the development would entail a change of use of this portion of the site from a previous residential use.
70. With respect to the loss of housing, Saved Policy 4.6 (Loss of Residential Accommodation) of the Southwark Plan sets out the circumstances in which a net loss of residential floorspace will be permitted:
  - i. The environment is unsuitable for housing or the existing standard of accommodation is unsatisfactory, and where improvements to overcome these problems are not possible; or*
  - ii. The residential accommodation is on a site which is designated for a different use in preference to housing; or*
  - iii. The replacement of the existing residential floorspace would otherwise contravene one or more of the criteria i to vi in Policy 3.11 Efficient Use of Land and exceeds the densities in Appendix 3.*
71. Although the policy context does not specifically discourage the introduction of residential uses in this location, the site lies within the established university campus amongst a number of academic buildings with which a residential use would have little compatibility in terms of amenity, accessibility and servicing requirements. In essence the demolished block was an isolated residential building located within an educational campus. Thus, the site is considered to be an unsuitable environment for housing. As such, criterion *i.* of the policy would be met.
72. Furthermore, and as explained in other parts of this 'Principle of development' section of the report, there is a strong policy preference for the provision of new and improved educational facilities on this site. Thus, criterion *ii.* of the policy would also be met.

73. In view of the 32 residential units having been re-provided elsewhere in the borough, the proposed change of use of a portion of the site from Class C3 to Class D1 is considered to be policy compliant.

#### Loss of office space

74. The application site includes a two storey building on the corner of London Road and Thomas Doyle Street (no. 119-122 London Road) which contains approximately 500 square metres of floorspace, all of which is currently used as a co-working office occupied by businesses and individuals not necessarily connected to the University. This constitutes Class B1(a) floorspace. The proposal, which comprises D1 floorspace only, would entail the demolition of the building and the concomitant loss of this existing business floorspace.
75. In Town Centre locations such as the application site, Saved Policies 1.4 and 1.7 of the Southwark Plan permit suitable alternative town centre uses in place of Class B floorspace subject to the proposal being deemed appropriate in terms of amenity, design, transport impacts and contribution to the vitality of the town centre. In its definition of “town centre uses”, the Southwark plan refers to uses such as retail and civic but not education.
76. There are a number of facilities within the proposed campus which, despite technically falling within the parent Class D1 use, would effectively provide town centre functions. These include the “grab and go” café, the more formal “sit down” café, the dedicated exhibition space and the performing arts theatre. The concourse would also host ‘pop up’ events such as farmers’ markets and exhibitions.
77. In view of this, it is considered that the proposal makes a generous “town centre” offer sufficient to justify the loss of the relatively small quantum of existing Class B floorspace. Thus, the loss of B1 floorspace in this context is considered to be acceptable in principle.

#### Proposed land use

78. With the exception of No. 119-122 London Road and the land on which Hugh Astor Court previously stood (which, as explained above, are B1 and C3 uses respectively), the existing lawful use of the application site is Class D1.
79. Although some of the proposed floorspace would be given over to dining, retail and cultural functions, none of which ostensibly constitute a Class D1 use, these spaces would form part of LSBU’s estate and be operated by the university. Furthermore, these spaces would physically interconnect and functionally intertwine with the rest of the campus floorspace. Essentially these uses are ancillary to the main educational use. It is appropriate, therefore, to treat the proposed development as a wholly educational (Class D1) use. Thus, the proposed development would consolidate and enhance the site’s existing educational use.
80. Protecting and enhancing higher education facilities, not only to promote local-level opportunity and aspiration but also to retain London’s global competitiveness, is supported by Saved Policies 2.3 (Enhancement of educational establishments) and 2.4 (Educational Deficiency - Provision for new educational establishments) of the Southwark Plan, Strategic Policy 4 (Places for learning, enjoyment and healthy lifestyles) of the Core Strategy, and Policies 2.1 and 3.18 (Education facilities) of the London Plan. Thus, the proposed land use presents no issues of principle.

81. In summary, the re-provision and enlargement of educational (Class D1) floorspace with high quality, modern and flexible academic facilities —much of which would offer an additional cultural and community function— is welcomed as a significant benefit of the scheme in accordance with adopted local and regional policy.

#### Conformity with the aims of the Elephant and Castle SPD and OAPF

82. The Elephant and Castle SPD and OAPF designates the area in which the application site is located as the Enterprise Quarter, where the delivery of enhanced educational (Class D1) space is to be prioritised. The SPD and OAPF also requires business space (Class B1) in the Enterprise Quarter to be retained unless replaced by an alternative town centre use, and supports new town centre uses to complement London South Bank University.
83. As set out in the SPD and OAPF, the Enterprise Quarter strategy aims to, amongst other things:
- Continue to support the economic and business function of the Enterprise Quarter, in particular, but not only, London South Bank University;
  - Promote a community campus in the heart of the Enterprise Quarter;
  - Promote provision of active uses at ground floor, particularly on Newington Causeway and London Road;
  - Transform the environment around Keyworth Street, Ontario Street, Thomas Doyle Street creating traffic free public spaces;
  - Reinforce the character of main roads through tree planting and public realm improvements;
  - Create new links, including green routes through the area which integrate with existing public spaces, and;
  - Reinforce the heritage of the area, particularly around St George's Circus.
84. As explained in detail in various later parts of this report, the proposal conforms with these aims and in so doing will help realise the vision for this key regeneration site and the wider Opportunity Area. Thus, the proposal is consistent with the principles of the SPD and OAPF.

#### Stopping-up of public highways

85. The proposed closure of Thomas Doyle Street and Rotary Street would result in the loss of approximately 1,860 square metres of public footway and carriageway. However, the proposed development would offset this loss by delivering three new landscaped squares totalling approximately 3,500 square metres. All three spaces would be accessible to the public 24 hours a day. The concourse would provide a considerable amount of further publicly-accessible realm, albeit internal space and closed between the hours of 22:00 and 08:00 each day. The public realm of Keyworth Street would also be much improved.
86. Strategic Policy 11 places importance on improving, protecting and maintaining a network of open spaces and green corridors to provide leisure opportunities and make places attractive. One of the key aims of the policy is to secure new high quality public realm in areas with a deficiency of open space. Furthermore, it has been a longstanding aspiration, as set out in the Elephant and Castle SPD and OAPF, to transform the area around Thomas Doyle Street into a traffic-free environment.
87. These existing roads are not well trafficked, largely used by the public to travel to, from and between the university buildings, and do not presently make for a convivial public realm. In comparison, the three new squares would deliver a much higher quality environment, both

spatially (soft landscaping, trees, seating, high quality surface treatments etc.) and programmatically (areas for congregating and pop-up events, shared vehicular/pedestrian functions, a safer cycling route etc.). The arrangement of the spaces would also maintain good permeability and connectivity across the site.

88. Taking account of the particular character of these two existing public highways and the strong policy support for delivering improved, traffic-free, flexible and well-connected open space in a location such as this where there is a deficiency at present, the proposed stopping-up is acceptable in principle.

### **Environmental impact assessment**

89. The European SEA Directive is transposed into UK law by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015. The Regulations set out the circumstances under which development needs to be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.
90. The development is not considered to constitute EIA development, based on a review of the scheme against both the EIA Regulations and the European Commission guidance. The Screening Opinion issued by Southwark Council in 2017 (ref: 17/AP/2044) confirmed this.
91. Consideration should, nevertheless, still be given to: the scale, location or nature of development; cumulative impacts, and; whether these or anything else are likely to give rise to significant environmental impacts. The proposed application is the redevelopment of a site for new educational facilities at London South Bank University Southwark campus. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.

### **Design**

#### Scale, bulk and site layout

92. The Creative and Design Centre would stand higher than the adjacent Clarence Centre terrace, but would act as a 'bookend' to the row and achieve conformity of scale with the neighbouring Academy of Sport building. To limit the impact within south-eastward views along London Road from St George's Circus, the fourth floor has been well set-back from the front building line, with the plant above pulled-back further still. As such, the building would appear neither overly-dominant nor bulky within the street scene. The appropriateness of its height and massing is such that the setting of the adjacent listed terrace would be preserved.
93. The Learning Centre would be the tallest of the three proposed buildings at a height of seven storeys (eight, if including the rooftop plant). This is considered appropriate in the context of the relatively tall buildings flanking the opposite side of Keyworth Street. It would create strong frontages and consolidate the urban scale of Keyworth Street.
94. The 'theatre box' would be of a comparatively modest height —approximately three-and-a-

half storeys excluding the rooftop plant— so as to achieve a comfortable scale in relation to the Chapel. The majority of the 'theatre box' would sit behind and thus be largely concealed by the retained Chapel walls, which is welcomed.

95. The concourse, which is to form the architectural centrepiece and civic heart of St George's Quarter, would nestle between the three buildings and be a comparatively low-rise structure at approximately four storeys in height. The undulating roof form would be perceptible only within relatively closed view-frames and thus would not stand out as an alien feature of the local townscape.
96. In summary, each of the three proposed buildings are strong rectilinear forms, reflective of the massing and articulation of the surrounding buildings, and all have suitably set-back upper floors to moderate the overall bulk and visibility from street level. The buildings' arrangement around a generously-sized central concourse, complemented by a trio of diverse and carefully-configured public spaces together with numerous pedestrian cut-throughs, makes for a well-organised and highly permeable inner-city campus.

#### Architecture and detailed design

97. The slender stone-effect frame of the London Road elevation lends the Creative and Design Centre a stature appropriate to its Conservation Area context without appearing overly-heavy. The glazed panels inserted but well-recessed within this regular frame would simultaneously accentuate the formality of the façade and, owing to the gentle three-dimensional modelling of some of the panels, afford it a subtle complexity. Full height glazed curtain walling is proposed at ground floor level to create a sense of transparency and lightness, and this would be repeated on the set-back top floor. The GRC panel cladding on the University Square elevation would achieve a crispness and solidity, with structure added by five vertical glazed interstices. The materials palette is choice and the detailed design well-resolved; consequently, the Creative Design Centre would achieve a high quality of design appropriate to the context.



*Figure 8: Visualisation of the main entrance to the campus, as seen from the junction of London Road and Garden Row, with the proposed University Square in the foreground.*

98. Turning to the Learning Centre, two strong vertical breaks in the long Keyworth Street elevation would effectively split it into three shorter sections — one break would be glazed and the other formed of upright louvres. The strong and repetitious frame of the projecting second, third, fourth and fifth floors would be counterbalanced by the shifting building line, extensive glazing and louvre banks at ground and first floor levels. This double-height street-level elevation would create an active street frontage, offering passers-by views into the library and rehearsal spaces. To complete the architectural composition, a robust materials pallet of light brick, GRC and metal is proposed.



*Figure 9: The Learning Centre, as seen from the junction of Borough Road and Keyworth Street*

99. With respect to the proposed Performing Arts Centre, the orientation of the ‘theatre box’ footprint would be juxtaposed to that of the Chapel so that the new intervention would appear to ‘fall away’ behind the Chapel walls within the perspective of passers-by on Borough Road. This would ensure the original building retains its importance within the streetscene and does not appear overwhelmed. The Corten-clad façades of the ‘theatre box’ would be largely repetitious and appropriately understated so as to allow the Chapel’s rich detailing and materiality to speak. The new volume would sensitively cohere with the original structure to create a striking and tightly-designed new performing arts facility.



*Figure 10: View of the proposed Performing Arts Centre as seen from Borough Road. The Corten-clad ‘theatre box’ sits behind the original front and side façades of the Chapel.*

100. The elevations of the proposed concourse space would be glazed and relatively plain to allow the dynamic roof structure to take centre stage. The partially-glazed nature of this grid shell metal structure would delicately illuminate the space which, together with the inclusion of a number of trees, would heighten the sense of the plaza being an extension of the three adjacent external public squares. Metal folded staircases and walkways would wrap around and through the atrium, and consistent flooring is to be applied throughout to encourage visitors to discover the upper floors of the Campus. Animated by the many uses which enclose it and the comings-and-goings of individuals on the walkways, the concourse would be an impressive civic space.



Figure 11: View across the proposed concourse, with its undulating gridshell roof.

### New public realm

101. The three public spaces have been designed to each possess a particular quality and play a distinct role.
102. University Square is to serve as the formal gateway to the campus, offering a significant setback from London Road so as to create a generous space for visitors to congregate. The square would be framed by an active frontage along its northern edge and by sizeable planting and tree beds on the southern side, helping to guide passers-by towards the concourse at the heart of the site. 'Spill out' seating and temporary events would activate the space on a day-to-day basis. The proposed palette of materials is robust and would offer an appropriately high quality finish.
103. Thomas Doyle Square would be a flexible environment capable of staging temporary events such as food markets and small-scale screenings. The proposed central carpet would knit into Keyworth Street and host a cluster of trees and benches close to the intersection with the vehicular carriageway, thereby establishing the environment as a pedestrian-centric space. High quality treatment, comprising granite flags edged by Dutch clay paviors, would complete this carefully-configured square.



*Figure 12: View looking north across the proposed Thomas Doyle Square, with the concourse and Learning Centre framing the space.*

104. Rotary Yard would retain its low-key atmosphere as a 'spill out' area for the Clarence Centre but also assume an additional role as the forecourt to the Performing Arts Centre. The predominance of hard landscaping would be softened by benches and a scattering of raised beds featuring an informal yet rich mix of planting and ornamental trees. A grove of signature trees, glimpsable from Borough Road against the backdrop of the Creative Arts Centre, would form the focal point of the Yard and help structure the space.

#### Secured by design

105. The Metropolitan Police Service originally raised concerns that the strategy for managing access and security within the concourse lacked robustness. Their concerns centred on the absence of a clear demarcation between the public and private space.
106. Further detailed confidential information was submitted by the applicant to explain how, through a combination of human and technological safety measures, it would be possible for the general public to freely access the plaza and upper walkways without enabling theft or other security breaches to occur within the 'private' areas of the campus.
107. The Metropolitan Police Service was satisfied with the principles of the amended strategy and requested a 'Secured by Design' condition be attached to any grant of permission.

### Inclusive design

108. London Plan Policy 4.5 requires proposals for higher and further education facilities to demonstrate that, as a minimum, the principles of inclusive design have been applied. The proposal has been designed so that, amongst other things:
- All thresholds are flush;
  - Access to all floors is step free;
  - Where appropriate, electronically-operated “Pass doors” are available for use;
  - All lifts, platform lifts, ramps, stairs, and other facilities meet the appropriate accessible standard;
  - Potential pinch points and obstacles for disabled and ambulant disabled individuals are eradicated;
  - Spaces are lit appropriately;
  - Seating is plentiful, and;
  - All rooms and circulation spaces are practically-shaped and spacious to optimise mobility for disabled users.
109. As such, the proposed buildings would achieve the aims of London Plan Policy 4.5.
110. With regard specifically to proposals for new public realm, the Mayor expects the principles set out in the Accessible London SPG to be adhered to in the interests of ensuring inclusivity for all members of the community. Accordingly, the proposed public spaces have been designed so that, amongst other things:
- Clutter (signage, bollards etc.) is minimal;
  - Social infrastructure such as seating has been incorporated;
  - Paving layouts would not mislead or disorientate;
  - Tactile warning surfaces are applied where appropriate;
  - Dished channels and raised tree beds would be expressed in contrasting materials, and;
  - Gradients, where unavoidable, would be minimal.
111. The Section 106 and 278 agreements will ensure the public realm is delivered to accessible standards while achieving the quality required by the SSDM standards.

### **Impact on the listed building, the St George’s Circus Conservation Area and the setting of nearby heritage assets**

#### Issues/comments raised by Historic England

112. Historic England responded by authorising Southwark Council, as the Local Planning Authority, to determine the application for listed building consent referred to above as they see fit.

#### Issues/comments raised by the Victorian Society: overview

113. The Victorian Society objection to the proposal on three grounds:

*a) Harm to the Former Presbyterian Chapel*

114. The Victorian Society has not objected to the proposed future use of the Chapel as a theatre. However, they have objected on the grounds that the loss of historic fabric (the east and south façades and the interior) has been justified on the basis that it is in poor repair.
115. They are concerned that the University has owned the asset since the 1970s and as such the current condition of the building is down to the stewardship of the University and question why a condition survey was not provided.
116. The Victorian Society highlight that the NPPF states in paragraph 130 that "where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset"
117. The Society strongly advises that proposals for the treatment of historic fabric are revised, with emphasis being placed on the retention, conservation and repair of historic fabric and features where at all possible.

*b) Townscape Impact: London Road*

118. The Victorian Society is concerned that the building on London road has not been considered to have a minor positive contribution to the conservation area and is therefore its loss and replacement should be considered from this starting point.
119. Beyond that they say that the positioning, form, scale, massing and materiality of the new Creative and Design Centre would serve to overwhelm the streetscape of London Road, including but not limited to the listed row of terraces to the west of this range.
120. The Society requests a change in the design, with further stepping at roof level to reduce the impact of the building on the Conservation Area and the listed terrace, and to change its materiality to provide a more contextual response to this sensitive historic setting.

*c) Townscape: Historic Grain*

121. The Victorian Society is concerned by the extent to which the proposals will erode the historic street pattern and grain within the site area. While the new routes created across the site are intended to retain the memory of the original streets, the Society feels the proposal will not mitigate successfully the high degree of harm that will be caused to the Conservation Area through the loss of the historic street pattern.
122. The Society notes that the streets have been included within the boundary of the Conservation Area and therefore part of the designation. As a consequence the Society feels the loss of this historic street pattern, including the loss of Rotary Street, has not been adequately justified and will cause significant harm to the (St George's Circus) Conservation Area

Issues/comments raised by the Victorian Society: assessment

123. This section of the report will assess in turn each of the three each issues raised by the Victorian Society.

*a) Harm to the Former Presbyterian Chapel*

124. Officers acknowledge that there is harm arising as a result of this proposal. A detailed

condition survey was prepared and submitted to the council on 13 April 2018. This charted the history of the listed building and provided a detailed record of its condition. In the condition survey the applicant has recorded how the building was converted from a Chapel to a commercial building in 1908 involving a substantial additional floor, internal amendments and alterations, as well as the blocking-up of windows. These works have resulted in the truncation and loss of many of the building's original historic features. For example, the original chapel has been divided by a large mezzanine floor complete with its own independent structure and the original ceiling and roof was lost when a floor was added on top.

125. As a consequence of the findings of the condition survey it is acknowledged that the harm is considered to be at the highest level of 'less than substantial'. Under the terms of the NPPF, this level of harm can be considered against the public benefits of the proposal, further commentary on which is provided below.

*b) Townscape Impact: London Road*

126. The building in question (no. 119-122 London Road) is not specifically identified in the adopted Conservation Area Appraisal as being an unlisted building making a positive contribution to the conservation area. Nonetheless, its simple symmetrical form, two-storey height and complementary cladding materials (red-brick with contrasting stucco cornices) ensure that it sits comfortably in this historic setting.



*Figure 13 – Photograph of no. 119-122 London Road. The Grade II listed 'Clarence Centre' terrace can be seen directly to the left of the buildings.*

127. The council's policies echo the requirements of the NPPF and require all development within conservation areas to conserve or enhance the character and appearance of the conservation area and demolitions should be justified by high quality replacement buildings. The Creative and Design Centre is proposed as the main recognisable feature of the new St George's Quarter. Instead of continuing an existing streetscene which the current building does adequately, this new building bookends the listed terrace and returns along the new

University Square, in so doing framing this new public space and forming a three-dimensional landmark at the main approach to the University from London Road. Therefore, officers are satisfied that the proposed building is a suitably high quality replacement for the existing building and improves this corner of the Conservation Area. Further, that its masonry-framed articulated façade including its deeply recessed upper storeys, taken together with the significant improvements to the public realm on Thomas Doyle Street, will ensure that the building does not cause harm to the setting of the listed buildings and will contribute to the enhancement of the Conservation Area overall.

*c) Townscape: Historic Grain*

128. One of the key design principles of the St Georges Quarter Development is to create a discernible public-facing core for the university. It involves the closure of Rotary Street and Thomas Doyle Street and the creation of a new civic scale concourse which will become the gateway and pivotal public space around which the wider Southwark campus, as it undergoes redevelopment in future years, is anchored.

Issues/comments raised by the St George's Circus Group: overview

129. The Group note the findings of the detailed condition survey submitted on 13 April 2018 and are satisfied to support its findings and recommendations. They welcome the removal of the top floor of the Chapel, the retention and restoration of the north and west façades and they accept "that there are hardly any internal features that merit preserving or restoration."
130. Finally and as an aside the Group welcome that the building is being brought back into at least semi-public use as a theatre. However, they question why the main entrance of the Chapel is not being used as the main entrance of the new theatre.
131. The Group note that the proposed Creative Design Centre is a "bookend" but object to the height, bulk and massing of the building. They assert that it completely dwarfs and overpowers the listed Georgian terrace and significantly harms its setting. They conclude that this new building degrades views of the terrace from St George's Circus and harms both the St George's Circus Conservation area and the West Square Conservation Area across the way on Gladstone Street.

Issues/comments raised by the St George's Circus Group: assessment

132. With respect to the comments about the theatre entrance, the main doors are proposed to be restored to their original design and quality. They are shown to be openable and would lead to the back-stage area of the new theatre where the facility includes rehearsal spaces and store rooms for people working in the theatre. From the outset the LSBU have stressed that they expect the new St Georges Quarter to be accessed by the public and for that reason all the facilities of the St Georges Quarter can be reached from the central South Bank Concourse. This includes the new theatre.
133. With respect to the objection about the bulk and height of the new Creative Design Centre, officers are satisfied that the building is intended to act as a 'bookend' to the listed terrace, also noted by The Group. In that respect the modest increase in height on the street—up by one and a half storeys relative to the listed terrace—is not considered excessive or over dominant in the historic setting. The views demonstrate that any harm is negligible and the bulk of the building that may be visible over the roof-line is well set back and severely limited. The council's policies, supported by the NPPF, stress that any harm to a heritage asset should be avoided and considered against the public benefits of the development. In

this respect Officers are satisfied that any harm to this historic setting is outweighed by the substantial public benefits of the development including the preservation and restoration of the Chapel for future generations, the provision of a new theatre at the Chapel as well as the comprehensive approach to the site to create the new St George's Quarter

#### Understanding the significance and the proposal

134. Paragraph 129 of the NPPF requires Local Planning Authorities to identify the architectural or historic significance of a designated heritage asset and to record the effect of any proposal on that architectural or historic significance.
135. The architectural or historic significance of any heritage asset includes its internal and external historic features and its setting. In addition to the façades of a Listed Building its features of significance could include its roof, its plan form, decorative internal features like original cornices, skirtings and fireplaces and important structures like floor beams, staircases or chimneys.
136. The Listing description focusses on the external appearance of the building and highlights the importance of the Borough Road and Rotary Street façades. It states that the interior was not inspected.
137. A detailed condition survey was submitted with the application. This demonstrated that, after the Chapel ceased to operate in 1908, and its subsequent conversion, substantial alteration and roof extension for a commercial use, very little of the original Chapel interior survives.
138. The Chapel is in a poor state of repair at the time of writing the report and a full internal inspection was not possible. There is some evidence in the detailed condition survey that some fragments of the original interior survive, including corbel brackets, small areas of the original lathe and plaster ceiling, and some cast-iron pillars in the basement. A detailed archaeological building recording condition is proposed, including measured drawings and a photographic survey prior to commencement of development, to ensure that fragments of the interior that cannot be retained will be recorded for future generations.
139. As such, there are some features of architectural or historic significance that this property currently retains.

#### Assessment of harm to significance

140. The NPPF requires Local Planning Authorities to consider whether a proposal would result in harm to the significance of a heritage asset and to decide whether that harm would be 'substantial' or 'less than substantial'.
141. Paragraphs 133 and 134 of the NPPF also require Local Planning Authorities to weigh any that harm against the public benefits of the development proposed, including securing the optimal viable use of the heritage asset.
142. Harm can arise from the loss of historic fabric or features of significance as well as impact on the setting of a heritage asset. Whether 'substantial' or 'less than substantial', any harm should be avoided unless it can be justified by what is proposed by the application.
143. The proposal involves the substantial demolition of the east and south flanks of the former Chapel, the removal of the 2nd floor extension and the loss of the interior space and plan form of the listed building.

144. Whilst the proposed harm is extensive, it is considered to be at the highest order of 'less than substantial' as defined by the NPPF (2012) and recent case law. The reason for this conclusion is that, the proposal retains and enhances the north and west elevations which are described in the Listing Description as its primary features of architectural or historic significance.
145. The public benefits of the proposal are substantial. The Chapel is proposed to be fully integrated into the proposed St Georges Quarter Development. In addition to the repairs and restoration works to the north and west elevations, which will bring these façades back to their original condition, the amendments are necessary to deliver a high quality modern theatre and transform this corner of the St Georges Quarter into a public-facing destination, one that will be characterised by its connection to the listed Chapel.
146. Recent court cases have examined this and concluded that in for the harm to be "substantial" *"the impact on significance was required to be serious such that very much, if not all, of the significance was drained away."* Officers are satisfied that, given the limited significance of the south and east walls—which originally abutted adjacent commercial structures—and the severely truncated nature of the interior which only survives in fragments, coupled with the fact that this proposal retains and enhances the most significant surviving parts of the original Chapel, Officers have concluded that the harm is **"less than substantial"**.

#### Conclusion

147. The NPPF requires Local Planning Authorities to balance the harm against the benefits of the proposed development and to conclude whether the proposed harm is outweighed by the public benefits of the development. The greater the harm the greater the justification necessary.
148. Under the NPPF paragraph 132, LPAs are required to balance the less than substantial harm against the public benefits of the development and to consider whether the public benefits outweigh the harm. Further, Planning Inspectors have guided LPAs to consider only the 'public benefits' of a development and not take private gains into consideration when considering 'harm' to a heritage asset.
149. Officers are satisfied that the public benefits of the development, including the preservation and restoration of the most significant features of the chapel for future generations, the provision of a new theatre at the Chapel as well as the comprehensive approach to the site to create the new St George's Quarter, outweigh the less than substantial harm arising from this proposal.

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

150. The site is located in area which comprises a mix of retail, residential, educational and community uses. None of the existing surrounding uses would preclude or curtail the full use of the proposed development by staff, students and visitors.

## **Impact on the amenity of adjoining occupiers**

### Overlooking

151. The nearest residential dwellings are located on the western side of London Road. Other nearby dwellings lie to the northwest of site at the intersection of Blackfriars Road and Borough Road and to the northeast of the site at Murphy House. The width of both of London Road and Borough Road is generous such that none of the proposed windows would be within 21 metres of any of these residential properties. This separation distance is adequate to ensure no overlooking would occur.
152. The separation distance between the proposed development and the buildings along Keyworth Street is much closer at approximately 10 metres. However, all of the Keyworth Street buildings are in educational use and thus there are no residents whose privacy might be infringed by the proposed buildings.

### Outlook and sense of enclosure

153. The Creative Design Centre, to be positioned on the western edge of the site, would stand four storeys high on the London Road site boundary, with two further stepped-back storeys above. On the opposite side of London Road is a row of three-storeyed properties containing residential accommodation on the upper floors. The generous width of London Road, together with the 'stepped-back' form of the Creative Design Centre, would ensure the occupiers of these nearby dwellings continue to experience a good quality of outlook and sense of openness.
154. The Performing Arts Centre and Learning Centre would create a new frontage onto Borough Road and stand 19.15 metres and 34.0 metres high respectively. The nearest habitable rooms are within the flats at Murphy House, approximately 40 metres away to the east. The orientation of these flats to the site is such that the proposed buildings would be visible only in oblique views and would be concealed to some extent by the existing five- and nine-storeyed buildings at the northern end of Keyworth Street. Taking these factors into account in the round, there would be no harmful impact on the outlook and sense of enclosure currently enjoyed by the residents of Murphy House.
155. All other nearby buildings are in educational use and thus do not contain habitable rooms. Nevertheless, the height, scale and proximity of the proposed development to these existing buildings is such that those learning and teaching spaces with windows facing towards the application site would not become unpleasantly enclosed.

### Daylight

156. A daylight and sunlight report has been submitted which assesses the scheme based on the Building Research Establishments (BRE) guidelines.
157. The BRE sets out the rationale for assessing the daylight impacts of new development through various tests. The first test is to measure the angle of the horizontal subtended by the new development from the centre of all affected habitable room windows. If this angle is less than 25 degrees for the whole of the development then there would be no harmful effect on the diffuse skylight enjoyed by the existing building(s) and no further testing is required. If the angle is 25 degrees or more, the vertical Sky Component test (VSC) must be applied.

This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of the original value before the loss is noticeable.

158. The applicant's Daylight and Sunlight Assessment demonstrates that of all residential buildings within the vicinity, only at nos. 2-16 London Road would the '25 degree' test not be met by the proposed development. These dwellings line the western side of London Road broadly opposite the Clarence Centre and proposed Creative Design Centre.
159. VSC testing was carried out on all windows within the terrace and it was shown that, with the exception of five dormer windows at fourth floor level, all windows would remain at above 27% VSC. The testing showed that the five dormer windows already experience VSC levels below 27%, due to being set closely behind a high parapet wall, and that these daylight levels would not be worsened by the proposed development.

As such, the proposal would give rise to no detrimental daylight impacts.

#### Sunlight

160. As set out in the BRE guidelines, if any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of a south-facing (i.e. oriented within 90 degrees of due south) window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. Only in these circumstances it is necessary to carry out further testing in respect of Annual Probable Sunlight Hours (APSH) and Winter Annual Probable Sunlight Hours (WAPSH).
161. The proposed development would not breach the 25 degree "test" with respect to any of the surrounding habitable room windows facing within 90 degrees of due south. It can, therefore, be concluded that the levels of sunlight enjoyed by all nearby properties would not be adversely affected.

#### Overshadowing

162. The applicant has supplied an overshadowing assessment in their Design and Access Statement. This assesses the overshadowing caused on the summer and winter solstices and the spring equinox. The findings demonstrate that there would be no adverse amenity impacts for neighbouring properties. Thus, no concerns remain with respect to overshadowing.

#### Noise disturbance

163. The use of educational facilities would not generate levels of noise in excess of what is to be expected within this densely-populated and busy Central London location. The only exception to this is the performing arts theatre, because such an environment may emit amplified music and speech; accordingly, a condition will be imposed to ensure the building fabric of the theatre regulates noise transfer adequately.
164. A condition will also be imposed to ensure the proposed plant does not generate noise nuisance.

165. Refuse facilities are to be located in Rotary Yard, which is surrounded and effectively noise screened by existing university buildings. As such, there are no noise disturbance concerns with respect to these servicing arrangements.

#### Odour disturbance

166. Catering facilities are proposed on the ground floor. 'Pop up' food stalls would operate from the site from time-to-time which may or may not require ventilation. Accordingly, a pre-commencement condition will be imposed to require submission of the kitchen extract/ventilation details.

#### Light pollution

167. To prevent glare and light spillage levels, all artificial lighting will be required to comply with the guidance of the ILP. This will be secured through the imposition of a condition.

#### Demolition and construction impacts

168. To ensure all potential environmental and transport impacts arising from the demolition and construction phases are identified and, where appropriate, remedial measures are implemented, any grant of approval will be subject to pre-demolition/ clearance conditions for a Construction and Logistics Plan and a Construction Environmental Management Plan.

### **Transport and highway matters**

#### Servicing and coach drop-offs

169. Servicing is to be via the proposed bay on Keyworth Street; this new bay would directly replace the existing bay on Thomas Doyle Street. Deliveries, mostly related to the café spaces and library, are to be trolleyed from the bay through the site to relevant part of the campus. One servicing movement per day would also take place on Rotary Yard to enable refuse collection from the Creative Design Centre and the existing Clarence Centre buildings.
170. Presently there is no dedicated coach/bus parking facility in the vicinity. Coach drop-offs to the new university buildings are likely to be few. It is proposed, therefore, that the servicing bay to be created on Keyworth Street would double-up as a coach drop-off bay.
171. The pre-commencement approval of a detailed Delivery and Servicing Plan is to be required by condition. The Plan will be required to demonstrate how the bay deliveries and coach drop-offs will be timed not to coincide and how, through off-site consolidation, deliveries can arrive in smaller vehicles or even bicycles.

#### Trip generation and servicing

172. The proposed facilities would accommodate the Performing Arts programmes and student support services which currently operate from disparate spaces in the nearby Borough Road and Tower buildings. The vacated spaces do not readily lend themselves to an intensive re-use once the proposed development has been completed and LSBU intends to use them largely as additional administration space for the Student Union. To substantiate this, the agent provided additional information mid-way through the application process detailing how the new facilities would constitute an equivalent re-provision of the decanted floorspace. On the basis of this information, the Local Planning Authority is satisfied that the existing

facilities would simply be relocated without expansion, thereby resulting in no material increase in student numbers.

173. Given that the development would accommodate existing programmes, unchanged in scale but located in a different part of the LSBU campus, there would no associated changes to the university's teaching schedule or the daily profile of movements in terms of general arrival/departure times and origin/destination.
174. On account of the above, the proposed educational facilities, when in use for the general day-to-day academic purposes, would not generate additional new or different trips in comparison to present day activity.
175. Notwithstanding the foregoing, the proposed development would regularly host a number of community-facing programmes/events which do not currently take place at LSBU's Southwark campus. Examples include careers fairs and other 'pop-up' events, conferences, food markets, exhibitions of students' work, external use of the lecture and performing arts theatres, and external rental of the central concourse space. While it is reasonable to assume that most trips associated with these programmes would be by public transport, the applicant's Transport Assessment asserts without satisfactory justification that these programmes would result in zero trip generation. Management of these activities, in particular by avoiding peak-hour vehicle movements, will be vital. To address this matter, a condition is to be imposed requiring the applicant to submit a detailed Delivery and Servicing Plan. Furthermore, the applicant has agreed to enter into a Bond agreement, whereby a £25,000 sum is secured through the Section 106 agreement for remedial works in the event that the delivery and servicing plan proves ineffective.

#### Encouraging sustainable travel

176. Being a Class D1 development delivering over 2500 square metres of floorspace, the submission and approval of a Travel Plan must be secured via condition. This Plan will cover both staff and students at the Southwark Campus, and account for patterns and movements to/from the Southwark Campus and all LSBU satellite sites. The applicant has made available to the Council the University's mid-preparation Travel Plan, appended to which is a draft action plan. These details show a sound set of emerging measures for encouraging sustainable modals shifts.

#### Car parking

177. Associated with the closure of Thomas Doyle Street and Rotary Street would be a reduction in the number of existing parking bays. The proposed Keyworth Street 'shared space' would incorporate eleven pay-and-display bays (there are sixteen across the site at present) and four permit holder bays (there are five across the site at present). The one existing car club bay would be re-provided.
178. As the proposal would entail no net gain in parking spaces, the development would effectively be car-free and thus policy compliant.
179. In light of the recent demolition of Hugh Astor Court and the concomitant reduction in residential demand, together with the prevailing imperative to encourage sustainable modal shift, the net loss of five pay-and-display bays and one permit holder bay is considered acceptable. The Highways team consider the potential revenue loss associated with the reduction in pay-and-display bays to be outweighed by the wider highways and transport benefits of the scheme.

180. As per the requirements of the London Plan, new educational uses such as this should deliver one wheelchair-accessible parking bay. However, the planning application does not clarify where such a bay would be provided. There is scope to incorporate a wheelchair-accessible bay as part of the Keyworth Street upgrade or alternatively off-site on the surrounding road network.
181. A condition will be imposed requiring approval of details of the arrangements for dropping-off and picking-up disabled people and others with mobility issues, together with details of the provision for parking for/by Blue Badge holders.

#### Cycle parking and promoting safer cycling

182. The application proposes to convert the basement of the Academy of Sport into a dedicated cycle store containing 714 cycle spaces. This storage would be weatherproof, accessible and secure. Showers, toilets and associated storage would also be provided. The Council's Transport Planning team is satisfied that this level of long-stay cycle parking provision is adequate to meet the needs of the proposed development. The detailed design of the cycle store and all other cycle storage provision (such as short-term visitor parking on Keyworth Street and within the new public squares) is, however, required and this can be secured by condition. These details will need to be approved prior to commencement of the conversion of the former basement car park.
183. Keyworth Street is one of the spurs of Cycle Superhighway 7, recommended as a 'Route on quieter roads', providing a connection between Blackfriars Road and Southwark Bridge Road. The proposed upgrade to this space would help consolidate the wider cycling network and create a safer cycling environment, in line with the aims of London Plan Policy 6.9 and Policy 5.3 of the Southwark Plan. This aspect of the proposal is considered to bring substantial transport, highways and sustainability benefits.

#### Refuse storage

184. Refuse storage is to be provided in Rotary Yard. Separate storage facilities for general mixed waste, glass and food waste are proposed. Tracking diagrams have been supplied to demonstrate how a collection vehicle would manoeuvre in the Yard so that an exit in forward onto Borough Road would be possible.
185. The store room is adequate to meet the needs of the premises and the collection strategy is sound.

#### **Flood risk and sustainable urban drainage**

##### Flood risk and flood resilience

186. Neither the Environment Agency nor the Council's Flood Risk Management team have raised any objections but both have requested the imposition of a condition requiring the submission of a Flood Evacuation Plan.

##### Sustainable urban drainage

187. The GLA has highlighted that to achieve London Plan compliant surface water discharge rate a more diverse combination of SUDS measures should be employed. The applicant is preparing this detail. This matter can be resolved, and a condition imposed accordingly,

subsequent to the application being considered by Members at Committee and prior to the GLA's Stage 2 response.

188. The Council's Flood Risk Management team has requested the imposition of a detailed drainage strategy and Basement Impact Assessment by condition.

### **Trees, landscaping and biodiversity**

#### Trees and landscaping

189. The proposed development requires the removal of 11 trees with 15 retained which are of greatest value to amenity. All of the losses are more than adequately mitigated via new landscaping such that there is no net reduction of canopy cover.
190. Planting schedule details, detailed hard and soft landscaping details and changes to some of the currently-proposed species of trees are all to be secured by condition.

#### Ecology and biodiversity

191. The Council's Ecologist has assessed the proposal and has sought the inclusion of at least 50 square metres of brown roof on the roof of the building, to be placed beneath the PV array. At the time of writing this report the applicant is still preparing the drawing showing the roof layout with brown roof incorporated. This drawing, to be received imminently, will be added to the Decision Notice and Members made aware of this at Committee.
192. The Ecologist has also requested that an ecological management plan be produced. Nest box features for Black redstart and Swift, specifically 4 boxes and 6 bricks, have also been recommended. Suitably-worded conditions will secure these elements.

### **Environmental Matters**

#### Land contamination

193. The applicant's Desk Study and Ground Investigation Report found no contamination levels above the relevant commercial end receptor thresholds. Therefore, no remediation is planned. A safeguarding condition is recommended should unforeseen contamination be found at site during the groundwork.

#### Archaeology

194. The applicants have submitted a desk based assessment (DBA) the contents of which are to the satisfaction of Southwark Council's Archaeologist.
195. The Archaeologist has sought by condition a programme of archaeological evaluation/mitigation (trial trenching) on the site to further determine archaeological significance, together with conditions covering archaeological building recording and archaeology reporting site work. These will all be imposed on the Decision Notice.

### **Sustainability**

#### Carbon emissions and renewable technologies

196. London Plan Policy 5.2 requires a reduction in carbon emissions of 35% below the Part L

2013 target; there is no requirement for educational developments to be carbon neutral.

197. A detailed energy assessment has been submitted demonstrating how the targets for carbon dioxide emissions reduction are to be met. Reductions in emissions for the site have been demonstrated via 'Lean', 'Clean', 'Green' measures, in line with the GLA guidance on preparing energy statements, the Southwark Core Strategy (2011) and the Southwark Sustainable Design and Construction SPD.
198. Overall, the Energy Assessment asserts that the development would achieve a carbon saving of 35.86%, thereby meeting the policy requirement, by proposing a Ground Source Heat Pump system, extensive PV array, earth tubes and a mixed-modal ventilation strategy.
199. The GLA has highlighted to the applicant that the claimed savings cannot be substantiated because the Energy Assessment does not contain the BRUKL documents for each stage of the energy hierarchy. On their own calculations, the GLA contend that the carbon dioxide savings amount to 32% and thus fall short of the target within Policy 5.2 of the London Plan.
200. The applicant is still preparing further detailed information to demonstrate that carbon emissions of 35% below the target can be achieved. If this forthcoming information satisfies the GLA, no offset contribution will be required and a condition will be adequate to secure the details for the development.
201. It is acknowledged that there is limited potential for on-site improvements and thus, should it transpire that the requisite carbon reduction cannot be achieved, an offset contribution will be sought from the applicant.
202. This matter can be resolved, and changes to the Section 106 made accordingly, subsequent to the application being considered by Members at Committee and prior to the GLA's Stage 2 response.

#### BREEAM

203. A BREEAM pre-assessment has been submitted as part of the application documents, with the scheme achieving a score of 74.59%, which translates to an 'Excellent' rating.
204. Achieving "excellent" is to be a condition requirement. This will ensure the works take sufficient consideration of sustainability.

#### Air Quality

205. London Plan policy 7.14 states that development proposals should minimise exposure to poor air quality, being at least 'air quality neutral'. This is particularly the case where developments are located within designated Air Quality Management Areas (AQMA) as is the case with this proposal. Southwark Plan policy 3.6 advises that planning permission will not be granted where a development leads to a reduction in air quality.
206. The development would achieve air quality neutrality and therefore would not impact nearby sensitive receptors. The environmental protection team considered the submitted assessment to be acceptable. Notwithstanding, the team has requested that a condition be imposed requiring gas boilers to meet 'ultra-low NOx' criteria. Accordingly, this condition will be attached should it be resolved to grant permission.

### Employment benefits

207. As the proposed university buildings are to accommodate the existing functions to be decanted from, there would be no job creation post-completion.
208. The development would be expected to deliver 38 sustained jobs to unemployed Southwark residents, 38 short courses, and take on 9 construction industry apprentices during the construction phase. In the event that the developer does not undertake to deliver the employment outputs themselves, an employment and training contribution of £182,600 (£163,400 against sustained jobs, £5,700 against short courses, and £13,500 against construction industry apprenticeships) would be required. This will be secured in the Section 106 Agreement.

### Social infrastructure

209. Saved Policy 2.3 of the Southwark Plan requires new and improved educational facilities to be available for use by all members of the local community. The applicant has drawn up a Memorandum of Understanding with the Council but this provides little firm detail as to how the University is, and will be, making its facilities available for use by local people. A Community Use Statement was submitted mid-way through the application process but this is very brief and refers to the existing community uses on the campus, rather than detailing how the proposed facilities will retain and enhance this offering.
210. There are many opportunities for the proposed facilities to serve the needs of the local community in addition to providing their core academic function. For example, the performing arts theatre could be used by local children's drama and music groups, and evening classes could take place in the proposed computer rooms and teaching spaces. It will be a minimum expectation of LSBU that a range of facilities at the St George's Quarter campus are made available for use by the residents of the borough on a regular basis.
211. It is understandable that, at this very early stage in the delivery of the St George's Quarter, the University has yet to finalise their academic programmes and timetables, and that a booking system is still in development. Accordingly, a condition will be imposed requiring the Council's approval of a Community Use Statement prior to the first use of the campus.

### **Community engagement**

212. The applicant's statement of community involvement details the consultation undertaken before the full application was submitted. These community engagement efforts included:
  - Meeting local groups, trusts and students;
  - Three separate exhibitions in September 2017 (all widely publicised in advance);
  - A dedicated webpage on LSBU's website explaining the proposals and inviting comment, and;
  - A survey to glean public opinion.
213. The Statement of Community Involvement also explains how much of the feedback was used to inform the design evolution of the proposal.
214. Notwithstanding that there are no statutory requirements in relation to Community

Involvement, this is considered to be an adequate effort to engage with those affected by the proposals. As part of its statutory requirements, The Local Planning Authority, sent letters to all residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. The responses received are summarised later in this report.

### **Planning obligations**

215. The site is within the Central London Crossrail S.106 contribution area. However, as the entirety of the proposed floorspace would be in D1 use (educational), no Crossrail contribution is incurred.

#### Mayoral and Southwark CIL

216. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
217. The Mayoral and Southwark CIL levies are still to be confirmed by the Council's CIL team and the liability notice shall be attached to any grant of permission.

#### Section 106

218. Saved Policy 2.5 'Planning Obligations' advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 is reinforced by the Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, which sets out in detail the type of development that qualifies for planning obligations.
219. In accordance with Southwark's Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, the following contributions have been agreed with the applicant, in order to mitigate the impacts of the development:

| <b>Planning obligation</b>                                   | <b>Mitigation</b>   | <b>Applicant's position</b> |
|--|---|-----------------------------|
| LOCAL ECONOMY:<br>CONSTRUCTION<br>PHASE<br>JOB/CONTRIBUTIONS | <p>Development to:</p> <ul style="list-style-type: none"> <li>• Deliver 38 sustained jobs to unemployed Southwark residents,</li> <li>• Deliver 38 short courses, and;</li> <li>• Take on 9 apprenticeship/NVQ starts during the construction phase.</li> </ul> <p>Or make the pro-rata Employment and Training Contribution which, at maximum, would be £182,600:</p> <ul style="list-style-type: none"> <li>• £163,400 against sustained jobs;</li> <li>• £5,700 against short courses, and;</li> <li>• £13,500 against construction industry apprenticeships.</li> </ul> | Agreed                      |

|   |  |               |
|---|--|---------------|
| <p>HIGHWAY WORKS</p>  | <p>Prior to implementation, the Developer is to submit for approval the s278 specification and estimated costs.</p> <p>Prior to commencement of highway works, the Developer is to enter into a Highway Agreement for the purposes authorising the works etc.</p> <p>The works, as listed below, are to be completed in accordance with the Highway agreement:</p> <ul style="list-style-type: none"> <li>• The footways fronting the development on Borough Road are to be repaved with Yorkstone paving slabs and 300mm wide silver grey natural stone granite kerbs</li> <li>• The footways fronting the development on Ontario Street are to be repaved with silver grey natural stone paving slabs and 300mm wide silver grey granite kerbs.</li> <li>• The surface materials to be used on Keyworth Street are to be from the SSDM materials palette otherwise a commuted sum equal to the cost of the materials plus installation costs will be charged.</li> <li>• The intersection of Keyworth Street and Thomas Doyle Square is to be raised to provide a traffic calming feature.</li> <li>• Trees within the highway should be planted into the ground wherever possible. Only where it has been demonstrated by accurate information following site investigations, that planting below ground level is impossible due to utility services, will planting in planters be considered.</li> <li>• Any new tree planted below ground level must have Silva Cells.</li> </ul> | <p>Agreed</p> |
| <p>DELIVERY AND MANAGEMENT OF PUBLICLY-ACCESSIBLE REALM</p> | <p>Publicly-accessible realm is to be designed to incorporate principles of Secured by Design</p> <p>Development not to be implemented until publicly-accessible realm and landscaping has been agreed with the council</p> <p>Publicly-accessible realm to be designed to an adoptable standard.</p> <p>Certificate to be served on the Council upon completion of the layout out, construction and/or planting of those parts of the public realm which are to be managed and maintained by the Developer.</p> <p>Any defects reported within 12 months are to be rectified.</p> <p>Developer covenants to manage, maintain and allow public access except for a limited period in certain circumstances (fire, flood, carrying of essential maintenance etc.) and shall close the publicly-</p>   | <p>Agreed</p> |

|                         |  |        |
|-------------------------|--|--------|
|                         | accessible realm (with prior notification to members of the public) for up to one day per year so as to prevent public rights of way being obtained.   |        |
| HIGHWAYS BOND AGREEMENT | A Bond of £25,000 (of which £1,600 is non-refundable) is to be paid by the developer. During the first two years of operation of the St George's Quarter, the Council shall monitor the effectiveness of the delivery and servicing arrangements at the end of which either: <ul style="list-style-type: none"> <li>the sum of £25,000 is retained (if remedial highway works are necessary) or;</li> <li>the sum of £23,400 is returned (if the delivery and servicing strategy has proved effective).</li> </ul> The non-refundable £1,600 covers the council's costs in monitoring the effectiveness of the strategy. | Agreed |
| ENERGY CONTRIBUTION     | The proposal is currently at Stage 1. The detail of the Energy Statement still requires resolution. However, should it transpire prior to Stage 2 referral that the 35% carbon savings cannot be achieved, a compensatory sum will be secured.<br><br>This will be calculated as follows:<br>£1,800 x each tonne of carbon   | Agreed |
| Administration fee      | Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.<br><br>As such, the administration fee would, without the benefit of indexation, and assuming that there is no carbon offset obligation, be:<br><b>= <u>£3,652.00</u></b>   |        |

220. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 16 October 2018 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

*“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Section 106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2016), and Southwark Council's Planning Obligations and Community Infrastructure Levy SPD (2015).”*

#### **Consultation responses: Members of the public**

221. Four representations were received in respect of the planning application, of which three were in objection. With respect to the listed building consent application, one representation was received and this was in favour. The material planning considerations raised by these representations are summarised below.

222. Transport and highways:

- Loss of public highways would harm vehicular and pedestrian permeability
- The net loss of parking bays would result in a loss of revenue for the Council and would remove local parking spaces from the use of which the local population currently benefits.

223. Design and impact on designated heritage assets:

- By reason of its massing, bulk, height, detailed design and vertical emphasis, the proposed Creative and Design Centre would be harmful to the London Road listed terrace and incongruous within the streetscene
- The proposal would cause harm to the listed Chapel.
- The proposal would cause harm to the St George's Circus Conservation Area.
- The layout of the site does not optimise the Chapel to possibility for the Chapel to take an active role within the Campus (for example, the original entrance of the Chapel does not play an active role in the plan).

224. All of these matters have been addressed in the assessment parts of this Report.

#### **Consultation responses: Statutory Consultees**

##### Environment Agency

225. No objections. The imposition of a flood warning and evacuation plan was recommended.

##### Historic England

226. No objections. Instructed the LPA to proceed with determination of the applications as seen fit.

##### Metropolitan Police

227. No objections following the receipt of (confidential) additional detailed security and management information. This consultee requested that Secured by Design accreditation to be required by condition.

##### Natural England

228. No objections, no comments.

##### Transport for London

229. After much liaison with the applicant and the Local Planning Authority, Transport for London resolved not to object to the proposals but requested that the following items be sought by condition:

- The hours of delivery and/or operation for the most impactful uses to be restricted to avoid peaks including school travel times  
**Response:** LPA considers the applicant's proposed hours of 08:00-20:00 Monday to

*Saturday and 10:00-16:00 on all other days to be acceptable.*

- The submission of a Delivery and Servicing Plan to include movement of goods by trolley and timed/booked arrivals and departures, as well as off-site consolidation so that deliveries arrive in smaller vehicles or even on bikes.

**Response:** *LPA agrees*

- Cycle parking provision to be sufficient for whole campus

**Response:** *LPA considers this to be excessive. The Council's Transport Planning team is satisfied that this level of long-stay cycle parking provision is adequate to meet the needs of the proposed development. The detailed design of the cycle store and all other cycle storage provision (such as short-term visitor parking on Keyworth Street and within the new public squares) is, however, required and this can be secured by condition.*

230. Transport for London also made the following request:

*"[There should be] A suitable legal undertaking which would require an application to be made prior to the existing Perry Library being reused for any purpose falling within the D1 use class (as well as any other use)"*

231. This measure was requested as a safeguard in the event that the nearby Skipton House redevelopment, which includes the Perry Library, does not proceed and the site is used in the interim for an alternative Class D1 use such as nursery or a language school. Such alternative uses, despite falling within Class D1, would have comparatively higher potential associated trip generation. The Local Planning Authority considers this request to be disproportionate. Moreover, to restrict the permitted use of a building not falling within the 'red line' of the application site through a legal mechanism would be unsound.

#### Thames Water

232. No objections, but request for the following conditions:

- Drainage strategy, to include on and/or off site drainage works, to be submitted pre-commencement.

**Response:** *LPA agrees*

- No piling to take place until a piling method statement has been approved.

**Response:** *LPA agrees*

233. Three informatives, relating to diversion of mains and minimum water pressure, were also recommended.

#### Greater London Authority

234. No objections and supportive of the proposal in principal, but highlighted deficiencies which need to be addressed prior to Stage 2 referral to ensure compliance with the London Plan:

- The Energy Strategy is not compliant and additional analysis and verification information must be provided before the energy savings can be confirmed

**Response:** *Energy Strategy is being revised by the applicant presently; the matter can be dealt with prior to Stage 2 referral.*

- The Flood Risk Assessment needs to consider how the basement will be designed to manage the risk of groundwater flooding

**Response:** *The FRA is to be amended prior to Stage 2 to take account of this.*

- The green roofs and raingarden should be included in the attenuation calculation so that an accurate calculation of the subsurface storage can be made

**Response:** *The FRA is to be amended prior to Stage 2 to take account of this.*

- The Flood Risk Assessment should give consideration flood warning and evacuation procedures, escape for those with mobility issues, and the design of potential points of water ingress.

**Response:** *A Basement Impact Assessment is to be a condition of permission, which will address these issues.*

- Blue badge parking needs to be provided  
**Response:** *to be addressed before Stage 2 referral.*
- A proportion of outdoor seating needs to have back rests.  
**Response:** *to be addressed before Stage 2 referral.*

235. The Stage 1 response highlighted the lack of detail within the transport assessment; this information has since been amended and shared with TfL (acting for GLA), who have deemed the new content to be adequate. TfL recommended a construction logistics plan and travel plan be secured by condition.

#### The Southwark Design Review Panel

236. The scheme was presented to the Design Review Panel (DRP) for review at pre-application stage in July 2017. In conclusion, the Panel generally supported the proposal and were enthused by the potential of the brief. They recognised the challenges faced by the design team and encouraged them to review aspects of the design including the massing and overall form, the nature of the public spaces proposed, the identity of the place and the relationships between the proposed and existing buildings.

237. The review highlighted issues of the identity of the university and the nature of the new spaces in the new St George's Quarter. The Applicant has developed the scheme since it was reviewed with the main purpose of giving each space a stronger definition and reinforcing the identity of the University. This has meant that, whilst the changes may appear modest, for example:

- the building on Borough Road was set-back further from the street to better reveal the listed Chapel; and
- the Keyworth Street elevation adapted to present a more active frontage on Keyworth Street and appear as three buildings - rather than one large mass.

238. Officers are satisfied that the submitted proposal addresses the concerns of the DRP.

#### Conservation Area Advisory Group

239. The scheme was reviewed by CAAG in January 2018.

240. The Conservation Area Advisory Group (CAAG) concluded that the scheme required major revisions with much more emphasis on working respectfully and inventively with the existing historic buildings particularly the Grade II listed Presbyterian Chapel, toward which Southwark Council and the Conservation Areas Advisory Group has long been working hard to preserve and enhance on this site.

241. CAAG have raise specific concerns about the loss of historic fabric in the Chapel and that its interior was not being reinstated as well as the impact of the scale and massing of the proposed Creative Design Centre on terrace of listed properties on London Road.

242. The loss of historic fabric and the restoration of the Chapel are addressed above the section of this report entitled '*Impact on the listed building, the St George's Circus Conservation*

*Area and the setting of nearby heritage assets'*, and the comments in respect of the height and bulk of the proposed Creative Design Centre on London Road are also noted above.

### **Community impact statement**

243. 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) Issues relevant to particular communities/groups likely to be affected by the proposal have, where applicable, been identified in earlier parts of this report.
  - c) The likely adverse or less good implications for any particular communities/groups have also been discussed above, along with specific actions necessary to ameliorate these implications.

### **Consultations**

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

### **Human rights implications**

245. 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.
246. This application has the legitimate aim of providing new educational and civic facilities. 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.

### **Conclusion**

247. The re-provision and enlargement of educational (Class D1) floorspace with high quality, modern and flexible academic facilities —much of which would offer an additional cultural and community function— raises no issues of principle. The proposed land use would achieve accordance with regional and local policy and help realise the vision for this site as set out in the Elephant and Castle SPD and OAPF. There is also sound justification against the development plan for the loss of the lawful commercial uses of portions of the site.
248. The proposal would achieve a high quality of design and cause no substantial harm to the Presbyterian Chapel, the St George's Circus Conservation Area, or the setting of the nearby listed buildings. The buildings' arrangement around a generously-sized and architecturally-striking central concourse, complemented by a trio of diverse and carefully-configured public spaces together with numerous pedestrian cut-throughs, makes for a well-organised and highly permeable inner-city campus. The finishing materials are robust and sensitive to the context, ensuring the scheme would relate satisfactorily to both the historic context and the emerging character of the new buildings along Blackfriars Road and around Elephant and Castle.
249. The site layout places the tallest of the three buildings on Keyworth Street, where the

surrounding buildings are largely educational and the closest residential properties are a good distance away, while the more modestly-proportioned Creative and Design Centre and Performing Arts Centre are located against the more sensitive (western and northwestern) edges of the site. The massing, height and arrangement of the buildings would ensure all nearby residential occupiers continue to benefit from a good quality of amenity

250. The trip generation, servicing arrangements and travel plan principles are all acceptable, while cycle storage provision can be increased to meet London Plan standards through the subsequent 'approval of conditions' stage. As a precautionary measure, a bond will be secured so that highways impacts can be monitored over the course of the first two years of the campus operation to allow for remedial works if necessary.
251. In line with the requirements of the NPPF, the council has applied the presumption in favour of sustainable development. The proposed development would accord with sustainable principles and would make efficient use of the land to deliver a high quality development that is in accordance with the council's aspirations for the area. It is therefore recommended that Members grant permission, subject to conditions as set out in the attached draft decision notice, and the timely completion of a Section 106 Agreement.

## BACKGROUND DOCUMENTS

| Background Papers  | Held At  | Contact  |
|--|--|--|
| Site history file: TP/1397-A<br>Application file: 17/AP/4233<br>Southwark Local Development Framework and Development Plan Documents | Chief Executive's Department<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries telephone:<br>020 7525 5403<br>Planning enquiries email:<br>planning.enquiries@southwark.gov.uk<br>Case officer telephone:<br>020 7525 5535<br>Council website:<br>www.southwark.gov.uk |

## APPENDICES

| No.        | Title  |
|------------|--|
| Appendix 1 | Consultation undertaken -17/AP/4233          |
| Appendix 2 | Consultation responses received - 17/AP/4233 |
| Appendix 3 | Consultation undertaken - 17/AP/4246         |
| Appendix 4 | Consultation responses received - 17/AP/4246 |
| Appendix 5 | Recommendation – 17/AP/4233                  |
| Appendix 6 | Recommendation – 17/AP/4246                  |

## AUDIT TRAIL

|   |  |                          |
|---|--|--------------------------|
| <b>Lead Officer</b>   | Simon Bevan, Director of Planning  |                          |
| <b>Report Authors</b>   | Michael Tsoukaris, Group Manager Design and Conservation and Tracy Chapman, Team Leader Design and Conservation (17/AP/4246), and; Patrick Cronin, Planning Officer (17/AP/4233) |                          |
| <b>Version</b>  | Final  |                          |
| <b>Dated</b>  | 04 July 2018   |                          |
| <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 & Governance                              | No   | No                       |
| Strategic Director, Environment and Social Regeneration                 | No   | No                       |
| Strategic Director of Housing and Modernisation                         | No   | No                       |
| Director of Regeneration  | No   | No                       |
| <b>Date final report sent to Constitutional Team</b>                    |  | 05 July 2018             |