

**COMMUNITY COUNCILS**  
A voice for your community



# **Borough and Bankside Community Council Planning Agenda**

**Date: Monday 12<sup>th</sup> September 2005**

**Time: 7:00pm**

**Place: The Cathedrals School of St Saviour and St Mary  
Overie, Redcross Way, SE1**

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- 1. Welcome and introductions**
- 2. Apologies**
- 3. Notification of any items which the Chair deems urgent**
- 4. Disclosure of Members' interests and dispensations**

## **Matters from the previous meeting**

- 5. Minutes to be agreed from the Planning Meeting held on 28th February 2005**

## **6. Development Control Items**

### **Planning Applications for Decision:**

**Item 1/3 - Full Planning Permission – The Henry Wood  
Hall, Trinity Church Square SE1**

**Item 2/3 - Listed Building Consent - The Henry Wood Hall,  
Trinity Church Square SE1**

**Item 3/3 - Full Planning Permission – Jerwood Space, 171  
Union Street SE1 0LN**

## **7. School Governor Appointments**

Members to consider appointing a school governor to Joseph Lancaster primary – one nomination received –  
Circulated separately on Closed papers for members consideration.

## **8. Closing comments by Chair**

## ADDITIONAL INFORMATION

### **Borough and Bankside Community Council Membership**

Daniel McCarthy (Chair)

Dr Abdur-Rahman Olayiwola (Vice Chair)

Catriona Moore

Mark Pursey

Richard Thomas

Lorraine Zuleta

### **Carers' Allowances**

If you are a Southwark resident and have paid someone to look after your children, or an elderly dependant or a dependant with disabilities, so that you can attend this meeting, you may claim an allowance from the Council. Please collect a claim form from the clerk at the meeting.

### **Deputations**

For information on deputations please ask the clerk for the relevant hand-out.

### **Exclusion of Press and Public**

The following motion should be moved, seconded and approved if the Community Council wishes to exclude the press and public to deal with reports revealing exempt information.

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of information as defined in paragraphs 1-15, Access to Information Procedure Rules of the Constitution.”

### **Transport Assistance for Disabled Members of the Public**

Members of the public with a disability who wish to attend Community Council meetings and who require transport assistance in order to access the meeting, are requested to call the meeting clerk at the number below to give his/her contact and address details. The clerk will arrange for a driver to collect the person and provide return transport after the meeting. There will be no charge to the person collected. Please note that it is necessary to call the clerk as far in advance as possible, at least three working days before the meeting.

### **Wheelchair access**

Wheelchair access to the venue is available through the main entrance to the Cathedrals School of St Saviour and St Mary Overie, Redcross Way

For further information, please contact the Borough and Bankside Community Council clerk:

Julian Bassham

Phone: 0207 525 7234

E-mail: [Julian.bassham@southwark.gov.uk](mailto:Julian.bassham@southwark.gov.uk)

Council Website: [www.southwark.gov.uk](http://www.southwark.gov.uk)

## Language Needs

If you want information on the Community Councils translated into your language please telephone 020 7525 57514

To inform us of any special needs or requirements, such as transport or signer/interpreter, please telephone 020 752 57514

আপনি যদি আপনার ভাষায় কমিউনিটি কাউন্সিল সম্বন্ধে তথ্য চান তাহলে অনুগ্রহ করে 020 7525 0640 নম্বরে টেলিফোন করুন

কোন বিশেষ প্রয়োজন সম্বন্ধে যদি আমাদের জানাতে চান যেমন ট্রান্সপোর্ট অথবা সংকেত দ্বারা অনুবাদক/ইন্টারপ্রেটার তাহলে 020 7525 0640 নম্বরে টেলিফোন করুন

**Bengali**

Kendi dilinizde Toplum meclisleri hakkønda bilgi almak için 020 7525 7514'nolu telefonu arayønøz.

Özel gereksinimlerinizi bize bildirmek için 020 7525 7514'nolu telefonu çeviriniz.

**Turkish**

Haddii aad doonayso warbixin ku saabsan qoraalka Kawnsalkada Bulshada oo ku

turjuman af Soomaali fadlan tilifoon u dir 020 7525 7514

Si aad noogu sheegto haddii aad leedahay baahi gaar ama wax gooni kuu ah sida

gaadiid, af celiyaha dadka indha la' fadlan tilifooni 020 7525 7514

**Somali**

如果你需要有關社區委員會的訊息翻譯成中文，請致電提出要求，號碼：020 7525 0640

欲想通知我們你有的特別需求或需要，例如接送車輛或手語/傳譯員，請致電通知，號碼：020 7525 0640

**Chinese**

Se voce quiser informações nos conselhos comunitários traduzidas em sua língua por favor ligue para 020 7525 7514

Para-nos informar de quaisquer necessidades especiais ou requisitos , tipo transporte,

linguagem dos sinais/ intérprete, por favor ligue para 020 7525 7514.

**Portuguese**

Si vous désirez avoir l'information sur les Conseils de la Communauté (Community Councils) traduite en votre langue téléphonez SVP au 020 7525 7514 Pour nous informer de tout besoin ou condition spéciale, telles que le

transport ou le signataire / interprète, téléphonez SVP au 020 7525 7514

**French**

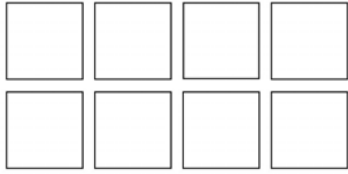
Si precisa información traducida a su idioma, sobre los concejos del Comunidad (Community Councils) por favor llame al número de teléfono 020 7525 7514 Si tiene necesidades o requisitos específicos, como es el transporte especial o un intérprete, por favor llame al número de teléfono 020 7525 7514

**Spanish**

Lati bēre fun itumọ irohin nipa Council agbegbe re (Community Council) ni ede abini rẹ, jọwọ pe telifoonu 020 7525 7514.

Lati jẹ ki a mọ nipa iranlọwọ tabi idi pato, gẹgẹbi ọkọ (mọto) tabi olutumọ, jọwọ pe telifoonu 020 7525 7514.

**Yoruba**



**COMMUNITY COUNCILS**  
A voice for your community



**Borough and Bankside  
Community Council  
Planning meeting**

**Draft Minutes of meeting – 28th February 2005**  
**Meeting opened at 9:05pm**  
Charles Dickens School, Lant Street SE1

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**PRESENT**

Councillors Danny McCarthy (Chair), Mark Pursey (Vice Chair), Lorraine Zuleta, Richard Thomas, Catriona Moore

**1. Introduction and welcome by the Chair**

The Chair opened the meeting

**2. Apologies**

Apologies were received from Cllr Dr Abdur-Rahman Olayiwola

**3. Disclosure of Members' Interests and Dispensations**

There were none.

**4. Items of business the Chair deems urgent**

There were none.

**5. Minutes of previous meeting**

Members agreed that the Minutes of the Planning Meeting held on 2<sup>nd</sup> February 2005 were an accurate record. The Chair signed the minutes.

**6. Recording of Members' votes**

Council Procedure Rule 1.17 (5) allows a Member to record her/his vote in respect of any Motions and amendments. Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Committee considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

**7. DEVELOPMENT CONTROL** (See pages 4 - 7)

**RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

**8. Development Control Items**

**Item 1/1** Full planning permission - The Real Greek - Units 1 & 2  
Riverside House, Southwark Bridge Road, SE1

**Proposal:** Retention of three fixed tables (ancillary to the restaurant) on the external ground floor terrace, fronting the river

Yvonne Lewis, Planning Officer, introduced the report. There are three tables already in place. Need permission for permanent fixture. Objections have been received from Benbow House (adjacent to restaurant). Restaurants either side of premises have fixed tables.

It was recommended that planning permission be granted.

Members had no questions.

There were no objectors present.

The applicant was not represented.

There were no supporters of the scheme present.

Cllrs Thomas and Zuleta both stated it was advisable to formalize existing arrangement.

Cllr McCarthy moved to approve planning permission  
Cllr Pursey seconded the motion

Planning permission was agreed subject to the conditions listed in the recommendation.

The meeting was closed by Chair at 9.15pm.

Chair:

Date:



<b>Item No.</b>	<b>Classification</b> Open	<b>Date:</b> 31 July 2003	<b>Meeting Name:</b> Borough and Bankside Community Council
<b>Report title:</b>		<b>Development Control</b>	
<b>Ward(s) or groups affected:</b>		Cathedrals	
<b>From:</b>		Strategic Director of Regeneration	

## RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

## BACKGROUND INFORMATION

4. The Council's powers to consider planning committee business detailed in Article 8 under Role and Functions of the Committee which were agreed by the Constitutional Meeting of the Council on 24<sup>th</sup> February 2003. This function was delegated to the Planning Committee.

## KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to the Secretary of State for the Environment against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the

Council's case. The employment of Counsel is generally limited to complex inquiries or for very major proposals.

8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration budget.

### **EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED**

11. **Equal opportunities considerations are contained within each item.**

### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

#### **Borough Solicitor & Secretary**

12. A resolution to grant planning permission shall mean that the Development & Building Control Manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Development & Building Control Manager shall constitute a planning permission.
13. **A resolution to grant planning permission subject to legal agreement shall mean that the Development & Building Control Manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Borough Solicitor and Secretary, and which is satisfactory to the Development & Building Control Manager. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Borough Solicitor and Secretary. The planning permission will not be issued unless such an agreement is completed.**
14. Section 70 of the Town and Country Planning Act 1990 requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 54A of the Town and Country Planning Act 1990 provides that where, in making any determination under the planning Acts, regard is to be had to the

development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently the Southwark Unitary Development Plan adopted by the Council in July 1995.

- 15. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:**
1. restrict the development or use of the land;
  2. require operations or activities to be carried out in, on, under or over the land;
  3. require the land to be used in any specified way; or
  4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

16. Government policy on planning obligations is contained in the Department of the Environment's circular 1/97. Provisions of legal agreements must fairly and reasonably relate to the provisions of the Development Plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

**BACKGROUND DOCUMENTS**

Background Papers	Held At	Contact
Council Assembly Agenda 29 <sup>th</sup> May 2002	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	Beverley Olamijulo 020 7525 7222

## APPENDIX 1

### Audit Trail

<b><u>Lead Officer</u></b>	<b>Deborah Holmes, Borough Solicitor &amp; Secretary</b>	
<b>Report Author</b>	<b>Glen Egan, Assistant Borough Solicitor Beverley Olamijulo, Constitutional Support Officer (Executive)</b>	
<b>Version</b>	<b>Final</b>	
<b>Dated</b>	11/02/03	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER</b>		
<b><i>Officer Title</i></b>	<b>Comments Sought</b>	Comments included
Lyn Meadows Asst Borough Solicitor & Secretary	No	Yes
Paul Evans Strategic Director of Regeneration	No	No
James Sherry Development & Building Control Manager	No	Yes

**ITEMS ON AGENDA OF THE BOROUGH AND BANKSIDE CC**

**on Monday 12 September 2005**

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**Appl. Type** Full Planning Permission  
**Site** The Henry Wood Hall, Trinity Church Square SE1

**Reg. No.** 05-AP-0541  
**TP No.** TP/1429-A  
**Ward** Chaucer  
**Officer** Joost Van Well

**Recommendation** GRANT

**Proposal**

Construction of external disabled access ramp, new internal staircase and lift and refurbishment of portico stone steps, together with a new vehicular access and removal of tree on the south east corner of the site and provision of stone setts to part of the courtyard area.

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*Item 1/3*

**Appl. Type** Listed Building Consent  
**Site** The Henry Wood Hall, Trinity Church Square SE1

**Reg. No.** 05-AP-0544  
**TP No.** TP/1429-A  
**Ward** Chaucer  
**Officer** Joost Van Well

**Recommendation** GRANT

**Proposal**

Listed Building Consent for the demolition of balcony wings, new staircase and lift, provision of external and internal access ramps, provision of additional toilet facilities, tree removal and installation of stone setts on part of forecourt.  
RE-SUBMISSION

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*Item 2/3*

**Appl. Type** Full Planning Permission  
**Site** Jerwood Space, 171 Union Street SE1 0LN

**Reg. No.** 05-AP-0477  
**TP No.** TP/1474-171  
**Ward** Chaucer  
**Officer** Joost Van Well

**Recommendation** GRANT

**Proposal**

Erection of an additional storeys onto main building (at part second and third floor levels) to house new rehearsal space and additional ancillary office accommodation.

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*Item 3/3*



<b>Item No.</b>  1	<b>Classification</b>  OPEN	<b>Decision Level</b>  BOROUGH AND BANKSIDE COMMUNITY COUNCIL	<b>Date</b>  12/09/05
<b>From</b>  DEVELOPMENT & BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (05-AP-0541 and 05-AP-0541 )  Planning permission and listed building consent for the construction of external disabled access ramp, new internal staircase and lift and refurbishment of portico stone steps, a new vehicular access a on the south east corner of the site and provision of stone setts to part of the courtyard area. Also, the demolition of the internal balconies.		<b>Address</b>  The Henry Wood Hall, Trinity Church Square SE1  <b>Ward</b> Chaucer	

## **PURPOSE**

To consider the above applications. The applications need Community Council consideration because of the number of objections received.

## **RECOMMENDATION**

Grant planning permission and listed building consent

## **BACKGROUND**

The applications relate to the Henry Wood Hall, a Grade II Listed building in the centre of Trinity Church Square. The building is on the Listed Buildings At Risk list due to the clocktower, which is in disrepair.

Planning permission and listed building consent were refused for the demolition of internal balcony wings and staircase, provision of new stairs and lift, external and internal access ramps, handrails and stairs, provision of additional toilet facilities, paving of part of forecourt and installation of concrete setts delineating 19 car parking spaces. The application was refused because of the disabled ramp, the new paving and the loss of the tree were considered unacceptable.

The current applications are similar to the ones previously approved, with the difference that the tree will be retained, the ramp will be smaller and the paving would be natural stone setts.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

The main issues in this case are the impact that the development has on the special character of the listed building and the wider conservation area.

### **Planning Policy**

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 (Aesthetics Control) *Complies; the works are in keeping with the building.*

Policy E4.3 (Proposals Affecting Conservation Areas) *Complies; the special character of the conservation area would be retained.*

Policy E.4.6 (Proposals Affecting Listed Buildings) *Complies; The works would remove the unoriginal balconies within the listed church, which is acceptable, and the other works are considered to retain the special character of the listed building as well..*

The Southwark Plan [Revised Draft] February 2005

Policy 3.15 (Conservation of the Historic Environment) *Complies; see above*

Policy 3.16 (Development in Conservation Areas) *Complies; see above*

Policy 3.17 (Listed Building Consent) *Complies; see above*

### **Consultations**

Site Notice:  
22/4/05

Press Notice:  
14/4/05

Consultees:

Conservation Officer

Traffic Group

Conservation Areas Advisory Group

All flats, 1 – 67 Trinity Church Square, SE1 4HY

### **Replies from:**

Conservation Officer:

I accept that alternative access solutions have been considered and rejected in accordance with PPG15 and the Disabilities Discrimination Act. The preferred location for the external ramp to the east side of the main entrance portico is considered acceptable. The proposed design solution has been lightened to ensure that the ramp is an honest intervention which does not compromise the symmetry of or compete with the entrance portico. The use of clear frameless glazed panels mounted on a natural stone plinth is in accordance with my previous advice. The choice of materials will ensure that the proposed is respectful and sympathetic to and in keeping with the architectural quality of the main Entrance Portico. I would suggest that a sample of the proposed glass balustrade, stone plinth and stainless steel handrail are reserved by condition. The existing original steps should also be retained in situ and this should be carefully conditioned.

The use of natural stone setts to the front forecourt is considered appropriate on the basis that the setts are in keeping with the materials to the main entrance portico. The



natural stone proposed would be sympathetic to and in keeping with this distinctive building and its setting. Suggest that a sample of the stone is reserved by condition.

Drawing number HT23-16A shall be revised to show the use of natural stone setts to the sloped perimeter of the ramp and not concrete setts as annotated.

The internal alterations involve the demolition of the existing staircases to the stairwells either side of the main entrance lobby. I have assessed these staircases on site and they do not comprise historic fabric. They are later concrete additions having been installed after the 1970s fire, which gutted what did survive. Therefore, with this in mind their loss is accepted. The internal balcony wings to the main hall at first floor level are new elements. On this basis their loss is accepted.

The provision of a new internal ramp to the lift and stairs at basement level is accepted. This accesses an existing opening and is unlikely to compromise the integrity of the historic plan form or fabric at this level.

With the above in mind, recommend that conditional listed building consent and permission are granted.

Conservation Area Advisory Group: Considered unacceptable to have the disabled ramp to the front elevation. Should be moved to another entrance. Objection to the removal of the tree. Granite setts to concrete.

Flat 2, 2; flat 3, 5; 25A; flata 3 and 4, 27; 28; 33; Flats 3 and 7, 34; 48; flat 2, 49; 50; flat 1, 54; 61 Trinity Church Square; 21 Bloomfield Avenue, Bath (14 addresses): Objections raised to the removal of the tree, the appearance of the ramp, the removal of the internal balconies and the new paving material.

*Please note that the Council's Buildings at Risk Officer has made comments about repair works to the clock tower. However, these works are not part of the application.*

## **PLANNING CONSIDERATIONS**

### Disabled Ramp

The ramp is of a much lighter appearance than the previous structure and is now considered acceptable. The materials shall be conditioned with any permission granted.

### Landscaping

The previous application included concrete setts. Now natural stone setts are proposed, and it is considered that if a sample would be provided and approved to the Council before works commence, the introduction of stone setts would be acceptable.

### Internal alterations

The internal staircases and balconies that are to be demolished are concrete additions from the 1970s and as such no objection is raised to their removal. The proposed internal ramp, lift and stairs would not harm the integrity of the listed building and are thus acceptable

### Tree

The proposal initially included the removal of a mature tree which was covered under

a Tree Preservation Order. It was thought that the roots of the tree were harming the gateposts and building. However, further inspection revealed that a car damaged the gatepost, and as such this element of the application has now been removed. As such, this application would not grant permission for the removal of any trees.

### **EQUAL OPPORTUNITY IMPLICATIONS**

Level access into the Henry Wood Hall Would be provided.

### **LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

None

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Joost Van Well	[tel. 020 7525 5410]
CASE FILE	TP/1429-A	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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**Applicant**            The Henry Wood Hall Ltd  
**Application Type**   Full Planning Permission  
**Recommendation**   Grant

**Reg. Number**   05-AP-0541

**Case Number**        TP/1429-A

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Construction of external disabled access ramp, new internal staircase and lift and refurbishment of portico stone steps, together with a new vehicular access and removal of tree on the south east corner of the site and provision of stone setts to part of the courtyard area.

**At:**    The Henry Wood Hall, Trinity Church Square SE1

**In accordance with application received on 23/03/2005**

**and Applicant's Drawing Nos.** HT23-02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12A, 13A, 16A, 17, 18, 19, LA11

**Subject to the following conditions:**

- 1        The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

**Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a]        Policies E.2.3 (Aesthetics Control), E4.3 (Proposals Affecting Conservation Areas) and E.4.6 (Proposals Affecting Listed Buildings) of the Southwark Unitary Development Plan 1995
- b]        Policies 3.15 (Conservation of the Historic Environment), 3.16 (Development in Conservation Areas) and 3.17 (Listed Building Consent) of The Southwark Plan [Revised Draft] February 2005.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.



<b>Item No.</b>  2	<b>Classification</b>  OPEN	<b>Decision Level</b>  BOROUGH AND BANKSIDE COMMUNITY COUNCIL	<b>Date</b>  12/09/05
<b>From</b>  DEVELOPMENT & BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (05-AP-0541 and 05-AP-0541 )  Planning permission and listed building consent for the construction of external disabled access ramp, new internal staircase and lift and refurbishment of portico stone steps, a new vehicular access a on the south east corner of the site and provision of stone setts to part of the courtyard area. Also, the demolition of the internal balconies.		<b>Address</b>  The Henry Wood Hall, Trinity Church Square SE1  <b>Ward</b> Chaucer	

## **PURPOSE**

To consider the above applications. The applications need Community Council consideration because of the number of objections received.

## **RECOMMENDATION**

Grant planning permission and listed building consent

## **BACKGROUND**

The applications relate to the Henry Wood Hall, a Grade II Listed building in the centre of Trinity Church Square. The building is on the Listed Buildings At Risk list due to the clocktower, which is in disrepair.

Planning permission and listed building consent were refused for the demolition of internal balcony wings and staircase, provision of new stairs and lift, external and internal access ramps, handrails and stairs, provision of additional toilet facilities, paving of part of forecourt and installation of concrete setts delineating 19 car parking spaces. The application was refused because of the disabled ramp, the new paving and the loss of the tree were considered unacceptable.

The current applications are similar to the ones previously approved, with the difference that the tree will be retained, the ramp will be smaller and the paving would be natural stone setts.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

The main issues in this case are the impact that the development has on the special character of the listed building and the wider conservation area.

## **Planning Policy**

### Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.3 (Aesthetics Control) *Complies; the works are in keeping with the building.*

Policy E4.3 (Proposals Affecting Conservation Areas) *Complies; the special character of the conservation area would be retained.*

Policy E.4.6 (Proposals Affecting Listed Buildings) *Complies; The works would remove the unoriginal balconies within the listed church, which is acceptable, and the other works are considered to retain the special character of the listed building as well..*

### The Southwark Plan [Revised Draft] February 2005

Policy 3.15 (Conservation of the Historic Environment) *Complies; see above*

Policy 3.16 (Development in Conservation Areas) *Complies; see above*

Policy 3.17 (Listed Building Consent) *Complies; see above*

## **Consultations**

Site Notice:  
22/4/05

Press Notice:  
14/4/05

### Consultees:

Conservation Officer

Traffic Group

Conservation Areas Advisory Group

All flats, 1 – 67 Trinity Church Square, SE1 4HY

## **Replies from:**

### Conservation Officer:

I accept that alternative access solutions have been considered and rejected in accordance with PPG15 and the Disabilities Discrimination Act. The preferred location for the external ramp to the east side of the main entrance portico is considered acceptable. The proposed design solution has been lightened to ensure that the ramp is an honest intervention which does not compromise the symmetry of or compete with the entrance portico. The use of clear frameless glazed panels mounted on a natural stone plinth is in accordance with my previous advice. The choice of materials will ensure that the proposed is respectful and sympathetic to and in keeping with the architectural quality of the main Entrance Portico. I would suggest that a sample of the proposed glass balustrade, stone plinth and stainless steel handrail are reserved by condition. The existing original steps should also be retained in situ and this should be carefully conditioned.

The use of natural stone setts to the front forecourt is considered appropriate on the basis that the setts are in keeping with the materials to the main entrance portico. The

natural stone proposed would be sympathetic to and in keeping with this distinctive building and its setting. Suggest that a sample of the stone is reserved by condition.

Drawing number HT23-16A shall be revised to show the use of natural stone setts to the sloped perimeter of the ramp and not concrete setts as annotated.

The internal alterations involve the demolition of the existing staircases to the stairwells either side of the main entrance lobby. I have assessed these staircases on site and they do not comprise historic fabric. They are later concrete additions having been installed after the 1970s fire, which gutted what did survive. Therefore, with this in mind their loss is accepted. The internal balcony wings to the main hall at first floor level are new elements. On this basis their loss is accepted.

The provision of a new internal ramp to the lift and stairs at basement level is accepted. This accesses an existing opening and is unlikely to compromise the integrity of the historic plan form or fabric at this level.

With the above in mind, recommend that conditional listed building consent and permission are granted.

Conservation Area Advisory Group: Considered unacceptable to have the disabled ramp to the front elevation. Should be moved to another entrance. Objection to the removal of the tree. Granite setts to concrete.

Flat 2, 2; flat 3, 5; 25A; flata 3 and 4, 27; 28; 33; Flats 3 and 7, 34; 48; flat 2, 49; 50; flat 1, 54; 61 Trinity Church Square; 21 Bloomfield Avenue, Bath (14 addresses): Objections raised to the removal of the tree, the appearance of the ramp, the removal of the internal balconies and the new paving material.

*Please note that the Council's Buildings at Risk Officer has made comments about repair works to the clock tower. However, these works are not part of the application.*

## **PLANNING CONSIDERATIONS**

### Disabled Ramp

The ramp is of a much lighter appearance than the previous structure and is now considered acceptable. The materials shall be conditioned with any permission granted.

### Landscaping

The previous application included concrete setts. Now natural stone setts are proposed, and it is considered that if a sample would be provided and approved to the Council before works commence, the introduction of stone setts would be acceptable.

### Internal alterations

The internal staircases and balconies that are to be demolished are concrete additions from the 1970s and as such no objection is raised to their removal. The proposed internal ramp, lift and stairs would not harm the integrity of the listed building and are thus acceptable

### Tree

The proposal initially included the removal of a mature tree which was covered under

a Tree Preservation Order. It was thought that the roots of the tree were harming the gateposts and building. However, further inspection revealed that a car damaged the gatepost, and as such this element of the application has now been removed. As such, this application would not grant permission for the removal of any trees.

**EQUAL OPPORTUNITY IMPLICATIONS**

Level access into the Henry Wood Hall Would be provided.

**LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

None

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Joost Van Well	[tel. 020 7525 5410]
CASE FILE	TP/1429-A	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	



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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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**Applicant**            The Henry Wood Hall Ltd  
**Application Type**   Listed Building Consent  
**Recommendation**   Grant

**Reg. Number**    05-AP-0544

**Case Number**        TP/1429-A

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### Draft of Decision Notice

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

Listed Building Consent for the demolition of balcony wings, new staircase and lift, provision of external and internal access ramps, provision of additional toilet facilities, tree removal and installation of stone setts on part of forecourt. RE-SUBMISSION

**At:**    The Henry Wood Hall, Trinity Church Square SE1

**In accordance with application received on** 23/03/2005

**and Applicant's Drawing Nos.** HT23-02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12A, 13A, 16A, 17, 18, 19, LA11

**Subject to the following conditions:**

- 1        The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2        All new internal and external works approved under this consent, including making good, shall match the original work in both materials and in detailed execution.

Reason

In order that the special architectural and historic interest of this listed building is safeguarded and to ensure that the development contributes to the character and appearance of this part of the Borough. This is in accordance with Policy E.2.3 'Aesthetic Control' and E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan (July 1995) and Policy 3.17 'Listed Building Consent' of the Southwark Plan (Revised Draft) February 2005.

- 3        The existing steps to the entrance portico shall be retained in situ where they sit between the plinths to the disabled access ramp. A detailed section at a scale of 1:10 showing the relationship between the plinth and the existing steps shall be submitted to and approved by the Local Planning Authority before any work in connection with this aspect of the consent is carried out and the works shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the new disabled access ramp does not compromise the architectural integrity of or result in the loss of historic fabric to this grade II listed building. This is in accordance with Policy E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan (July 1995) and Policy 3.17 'Listed Building Consent' of the Southwark Plan (Revised Draft) February 2005.

- 4 A detailed drawing at a scale of 1:5 showing the method of fixing of the stainless steel handrail to the glazed balustrade of the external disabled access ramp shall be submitted to and approved by the Local Planning Authority before any work in connection with this aspect of the consent is carried out and the works shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the new handrail design does not dominate the glazed balustrade. This is in accordance with Policy E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan (July 1995) and Policy 3.17 'Listed Building Consent' of the Southwark Plan (Revised Draft) February 2005.

- 5 Drawing number HT23-16A shall be revised to show the use of natural stone setts to the sloped perimeter of the disabled access ramp and not concrete setts as shown.

Reason

To ensure that the new setts are sympathetic to and in keeping with the appearance of this grade II listed building. This is in accordance with Policy E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan (July 1995) and Policy 3.17 'Listed Building Consent' of the Southwark Plan (Revised Draft) February 2005.

- 6 Samples of the following facing materials (panel mounted) shall be submitted to and approved by the Local Planning Authority before any work in connection with this consent is carried out and the works shall not be carried out otherwise than in accordance with any such approval given.

- (i) natural stone setts
- (ii) stainless steel handrail to glazed balustrade
- (iii) clear glazed panels to balustrade of external ramp
- (iv) natural stone plinth

Reason

To ensure that the materials are sympathetic to and in keeping with the appearance of this grade II listed building. This is in accordance with Policy E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan (July 1995) and Policy 3.17 'Listed Building Consent' of the Southwark Plan (Revised Draft) February 2005.

# Jerwood Space Union Street



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Scale 1/1250  
Date 25/2/2005

Southwark  
Council

<b>Item No.</b>  3	<b>Classification</b>  OPEN	<b>Decision Level</b>  DELEGATED	<b>Date</b>  12/09/05
<b>From</b>  DEVELOPMENT & BUILDING CONTROL MANAGER		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (05-AP-0477 )  Erection of an additional storeys onto main building (at part second and third floor levels) to house new rehearsal space and additional ancillary office accommodation.		<b>Address</b>  Jerwood Space, 171 Union Street SE1 0LN  <b>Ward</b> Chaucer	

## **PURPOSE**

To consider the above application

## **RECOMMENDATION**

Grant planning permission

## **BACKGROUND**

### The Site

The site relates to a former school building that is located between Union Street and Copperfield Street. The entrance building is on Union Street, and an old care-takers house is on Copperfield Street. To the east of the site is an office block, and to the west and southwest are live/work units. The building is not listed nor situated in a conservation area.

The site has been in use as a rehearsal space for dance and theatre groups, and hires out spaces for large West-End productions which pay the full commercial rates as well as low budget theatre companies that pay discounted rates. The Jerwood Foundation also runs a café and an art gallery on the ground floor.

Since this is the only dedicated theatre rehearsal space in London, the centre runs over 90% capacity and is looking to extend.

### Planning History

Planning permission was granted on 16 September 1996 for the change of use to arts centre including rehearsal rooms, a gallery and production rooms (ref 96/668).

Planning permission was granted on 13/01/03 for the construction of a single storey glazed café and kitchen extension to the courtyard (ref 02AP1929).

### Proposal

Planning permission is sought to erect a roof extension to the building to create one

double height rehearsal spaces and two smaller single height spaces. Furthermore, a new external lift, lobby and toilets are to be created as part of the extension.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

The main issues in this case are the design of the extension, the impacts on neighbouring occupiers and the traffic and parking implications.

### **Planning Policy**

#### Southwark Unitary Development Plan 1995 [UDP]:

E.2.2 (Heights of Buildings) Complies; building is of same height as surroundings

E.2.3 (Aesthetic Control) Complies; building is considered to be of a good design and suitable in its environment.

E.2.4 (Access and Facilities for People with Disabilities) - Complies

E.3.1 (Protection of Amenity) – Complies; no overlooking,

C.6.1 (New Arts, Cultural, Entertainment and Visitor Facilities) - Complies

T.6.3 (Parking Space in New Developments) – Complies; the site provides sufficient parking to accommodate the light increase expected.

#### The Southwark Plan [Revised Draft] February 2005

Policy 3.2 (Protection of Amenity): Complies, see above

Policy 3.10 (Efficient Use of Land); Complies, see above

Policy 3.11 (Quality in Design); Complies, see above

Policy 3.13 (Urban Design) Complies, height fits in with its surroundings

Policy 5.1 (Locating Development); Complies, see above

### **Consultations**

#### Site Notice:

16/05/05

#### Press Notice:

N/A

#### Consultees:

181, 183-185 Union Street SE1 0LN

Sainsburys, 169 Union Street SE10LL

144 - 160 (even) 144a, 144b, 148a, 148b, 152a, 152b, 156a, 156b, 160a, 160b Union Street, SE1 0LH

1- 13 (inc) Risborough Street SE1 0HF

Units 1-5 (inc), 38 Copperfield Street, SE1 0EA

42, 44, 46, 46a, 46b, 46c Copperfield Street, SE1 0EA

Drugscope, 32-36 Loman Street, SE1

Adfam National, 32-36 Loman Street, SE1

Metropolitan Police, Olwen House 8-20, Loman Street, SE1

**Replies from:**

152B Union Street: Objections made due to loss of outlook

Units 1, 3, 4, 5 and 7 of 38 Copperfield Street: Objections raised to increased overlooking and disruption, as well as loss of outlook, light and privacy.

Conservation and Design: No objection in principle, but more details required

Traffic Group: disabled bays and cycle parking should be provided.

**PLANNING CONSIDERATIONS**

Design

The extension would be in a courtyard and surrounded by buildings, and the extension would only be visible from Copperfield Street and long view from Union Street and further away. As such, there is limited view onto the proposed extension.

The current building is a late-Victorian school building, of which old drawings suggest that it once featured an elaborate roof. It is thought that the roof was damaged in the war.

The proposed extension is of a simple contemporary and lightweight design. It is considered that the glass and rendered extension would sit comfortably on the brick extension, and that the proposal is acceptable in design terms.

The increased height of the building is considered to be acceptable in urban design terms; there are a number of buildings of similar or much larger height in the vicinity and the urban character of the site dictates high-density development.

Amenity issues

The main impact on amenities will be on the live/work units and the caretakers flat to the south and west of the site. The other surrounding buildings are mostly offices, and the residential flats on the opposite side of Union Street are considered to be too far away from the building to be significantly impacted upon.

The neighbouring live/work units are artist studios. It is unclear what the use of the rooms of the live/work units facing the development is, but it is assumed that they are living-rooms and not the artist studios, and as such need sufficient day and sunlight. The applicants have submitted a BRE guidelines sunlight/daylight assessment, out of which states clearly that the guidelines as recommended in the BRE guidelines are easily met for the rooms. This is accepted and as such it is considered that loss of daylight, sunlight or outlook cannot be a material reason for refusal, especially because Jerwood Space is to the north of the live/work units.

The windows of the main rehearsal space 7 have high window cills and as such are so designed that there will be no overlooking into the neighbouring live/work units.

The extension would intensify the use of Jerwood Space. The letters of objection indicate that there are problems with noise emitting from the building during regular use and functions in the evening. As part of the application, air conditioning units will be installed to alleviate the need to open windows. In any case, no openable windows are proposed in the new main rehearsal space 7.

Traffic and parking implications

It is reckoned that approximately 60 more people will be visiting the building, and approximately two additional servicing vehicles would be visiting the site.

The vast majority of visitors to Jerwood Space comes by public transport due to its location near Southwark Underground Station and various bus routes on surrounding streets.

It is considered that Jerwood Space has sufficient car parking facilities on site to cope with a small increase in motorised traffic.

## **EQUAL OPPORTUNITY IMPLICATIONS**

Level access to the entire building is provided

## **LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS**

None identified

LEAD OFFICER	Anne Lippitt	Interim Head of Development & Building Control
REPORT AUTHOR	Joost Van Well	[tel. 020 7525 5410]
CASE FILE	TP/1474-171	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5402]	

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## RECOMMENDATION

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Mr Peter Wilkinson Jerwood Space	<b>Reg. Number</b>	05-AP-0477
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1474-171
<b>Recommendation</b>	Grant		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Erection of an additional storeys onto main building (at part second and third floor levels) to house new rehearsal space and additional ancillary office accommodation.

**At:** Jerwood Space, 171 Union Street SE1 0LN

**In accordance with application received on** 14/03/2005

**and Applicant's Drawing Nos.** 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, e1, e2, e3, e4. 0405/100, 101, 103, 105, 106, 107, 108, 109, 110, 112, 114, 115, 116, 120, 121, 122, 123, 125, 126, 127, 128, 130, 131, 132, 133

**Subject to the following conditions:**

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Samples of the facing materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 3 The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan and Planning Policy Guidance 24 Planning and Noise.

- 4 The windows in the rehearsal studio 7 hereby approved shall not be openable and shall be kept shut at all times.



Reason

In order to protect the residential amenities of neighbouring occupiers, in accordance with Policy E.3.1 (Protection of Amenity) of the Southwark Unitary Development Plan 1995 [UDP] and Policy 3.2 (Protection of Amenity) of the The Southwark Plan [Revised Draft] February 2005.

- 5 A plan showing sufficient disabled bays and cycle storage on the premises shall be provided before the works hereby approve are commenced.

Reason

In order that the Council may be satisfied with the disabled parking facilities and cycle storage, in accordance with Policy E.2.4 (Access and Facilities for People with Disabilities) and T.6.3 (Parking Space in New Developments) of the Southwark Unitary Development Plan 1995 [UDP] and Policy 5.1 (Locating Development) of The Southwark Plan [Revised Draft] February 2005.

**Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies E.2.2 (Heights of Buildings), E.2.3 (Aesthetic Control), E.2.4 (Access and Facilities for People with Disabilities), E.3.1 (Protection of Amenity), C.6.1 (New Arts, Cultural, Entertainment and Visitor Facilities) and T.6.3 (Parking Space in New Developments) of the Southwark Unitary Development Plan 1995
- b] Policies 3.2 (Protection of Amenity), 3.10 (Efficient Use of Land), 3.11 (Quality in Design), 3.13 (Urban Design) and 5.1 (Locating Development) of The Southwark Plan [Revised Draft] February 2005.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

**CIRCULATION LIST****MUNICIPAL YEAR 2005/06****COUNCIL: BOROUGH & BANKSIDE COMMUNITY COUNCIL**Original held by Constitutional Support Unit; amendments to Julian Bassham  
(Tel:02075257234)

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Cllr Catriona Moore	1	323 Borough High Street	
Cllr Mark Pursey	1	London SE1 1JL	
Cllr Richard Thomas	1		
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