

**COMMUNITY COUNCILS**  
A voice for your community



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

**Date: Monday 25<sup>th</sup> July 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:**

- 1/1 Full planning permission -  
Soho Wharf, Clink Street SE1.

## **7. School Governor Appointments**

Members to consider appointing school governor to  
Joseph Lancaster primary – one nomination received –  
Ms Sarah Etwell

## **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.”

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### **Wheelchair access**

Wheelchair access to the venue is available through the main entrance to Charles Dickens School Hall, Lant Street, SE1.

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

Andrea Allen

Phone: 0207 525 7234

E-mail: [andrea.allen@southwark.gov.uk](mailto:andrea.allen@southwark.gov.uk)

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

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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

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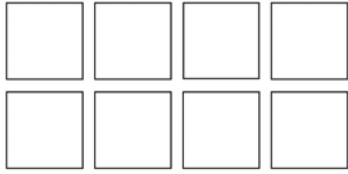
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**Spanish**

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>	Deborah Holmes, Borough Solicitor & Secretary	
<b>Report Author</b>	Glen Egan, Assistant Borough Solicitor Beverley Olamijulo, Constitutional Support Officer (Executive)	
<b>Version</b>	Final	
<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

Agenda items

Map item 1

<b>Item No.</b>	<b>Classification</b>	<b>Decision Level</b>	<b>Date</b>
1	OPEN	Borough and Bankside Community Council	25.7.2005
<b>From</b> Interim Development and Building Control Manager		<b>Title of Report</b> DEVELOPMENT CONTROL	
<b>Proposal</b> (05-AP-0432 )  Addition of a sixth floor to building to provide 1 new residential unit (Class C3), modifications to fifth floor level including an extension to south elevation and alterations to external facades.(Re-submission permission previously granted for the external alterations and extensions and use as offices).		<b>Address</b>  Soho Wharf, Clink Street SE1.  <b>Ward</b> Cathedrals	

### **PURPOSE**

- 1 To consider the above application which is for Community Council consideration due to the number of objections received

### **RECOMMENDATION**

- 2 Grant Planning Permission

### **BACKGROUND**

- 3 Soho Wharf comprises a six-storey former warehouse building with basement, situated to the south of Clink Street and east of an elevated railway viaduct to Cannon Street Station. The site abuts the western perimeter of the former car park site at the junction of Stoney Street and Clink Street where a part four, part eight storey building known as Victor Wharf has been built. The site adjoins the 'Vinopolis' wine museum to the west and south. The building is currently occupied by The Clink Prison Museum at basement and ground floor levels with studio-style office accommodation on the five floors above. The 14<sup>th</sup> Century wall of the Clink Prison forms part of the flank wall to Soho Wharf. The site lies immediately adjacent to the Winchester Palace scheduled ancient monument area and is within an Area of Archaeological Importance and forms part of the Borough High Street Conservation Area
- 4 The site has been the subject of various planning applications for elevational alterations and changes of use. The following permissions are relevant to this

application:

- a) February 2001: continued use of 1<sup>st</sup> to 5<sup>th</sup> floors for business purposes (Class B1).
- b) August 1990: erection of roof extension to form a sixth floor for business use.
- c) December 1989: refusal of planning permission for the erection of an extension at 6<sup>th</sup> floor level; removal of condition restricting use of ground and first floors within Class B1 (business)
- d) March 1989: refusal of planning permission for erection of a 7-storey office building on the Soho site, the erection of a part nine, part twelve storey office building at Clink Wharf and New British Wharf; change of use of ground and first floors of Soho Wharf to Class B1 and erection of central atrium; conservation area consent for demolition of Soho Wharf with exception of eastern wall subject to approval of replacement building
- e) May 1988: use of basement for exhibition purposes

5 Three applications were submitted in 2002 as follows:-

Elevational alterations involving formation of new entrances and doors and restoration and replacement of windows. Replacement of existing mansard roof and installation plant equipment with acoustic screening at roof level. Use of part of ground floor and part basement for ancillary office purposes (Application 0201527).

Elevational alterations involving formation of new entrances and doors and restoration and replacement of windows. Replacement of existing mansard roof, erection of additional storey at 6<sup>th</sup> floor for office use and installation plant equipment with acoustic screening at roof level. Use of part of ground floor and part basement for ancillary office purposes (Application 0201528).

Use of part of basement and part of ground floor for restaurant purposes (Class A3). Elevational alterations and installation of freestanding public art to north elevation (Application 0201516).

6 These applications were refused at Planning Committee on the 16.10.2002. The alterations proposed in all three applications were considered unacceptable in terms of increasing the vertical proportions resulting in an over dominant and obtrusive feature, are unsympathetic to the character and appearance of the existing building and the Borough High Street Conservation Area generally. Application 0201516 was also refused on the grounds of the loss of the Clink Museum.

- 7 The applicant subsequently appealed and the appeals were allowed.
- 8 The proposed application seeks to provide the provision of the sixth floor to the building which was allowed on appeal, however it is to provide a new residential unit rather than office use. The proposal provides a four bedroom flat with a large living area. Extension and alterations are proposed to the front and rear elevations at fifth floor level this will allow additional office (Use Class B1) floorspace of 29 square metres to be provided.
- 9 The applicant has deleted indicative drawings in respect to roof top plant and this element no longer forms part of the application.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 10 The main issue is the use of the **previously approved 6th floor extension** as a residential flat, and subsequent policy and traffic issues.

### **Planning Policy**

- 11 Southwark Unitary Development Plan 1995 [UDP]:  
The site lies within a designated regeneration area, central area of community need, employment area, the Borough High Street Conservation Area. The site also lies within an archaeological priority zone and is adjacent to the Winchester Palace scheduled ancient monument area.  
  
Policy E.2.2 (Heights of Buildings): An additional floor has been tested at appeal and is considered acceptable in principle  
Policy E.2.3 (Aesthetic Control): The extensions and external alterations have been approved by The Planning Inspectorate and the use as a residential unit will not adversely affect the appearance of the proposal.  
Policy E.3.1 (Protection of Amenity): Complies in part, unobscured bedroom in north elevation is approximately 9 metres away from the opposite buildings known as Clink Wharf. However, given the urban context of the area and the previously approved extensions it is considered acceptable.  
Policies E.4.2 & E.4.3 (Proposals Affecting Conservation Areas): External alterations and extensions have already been granted permission the use of part of the office area as a flat is not considered to harm the Conservation Area.  
Policy T.1.3 (Location of Development in Relation to Transport Network): A car free proposal is considered acceptable in principle  
Policy H.1.8 Standards for New Residential Development Provides rooms with adequate floor space. Due to the configuration of the extension it is not possible to provide two smaller flats.  
Supplementary Planning Guidance 5 Residential Design Standards as above

- 12 The Southwark Plan [Revised Draft] February 2005



Policy 3.11 Quality in Design - see above

Policy 3.13 Urban Design - see above

Policy 3.2 Protection of Amenity - See above.

Policy 5.6 Car Parking - Proposal is car free which is considered acceptable given the close proximity to London Bridge and bus routes

Policy 3.10 Efficient Use of Land - Complies property will provide an additional flat and while the size would have allowed the conversion into two flats this has not been possible due to problems of means of the escape etc.

Policy 4.2: Quality of Residential Accommodation - See above.

Policy 5.3 : Pedestrians and Cyclists: Complies

as the scheme is 'car free' this is considered unacceptable.

Policy 1.6 : Small Business Units - Complies, proposal will not result in the loss of small business units (studios 51, 52, 53 50 and 54) but will provide a better working environment once refurbished.

Policy 3.12 Design Statements - Design statement submitted with previous application, no change in the appearance of the proposal is sought.

Policy 3.16 Conservation Areas - complies, extensions and alterations tested on appeal.

Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites - complies.

## **Consultations**

Site Notice: 16.4.2005

Press Notice: 21.4.2005

### Consultees:

Manager, The Clink Prison Museum, Clink Street, SE1

Studio 1, 2 and 3 Clink Wharf, Clink Street SE1

Amano Cafe, Clink Street SE1

Manager, Starbucks, Ground Floor Unit, Winchester Wharf, Clink Street, SE1  
9DG

Manager, Majestic @Vinopolis Vaults, Stoney Street, SE1

General Manager, Vinopolis, 1 Bank End, SE1

Miskin Plant 7 Tool Hire Ltd, 14-16 Stoney Street, SE1 9AD

Zuckerman Tighe Design, 11 Clink Street Studios, Clink Street SE1

Pretty, 11 Clink Street Studios, Clink Street SE1

11, 13, 20, 21, 21a, 22, 30 32, 40, 41-42, 50, 51, 52, 53, 54, 55 Clink Street  
Studios, Clink Street SE1

Dibden, Winchester Wharf, 4 Clink Street SE1

Flats 1-14 (consec.), Horseshoe Wharf, Clink Street, SE1

Apartments A, B, C, 1-7 (consec.), Clink Wharf Apartments, Clink Street SE1

Flats 1-14 (consec.), Victor Wharf, Clink Street SE1

Flats 1-3, Little Winchester Wharf, 5 Clink Street, SE1

Flats 1-5 Winchester Wharf Clink Street

Traffic Group Chiltern; Public Protection, Chaplin Centre; Conservation/Urban

Design Officer.

**Replies from:**

Studio 30 (2 letters), 50, 51, 52, 53, 54 1 Clink Street  
4, 6 Clink Wharf  
Flat 3 55 Palace Road SW2  
Flats 2 & 7 Horseshoe Wharf 6 Clink Street

Object on the following grounds:-

- object to additional storey on grounds of further loss of light. Excessive development at Clink/Storey Street has subjected residents of Clink Wharf to considerable loss of light
- additional floor would significantly alter the appearance of Clink Street Studios, adding to escalating destruction of this historical area;
- development would be out of keeping, protruding above surrounding buildings, building facade should be listed.
- Use of building for residential will not complement existing studio use
- previous proposals have been refused (New British Wharf) on Stoney/Clink Street site on grounds of height and as a result proposals have been scaled down to 5 storeys to accord with the height of existing buildings
- Height of Victor Wharf should not be taken as a precedent
- Area is already overpopulated and proposal would set a precedent for more residential development on top of buildings
- Object to building noise and disturbance
- Proposal will provide one big commercial area on the fifth floor and will result in the loss of small companies
- Proposal will result in the loss of jobs.
- Proposal will add to traffic congestion and problems with deliveries etc.
- Businesses have to work late, this could conflict with residential use
- Disruption could result in the need for occupiers to relocate and it may be impossible to continue work.

- 13 Conservation and Design - Request a design statement.  
Traffic - It is not thought that the alterations will negatively impact on the performance and safety of the surrounding highway network.

**PLANNING CONSIDERATIONS**

- 14 Appearance and Design

The Inspector when allowing the appeals in 2003 in respect to the provision of an additional 6th floor stated that he considered that the proposed 6th floor would not be visible in the street scene. However no design statement has been submitted and given the sensitive nature of the sight the Design Officer considers there is insufficient information to properly assess the proposal. No

drawings have been submitted showing the proposal in context with surrounding buildings and therefore it is difficult to assess the impact of the proposal in design terms.

#### Land Use Issues

- 15 Clink Street is a predominantly mixed use area with an increasing residential population. The proposal does not result in the loss of employment floor space, the proposal provides an additional 29 square metres although it results in the potential loss of floorspace as permission was previously given for an additional floor of office floorspace. This is regretted but the proposal does not conflict with any landuse policy. However, in principle residential is acceptable subject to it not creating a loss of amenity for existing residential occupiers.
- 16 The current layout of the fifth floor provides 5 studio units these are to be retained but may be configured differently due to user requirement/operational needs. The applicant's agent have stated that there will be some 'enabling works' to the fifth floor but they will not impact on the 5th or lower floors. The existing studios appear to have a business (Use Class B1) use and therefore should not conflict with a residential use even if the studio occupiers work later than normal office hours.
- 17 Traffic have no objection to the proposal.

#### 18 Amenity Issues

The applicant revised the proposal by providing obscured glazing to some of the windows in sensitive areas overlooking Clink Wharf and Victor Wharf. However this resulted in a habitable room ie kitchen/breakfast room having obscured glazing and therefore no outlook which is unacceptable. A bedroom window has been left unobscured and with approximately 9 metres between this and the front elevation of Clink Wharf with its windows serving habitable rooms. This is considered to pose a problem in respect to overlooking and loss of privacy. Further east on the pontifex warehouse site it was considered that a distance of 14 metres between habitable windows was considered acceptable given the urban context of the site, however 9 metres is not considered to be acceptable and will give rise to problems of privacy.

- 19 The applicants agent has stated that a daylight and sunlight report for the previously approved scheme indicated that there would be no impact on properties in Clink Street. However no report has been submitted to prove that the flat will have adequate sunlight and daylight. Given the taller buildings in the area this is an issue of some concern, particularly as the majority of the windows will be obscured.
- 20 In relation to the amenities of future residents of the flat, there will be no outlook due to obscured glazing on a habitable room in the north elevation. There appears to be no refuse or cycle storage provision being provided but

details can be conditioned. It is considered that there will be sufficient light into the proposal even though the majority of windows will be obscured. The applicants state that the bedrooms and living room windows have been orientated to face south to make the best use of sunlight and daylight. The design of the extension, including window positions, has already been approved through the outcome of a planning appeal and this is therefore no longer an issue. To refuse planning permission on these matters may leave the Council open to potential liability for costs. There are therefore no planning reasons to refuse permission.

### **EQUAL OPPORTUNITY IMPLICATIONS**

- 21 Proposal will increase the commercial floorspace and hence employment opportunities and provide a residential unit for which there is a demand.

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

- 22 Proposal makes use of south facing windows to reduce the need for artificial lights etc.

LEAD OFFICER	Séamus Lalor	Interim Development and Building Control Manager
REPORT AUTHOR	Michele Sterry	[tel. 020 7525 5440]
CASE FILE	TP/1153-K	
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>	Yalecove Limited	<b>Reg. Number</b>	05-AP-0432
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1153-K
<b>Recommendation</b>	Grant		

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**Draft of Decision Notice**

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

Addition of a sixth floor to building to provide 1 new residential unit (Class C3), extension of fifth floor level and alterations to external facades.

**At:** Soho Wharf, Clink Street SE1.

**In accordance with application received on 08/03/2005**

**and revisions/amendments received on 29/03/2005**

10/05/2005

24/05/2005

**and Applicant's Drawing Nos.** 7410/S/001, 002, 003, 004, 005, 006, 007, 008, 009,010, 011, 012, 013, 7410/P/014B, 015B, 016B, 017B, 024, 025B, 026A, 027A, 028A, 029A and letter dated 24.5.2005

**Subject to the following conditions:**

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

Reason

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

- 2 Samples of all 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 facing 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 dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 4 Details of the facilities to be provided for the secure storage of cycles shall be submitted to (2 copies) and approved by the local planning authority before the development hereby approved is commenced and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy T.4.1 Measures for Cyclists of the Southwark Unitary Development Plan.

- 5 No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure[s] of any building[s] hereby permitted without the prior written consent of the Local Planning Authority.

Reason

In order to ensure that no additional plant etc. is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies E.2.3 'Aesthetic Control' and E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

The windows shown on the approved drawings 014B, 015B, 016B & 017B as being obscure glazed shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at [INSERT DETAILS] from undue overlooking in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

**CIRCULATION LIST****MUNICIPAL YEAR 2004/05**

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Original held by Constitutional Support Unit; amendments to Andrea Allen (Tel:02075257234)

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