



COMMUNITY COUNCILS
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Borough and Bankside Community Council Planning Agenda

LATE AND URGENT ITEM SUMMONS

Date: Monday 12th September 2005

Time: 7:00pm

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

- 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

ADDITIONAL ITEM

**Item 4/4 – Full Planning Permission - Soho Wharf, Clink
Street SE1.**

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

ITEMS ON AGENDA OF THE BOROUGH AND BANKSIDE CC

on Monday 12 September 2005

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

Reg. 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.

Item 1/1

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

Reg. 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

Item 1/2

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

Reg. 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.

Item 1/3

Appl. Type Full Planning Permission
Site Soho Wharf, Clink Street SE1.

Reg. 05-AP-0432
TP No. TP/1153-K
Ward Cathedrals
Officer Michele Sterry

Recommendation GRANT
Proposal

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.

Item 1/4

Soho Wharf



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Glenn Cook
Scale 1/1250
Date 5/3/2005

Southwark
Council

Item No. 4	Classification OPEN	Decision Level Borough and Bankside Community Council	Date 12/08/05
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (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).		Address Soho Wharf, Clink Street SE1. Ward 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 14th 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 1st to 5th 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 6th 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 6th 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. The

Inspector, in her decision letter came to the following conclusions stated in paragraph 39 thereto:

" It is my overall conclusion that the proposed changes to the fabric of the building would preserve the character of the conservation area and would enhance its appearance, the loss of the CPM would not cause harm to the character of the conservation area and there would not be unacceptable consequences for the amenity of local residents because of noise disturbance with Scheme C."

The Inspector continues in paragraph 40:

"In reaching this view I have taken account of all the other matters that were raised at the Inquiry and in the written material before me. Other matters included the benefits of regeneration and the improved accommodation that would be provided, the effect on daylight and sunlight enjoyed by neighbouring residents, the adequacy of provision for refuse storage and disposal and the impact of additional traffic. These and the various other points raised do not alter my overall conclusion that the appeals should be 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

Appearance and Design

- 14 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.

Amenity Issues

The applicant revised the proposal by providing obscured glazing to some of

- 18 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.

REASONS FOR LATENESS

- 23 Following clarification of certain points relating to the 2003 appeal, mentioned in paragraph 7.

REASON FOR URGENCY

- 24 "In view of the time lapse between the previous appeal decision and, following subsequent negotiations, appropriate revisions being arrived at any further delays may be prejudicial to the site's development."

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]

RECOMMENDATION

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

Applicant	Yalecove Limited	Reg. Number	05-AP-0432
Application Type	Full Planning Permission	Case	TP/1153-K
Recommendation	Grant	Number	

Draft of Decision Notice

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, 018, 019, 020, 021, 022, 023, 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 2005/06****COUNCIL: BOROUGH & BANKSIDE COMMUNITY COUNCIL**Original held by Constitutional Support Unit; amendments to Julian Bassham
(Tel:02075257234)

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