

Item No. 3/3	Classification OPEN	Decision Level PLANNING COMMITTEE	Date 13/1/04
From DEVELOPMENT & BUILDING CONTROL MANAGER		Title of Report DEVELOPMENT CONTROL	
Proposal (02-AP-0908 & 0941) 1. Listed Building consent for the part demolition of the existing building. 2. The erection of a part two part six storey building for use as offices (class B1) and use of part ground floor as dual retail (A1) or Restaurant (A3) use.		Address Union Works, 60 Park Street & 16 New Globe Walk SE1. Ward Cathedrals	

1. PURPOSE

- 1.1 To consider the above applications which are for committee consideration due to the number of objections received

2. RECOMMENDATION

- 2.1 Grant Listed Building Consent
- 2.2 Grant Planning Permission subject to a legal agreement to secure the implementation of an archaeological evaluation of the application site and funding for paving improvements and tree planting in the area, subject to legal agreement to secure funds for local environmental improvementst.

3. BACKGROUND

- 3.1 The application site is located on the north side of Park Street and between New Globe Walk and Bear Gardens. The property comprises of three elements: a two-storey brick built structure fronting Park Street that dates from the 1860's and is listed Grade 2, a later Victorian red brick industrial building to the rear and the most northerly element comprising of a rendered three-storey 1930's office building. The site is within the Bear Gardens Conservation Area.
- 3.2 The property has been vacant for over 12 months and was formerly used as offices, workshop and storage area for a lift engineering company. The area is mixed in character, with a 6 storey former warehouse building (20 New Globe Walk) which has been converted into flats abutting the northern boundary of the site. There is a three storey office building opposite the site at 135 Park Street, and other four/five storey commercial buildings to the east and west.
- 3.3 An appliction was submitted in 1998 for the redevelopment of the property to provide a restaurant and 33 flats above. This was withdrawn by the applicant.
- 3.4 The application proposal has been revised twice, firstly on the advice of English Heritage who requested that the original roof trusses be retained, and secondly to provide a larger lightwell to the elevation adjoining 20 New Globe

Walk, along with additional planting to the light well.

- 3.5 The application proposal comprises the retention of the listed facade and roof structure of the 1860's building, redevelopment of the remainder of the site and the construction of a part single, part 4 and part six storey building for use as offices (Use Class B1) with a restaurant/bar (Use Class A3) or retail unit (Use Class A1) on part of the ground floor. The first to the sixth floor will be open plan offices with a central service core. Plant will be placed on the roof of the listed building and will be enclosed by an acoustic screen. Entrances to the proposed building are from New Globe Walk and Bear Gardens.
- 3.6 The new extension has been designed as a contemporary structure with three distinct elements, a timber clad element on part of the ground, first and second floors. A glass and timber building behind and a predominately glass structure at 5th floor level. The second, third and fourth floors have been set in from Park Street. The proposal uses a variety of materials including iroko timber cladding and glass. The building has a maximum height of 24.6 metres and a foot print of 38 metres by 25 metres (maximum depth). Approximately 3,400 square metres of floor space is to be provided.
- 3.7 The building is situated on the boundary with 20 New Globe Walk a converted warehouse in residential occupation. This has a lightwell on the south side of the building serving bedrooms. The proposal provides a lightwell which faces onto the existing lightwell at 20 New Globe Walk. This has been enlarged from
- 3.8 the original submission by 3 metres on the first and second floors and one metre on the third floor. The lightwell is to comprise of obscured glazing, planting is provided in the lightwell.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are: impact on the amenities of adjoining residential occupiers; loss of part of a listed building; design and appearance of the proposed new building and its impact on the appearance and character of the listed building and conservation area; and archeological issues.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Bear Gardens Conservation Area; Area of Archaeological Importance; Grade II Listed Building

Policy E.2.3 Aesthetic Control - Complies - appearance, height and design of building considered acceptable.

Policy E.3.1 Protection of Amenity - Considered to comply, proposal is not considered to materially affect amenities of adjoining occupiers.

Policy B.1.2. Protection Outside Employment Areas and Sites - Complies, proposal will provide more office floorspace than at present.

Policy E.2.1 Layout and Building Line - Complies

Policy E.2.2 Heights of Buildings - Complies, proposal fits in with its

surroundings.

Policy T.6.3 Parking Space in New Developments - Does not provide any off street parking spaces, but in this central location this is considered acceptable. Bicycle parking spaces to be requested.

Policy T.1.3 'Design of Development and Conformity with Council Standards and Controls. - Complies subject to imposition of conditions

Policy E.4.2 Proposals Affecting Conservation Area - Considered to comply, the proposed building will make more of a positive contribution to the area than the existing.

Policy E.4.3 Proposals Affecting Conservation Area - Considered not to be detrimental to Conservation Area

Policy E.4.5 Demolition of Listed Buildings - Complies, proposal keeps important historical fabric of the building.

Policy E.4.6 Proposals Affecting Listed Buildings - Complies, proposal will not detrimentally affect the setting of the listed building.

Policy E.5.1 Sites of Archaeological Importance - Complies, subject to appropriate safeguards and conditions

R.1.1 Central Area of Community Need - Complies, does not involve the loss of residential and enhances employment generation in the area.

R.2.1 Regeneration Areas - Complies, investment is being made in the form of new modern office facility.

R.2.2 Planning Agreements - Complies, a Section 106 Agreement has been agreed for environmental improvements

Policy S.1.6 Hot Food Outlets - Considered to comply subject to appropriate conditions.

Policy S.2.1 New Retail Outlets under 2,000 m² - Complies, new retail developments are generally welcomed.

Draft Southwark Plan [agreed for Deposit November 2002]:

Grade II Listed Building, Bear Gardens Conservation Area and Bankside and Borough Action Area

Policy 3.14 Quality in Design - Considered to comply, design, height and scale all acceptable.

Policy 3.15 Urban Design - Acceptable, building is considered to be of a high quality.

Policy 3.2 Protection of Amenity - Considered to comply, the proposal is considered not to result in loss of privacy, or materially affect daylight to neighbouring properties.

Policy 5.6 Parking - No off-street parking provided but area served by good public transport.

Policy 1.2 Area Action Plans - Complies, proposal will introduce a mixed use development into the area

Policy 3.6 - Conservation Areas and Heritage - Complies

Policy 3.7 Archaeology - Complies

Heritage Supplementary Planning Guidance - Complies

Archaeology Supplementary Planning Guidance - Complies

Residential Design Standards Supplementary Planning Guidance - Complies

Bankside and the Borough Action Area - Complies

4.3 Consultations

Site Notice: 5/6/02

Press Notice: 6/6/02

Consultees:

2, 4, 6 & 8 Emerson Street; 133, 135, 185, 62-76 Park Street
Museum at No1, Warehouse at No.3 Bear Gardens; 1, 2 Rose Alley
1, Flats 1- 28 3-13, Rose Court 2, 2A, 22 & 24 Southwark Bridge Road
106 Sumner Street; 49, 51 & 52 Bankside
Apartments 1-33 20, 22, Apartments 1 to 80 Benbow House 24 New Globe Walk
The Globe Theatre, Inigio Jones Theatre New Globe Walk
Cathedral Area Residents Assoc, Bankside Residents Forum
Conservation Officer, Archaeology Officer, Traffic Group, Public Protection,
Waste Management, Conservation Areas Advisory Group

Letters of objection received from 11,13, 14,18, 25, 30, 31, 33, 20 New Globe Walk Mr Tullett & Mr Brown 20 New Globe Walk 18 & 56 Benbow House 24 New Globe Walk.

Objections on grounds of loss of loss of privacy, views, intrusion of proposed plant, overdevelopment, unsympathetic design. Noise and pollution while being constructed and after due to intensification of use. Additional traffic congestion, parking, noise and pollution. Loss of sunlight and daylight, creation of a sense of enclosure and light pollution from glass light well. Unsympathetic and unattractive design, inappropriate to listed building and conservation area. Devalue property prices.

Shakespeare's Globe 21 New Globe Walk - Welcome the proposal in principle, however concerns in respect of lack of parking, servicing of restaurant, construction noise has implications for workshop and performances, safety concerns in respect to traffic and school visits.

Health and Safety Executive, Rose Court - Concerns in respect of amount of development in area, additional traffic, rubbish, parking, noise and disturbance.

Conservation Areas Advisory Group - Welcomed, subject to retention of internal walls of listed building.

Traffic Group - The CPZ in which this proposal is located is significantly over subscribed. Adopted UDP requirement is for 3 spaces for the B1 use, however in this central location the proposal is considered acceptable.

Public Protection - No details of ventilation for proposed restaurant use, depending on conditions in respect of hours of use, it may cause noise nuisance to adjacent buildings when clearing up the kitchen and disposing of rubbish late at night.

Waste Management - Refuse storage proposals acceptable.

Archaeology - The submitted documentation demonstrated that remains of bear garden are likely to survive on site and are likely to be of national significance. It will therefore be necessary to undertake archaeological evaluation within the site in order to determine the character, nature, potential and survival of archaeological remains.

English Heritage - welcome revised proposal for the listed building which retains more of the original internal fabric, together with a more sensitive treatment of the roofscape.

Revised lightwell proposal

Apartment 4 20 New Globe Walk - Objects on the grounds already raised by other objectors above. Asks if an impact assessment study has been undertaken and considers proposal to be a breach of the Human Right Act 1998.

Shakespear Globe, Health and Safety Executive, Apartment 8(Director of 20 New Globe Walk Management Co. Ltd) 11, 18, 25, 30, 31, 33, 20 New Globe Walk SE1, 18 & 54 Benbow House, F8 2-13 Southwark Bridge Road

Majority of occupiers reiterate previous concerns as they consider revision is only a minor alteration.

English Heritage -No representations

5 PLANNING CONSIDERATIONS

Land Use Issues

- 5.1 The site is within the proposed Bankside and Borough Action Area in which mixed uses are generally encouraged and the scheme is therefore considered acceptable in land use policy terms. The proposed Class A uses will be at the front of the site, furthest from the residential accommodation at 20 New Globe Walk. The rear areas will remain in Class B use

Impact on the amenities of adjoining residential occupiers

- 5.2 The majority of objections raised concern the possible impact of the scheme on the amenities of adjoining and nearby residential occupiers. The main concern expressed relates to the impact of the proposed new building on an existing balcony and light well on the south elevation of 20 New Globe Walk. It is understood that the lightwell serves bedrooms in those units.
- 5.3 The applicants have commissioned a study to look at the impact of the proposed building on levels of daylight and sunlight to south facing window in the lightwell to 20 New Globe Walk. The report concludes that daylighting to all windows will continue to meet recognised guidelines and that even the first floor windows attain a level of daylighting above the required levels.
- 5.4 The impact on levels of sunlighting to first and second floor windows will be greater. The worst case is on the first floor where windows will receive 2% to 7% of annual probable sunlight hours. This is below the 20% of annual probable sunlight hours that British Research Establishment (BRE) guidelines suggest are required for good sunlight. However, existing percentages for the first floor windows range from 17% to 21%. There will be less impact to the third floor windows and all fourth floor windows will pass this test.
- 5.5 The study concludes that BRE guidelines in relation to sunlight should not be applied rigidly to development in a high density urban environment. This view has been endorsed in a number of recent appeal decisions where inspectors have generally taken the view that the BRE guidelines, that were developed mainly for suburban situations, should be applied flexibly in central London where development is inevitably more dense. Second, third, fourth and fifth floor levels all meet the BRE daylight test.
- 5.6 Privacy has been raised as a concern by residents in 20 New Globe Walk.

The distances between the rear of the proposed lightwell and the windows in the Globe Walk lightwell is a minimum of 9 metres, and 5 metres from the balcony. All the glazing fronting onto the balcony areas will be obscured glazing and planting is to be provided to make the area more visually attractive. Residents are concerned that when the lights are on in the office building they will be able to make out movement within the office and vice versa. However it is considered that the proposal will not result in a loss of privacy for residential occupiers and generally offices will only be occupied during the day and early evening.

- 5.7 Another issue raised by residents is in respect to the creation of a sense of enclosure. This relates to the rooms off the balconies which are main and secondary bedrooms. There is to be a gap between the front of the balconies and the rear of the proposed lightwell of 5 metres. This is considered acceptable for bedrooms. A resident has raised the issue that there is not a gap of 12 metres which is generally required. This relates to windows across a street and not to those provided within a light well.
- 5.8 Residents are concerned that the proposal will result in additional noise from the proposed plant equipment, restaurant/bar use, additional people using the area and the subsequent increase in vehicles servicing the building etc. The present lawful planning use of the property is as lift engineers workshop and it is considered that an office use would be unlikely to result in an increase in noise over a semi-industrial use, notwithstanding the likely increase in the numbers employed on site. The use as a lift engineers workshop would possibly have involved more vehicular activity than an office use.
- 5.9 The plant has been located in a position as far away as practicable from 20 Globe Walk on the two storey element of the listed building. It will be behind the new six storey element so it will not be seen by the residents of 20 New Globe Walk. Acoustic screening is proposed which is required by Public Protection. Details of the screening and the plant will be conditioned. An environmental noise survey has been undertaken for the applicants which considered measured prevailing background noise levels at the site during the day and at night. The report considered the impact of the required new plant and recommended a condition to ensure that the equipment would be designed not to exceed 5dB below the lowest measured background noise. The report considered that stringent acoustic control measures would need to be in place to ensure reasonable noise levels at the nearest sensitive properties.

Conservation and Listed Building Issues

- 5.11 The applicant has submitted a report by Historic Buildings Consultant providing a 'Synopsis of Architectural Development of the site'. It establishes that the listing only covers the front 1860's classical stock brick building to Park Street and not the rear red brick building or 20th century building also to the rear.
- 5.12 The original submission was considered unsatisfactory as it only sought to retain the front and side elevations of Union Works. This was considered to be objectionable by the Council and English Heritage. A site visit was undertaken and it was evident that a substantial part of the original roof structure had

survived. The application was amended to retain this element and to set the new element back from the listed building. The proposal is now considered acceptable in listed building terms by English Heritage.

5.13 The proposal is considered to preserve the element of the building which is of special architectural interest and to provide an appropriate new building that will enhance the appearance and character of the Bear Gardens Conservation Area.

Design and Appearance

5.14 The new building respects the setting of the listed building by the stepping back of the upper floors from the front facade. It is considered that the contemporary design and use of high quality materials will complement the listed building. This approach was favourably received by English Heritage.

5.15 The elevations have been designed to provide three elements, a wood clad element, a glass and wood element and a light weight glass structure. This breaks down the massing of the building and provides interest. The facing materials are predominantly wood and glass which will complement its surrounding of predominantly brick buildings. The use of several materials provides additional interest to the elevations. The design and appearance is considered acceptable.

5.16 In respect to the Section 106 Agreement £30,000 have been requested from the applicants for environmental improvements to the area. Because of the potential development of the site the pavements were not included in an upgrade in the area and the money could be spent on this and tree planting in nearby Emerson Street.

Archaeological Issues

5.17 Bankside contained a number of playhouses and bear baiting arenas during the 16th and 17th centuries, and some are scheduled as ancient monuments by the Department of Culture Media and Sport. Surveys indicate that the remains of Bear Gardens are likely to survive on site and that these may be of national significance.

5.18 An archaeological desk-based assessment has been submitted by the applicant. This considers the archaeological potential of the site and the possible impact of the proposals on buried archaeological remains. The assessment concluded that the 'Davies Bear Garden', a 17th-century bear baiting arena is probably located on the development area. An archaeological watching brief undertaken during small-scale engineering investigations suggested that a 17th-century structure survives beneath the existing building which may represent the remains of the Bear Garden. Further archaeological evaluation is necessary to establish the exact nature of the buried deposits and identify strategies for its preservation.

The applicants will therefore need to undertake an archaeological evaluation within the application site in order to determine the character, nature, potential and survival of archaeological remains. The applicants have stated that they

are unwilling to carry out the evaluation before the grant of planning permission due to the costs involved. Therefore it is to be included in the Section 106 Agreement that the evaluation will take place before the implementation of the planning permission.

6. EQUAL OPPORTUNITY IMPLICATIONS

6.1 The proposal will bring back into use a vacant industrial building and together with the extension of the property will provide more employment opportunities. The building will be fully accessible for people with disabilities.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

7.1 The property will make reuse of a listed building providing employment in an area which is served by good public transport and is therefore a car free development.

LEAD OFFICER
REPORT AUTHOR
CASE FILE
Papers held at:

Andrew Cook
Michele Sterry
TP/1523-60
Council Offices, Chiltern,
Portland Street SE17 2ES
[tel. 020 7525 5402]

Development and Building Control Manager
[tel. 020 7525 5453]

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	Mrs P H Davidson The Trustees of	Reg. Number	02-AP-0908
Application Type	Full Planning Permission	Case	TP/1523-60
Recommendation	Grant	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Part demolition of the existing buildings and the erection of a part two part six storey building for use as offices (class B1) and use of part ground floor as dual retail (A1) or Restaurant (A3) use.

At: Union Works, 60 Park Street & 16 New Globe Walk SE1.

**In accordance with application received on 17/05/2002
and revisions/amendments received on**

30/05/2003

23/09/2003

and Applicant's Drawing Nos. Location Plan, 02,03,04,05,06,07,08,09,10,11A, 12A,13A,14A,15A,17A,18,19,20A,21A, 22,23,24,25,26, 27, 28, 29, 30, 31, .

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 roofing and 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 roofing and 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 glazing to the proposed lightwell adjoining 20 New Globe Walk shall be obscured and fixed shut and 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 20 New Globe Walk from undue overlooking in accordance with Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

- 4 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.

- 5 The use hereby permitted shall not be begun until full particulars and details (2 copies) of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local

Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to that the Council may be satisfied that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity in accordance with Policy E.3.1: Protection of Amenity and Policy S.1.6: Hot Food Outlets of Southwark's Unitary Development Plan, and Planning Policy Guidance 24 Planning and Noise.

- 6 The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the premises before the use of the premises is commenced and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby 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.

- 7 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

To ensure that the Local Planning Authority is satisfied with the external appearance of the proposed building in accordance with Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 8 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.

- 9 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

- 10 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.

- 11 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

- 12 No development shall take place until a detailed scheme (2 copies) showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been approved in writing by the Local Planning Authority and that the scheme will be monitored by the Council.

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ.

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	Mrs P H Davidson The Trustees of	Reg. Number	02-AP-0941
Application Type	Listed Building Consent	Case Number	TP/1523-60
Recommendation	Grant		

Draft of Decision Notice

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

Part demolition of the existing listed building and the erection of a part two, part six storey building for use as offices (class B1) and use of part of ground floor as retail (A1) or Restaurant (A3) use.

At: Union Works 60 Park Street SE1

**In accordance with application received on 17/05/2002
and revisions/amendments received on**

30/05/2004

23/09/2003

and Applicant's Drawing Nos. 02,03,04,05,06,07,08,09,10,11A, 12A,13A,14A,15A,17A,18,19,20A,21A,
22,23,24,25,26,27,28,29,30,31.

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

- 2 Samples of the facing and roofing 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 roofing and 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 Detailed drawings (2 copies) shall be submitted to the Local Planning Authority to show how the retained facades and roof structure of the building will be protected from damage or collapse during the building of the adjoining extension and the development shall not be carried out otherwise than in accordance with any approval given.

Reason

To protect the listed building from collapse during construction works in compliance with Policy E.4.6 'Proposals Affecting Listed Buildings' of the Southwark Unitary Development Plan 1995.

- 4 No development shall take place until a detailed scheme (2 copies) showing the scope and arrangement of foundation design and all new groundworks, which may have an impact on archaeological remains, has been approved in writing by the Local Planning Authority and that the scheme will be monitored by the Council.

Reason

To ensure that archaeological remains are not disturbed or damaged by foundations and other groundworks but are, where appropriate, preserved in situ.

- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted (2 copies) by the applicant and approved by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied.

