

Item No.	Classification	Decision Level	Date
1	OPEN	PLANNING COMMITTEE	7TH JUNE 2004
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-CO-0022) Erection of a relocatable building measuring a maximum of 10 metres in height to provide B1 office use and a One Stop Shop public service facility for Southwark Council.		Address Land between 15 & 19 Spa Road SE16 Ward Grange	

1. PURPOSE

- 1.1 To consider the above application. The application requires Committee consideration because it is the Council's own development and because of its size.

2. RECOMMENDATION

- 2.1 Resolve to grant planning permission subject to referral of the application to the Government Office for London.

3. BACKGROUND

- 3.1 The existing site is largely occupied as staff parking and landscaping between numbers 15 - 19 Spa Road. Both these buildings are known as the former (15) Bermondsey Public Library and (19) Bermondsey Town Hall, both grade II listed buildings. To the rear of the site exists a "first stop shop".
- 3.2 There is no planning history relevant to this application, although the site historically had a large building on it. Originally, it was occupied by Bermondsey Town Hall built in 1881 and subsequently demolished following bomb damage in the 1940's. It is not designated for any specific use within the Southwark UDPs.
- 3.3 This application is for the erection of a relocatable building measuring a maximum of 10 metres (height), 31 metres (width) and 33 metres (length) to provide B1 office use and a One Stop Shop public service facility for Southwark. The proposed new building will be dome shaped, slightly over a storey high and the materials chosen will be of a contemporary design appropriate for the location.

4. FACTORS FOR CONSIDERATION

4.1 Main Issues

The main issues in this case are the principle of the development, the amenity

of adjoining neighbours and the surrounding residents, the design and the loss of the car park and landscaped area.

4.2 Planning Policy

Southwark Unitary Development Plan 1995 [UDP]:

Policy E.2.1 - Layout and Building Line: the proposal complies with this policy.

Policy E.2.2 - Heights of Buildings: complies, will sit well between both listed buildings.

Policy E.2.3 - Aesthetic Control: complies, the proposed design is considered interesting and would not detract from either of the listed buildings.

Policy E.3.1 - Protection of Amenity: complies, will not affect the amenity of adjoining occupants and surrounding residents.

Policy E.4.6 - Proposal Affecting Listed Buildings: complies, the proposed building is low enough in terms of height not to significantly impact on the setting of the adjoining listed buildings.

Policy B.2.1 - Employment Areas and Sites: complies, the proposal will replace an existing One Stop Shop.

The Southwark Plan [Revised Deposit Unitary Development Plan] March 2004

Policy 3.11 - Quality in Design: complies.

Policy 3.13 - Urban Design: complies.

Policy 3.14 - Designing Out Crime: complies, the proposal has incorporated the principles and objectives of "Secured by Design".

Policy 3.2 - Protection of Amenity: complies

Policy 1.5 - Mixed Use Development: complies.

Policy 3.18 - Setting of Listed Buildings and Conservation Areas: complies

4.3 Consultations

Site Notice: 30/03/2004

Press Notice: 11/03/2004

Consultees:

Arboriculturalist

Conservation & Design Team

Traffic Group

Archeology Officer

English Heritage

Safety in Design

Public Protection

Neckinger Estate T.A, 87 Spa Road, SE1

34 - 112 (evens) George Tingle House, Grange Walk, SE1

35,41 - 49 (odds) Neckinger, SE1

1 - 359 (consec) Neckinger Estate, SE16

1 - 102 (consec) Vauban Estate, SE16

The Queens Arm Public House, SE16

82 - 98 (evens) Spa Road, SE16

15 & 19 Spa Road, SE16

Flats 1 - 6 (consec) 1 Alscot Road, SE1
Flats 1 - 7 (consec) 45 Alscot Road, SE1
Flats 1 - 7 (consec) 47 Alscot Road, SE1
Alfred Salter Neighbourhood Office, 1 - 3 Spa Road, SE16

Replies from:

Arboriculturalist: No comments received.

Conservation & Design Team: No objection. The building is low enough in terms of height not to significantly impact on the setting of the listed buildings. In any case the site originally had a large building on it prior to World War II so in principle there is no objection to building here.

Traffic Group: No formal objections to the proposal but concerned that the service bay for 15 Spa Road has been greatly constrained by the new proposal. Additional information required, include dropped kerb and rear parking bays (6.0 metre) manoeuvring area with any planning permission granted. Refuse and cycle storage conditions are also required.

Archaeology Officer: The site lies within the archaeological priority zone of Borough/Bermondsey/ Riverside. The trial investigation indicates considerable ground disturbance on the application area and it is likely that the foundations for the new structure will not affect any archaeological deposits. No conditions will therefore be necessary.

English Heritage: The design of the proposed building is most interesting and would not, in my view, detract from the setting of either of the listed buildings or, indeed, the piers which, apparently, are to remain undisturbed as part of the development. Listed building consent is not, in my view, necessary in this case.

Safety in Design: No issues.

Public Protection: No comments received.

58 George Tingle House, Grange Walk: Concerned that proposed works will result in a haven for youths to commit anti-social behaviour. Security needs to be tightened up with CCTV,

71 Vauban Estate: Comments received.

5 PLANNING CONSIDERATIONS

Principle of the Development

- 5.1 The proposed temporary building (Class B1) will provide a public service use for between 3 - 5 years operation on site. The Bermondsey One Stop Shop will be the first of three (the others will be in Walworth and Peckham) to be phased on the 1st April 2005 and is seen as a flagship development in the overall strategic plan by Southwark. The proposed operation will result in over 60 centralised jobs for existing staff who will be relocated from a range of offices scattered across the borough. It is considered that this proposed employment generating use is compatible both within this location and the immediate mixed use nature, including residential, of the surrounding area.

Amenity and Design Issues

- 5.2 There will be a slight loss of daylight to the adjacent buildings, but these are in use by the Council as offices. It is considered that as these properties are not

residential there would be minimal effect on the amenity of those occupants.

- 5.3 The bulk, scale, height and the materials of the proposed building are considered acceptable in this location. In design terms, the building has been set back from the street line and has been conceived as a "free standing pavilion". The historic street pattern has been reinforced with the introduction of the new pavilion into the gap site and the view from the park will reflect and enhance the strength and variety of the existing listed buildings' frontages. The proposed new building will not affect the listed gates and stone piers which have been retained.

Loss of Car Park and Landscaped Area

- 5.4 The car park at the front of the site, has been replaced by a smaller number of proposed parking spaces (9, including 2 disabled) accessible to the rear of building. This level of parking is considered acceptable both by Central Government, Planning Policy Guidance Note (PPGN) 13 on Transport and the Council's emerging Southwark Plan. Both documents promote the relaxation of car parking standards where the development is easily accessible to transport services. In this case, the site is located in close proximity to a number of bus services. The loss of the landscaped front court has been integrated into the new proposal with adequate landscaped areas provided to the front and rear of the proposal.

6. EQUAL OPPORTUNITY IMPLICATIONS

- 6.1 The building and the surrounding boundary is accessible to disabled persons.

7. LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

- 7.1 The temporary nature of the building is relocatable and the choice of materials used contributes to the sustainable objectives promoted by the Government and the Council.

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CASE FILE	TP/361-A	
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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	Mr S Platts Southwark Council	Reg. Number	04-CO-0022
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)		
Recommendation	Refer to Secretary of State for Decision	Case Number	TP/361-A

Draft of Decision Notice

Proposed development:

Erection of a relocatable building measuring a maximum of 10 metres in height to provide B1 office use and a One Stop Shop public service facility for Southwark Council.

At: Land between 15 & 19 Spa Road SE16

In accordance with application received on 02/03/2004
and revisions/amendments received on 16/03/2004
02/05/2004

and Applicant's Drawing Nos. 0543P01A, 0543P05A, 0543P06, 0543P07, 0543P08, 0543P09B, 0543P10B, 0543P11A, 0543P12A, 0543P13A, M181SITE, M181EL1, M181EL23

Schedule

- 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 Details of materials, including detailed drawings of the boundary treatment to Spa Road and detailed drawings of gates/railings between the listed buildings and the approved building 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, boundary treatment and gates/railings 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 use hereby permitted shall not be commenced before details of the arrangements for the storing of 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 and users of the premises. 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.

Reasons for granting planning permission.

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

- a) Policies [B.2.1 - Employment Areas & Sites, E.4.6 - Proposals Affecting Listed Buildings, E.3.1 - Protection of Amenity and E.2.3 - Aesthetic Control] of the Southwark Unitary Development Plan 1995
- b) Policies [3.11 - Quality in Design, 3.14 - Designing Out Crime, 3.2 - Protection of Amenity & 3.18 Setting of Listed Buildings and Conservation Areas] of the Southwark Plan [Revised Deposit Unitary Development Plan] March 2004.
- c) Planning Policy Guidance Notes [PPGN 13].

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.