

Item No.	Classification	Decision Level	Date
6	OPEN	Planning Committee	27/07/2004
From Interim Development and Building Control Manager		Title of Report DEVELOPMENT CONTROL	
Proposal (04-AP-0308) Demolition of existing building and construction of a five storey building with a basement to provide office (Class B1) use on the basement and ground floors, 3 live/work units on 1st to 3rd floors and 11 self contained flats on 1st to 4th floors.		Address 7 Leathermarket Street SE1. Ward Grange	

PURPOSE

1. To consider the above application. The application requires Committee consideration because it is a departure from the Council's adopted Unitary Development Plan (1995) and of the number of objections.

RECOMMENDATION

2. Grant planning permission, subject to referral to the Government Office for London (GOL).

BACKGROUND

3. The application site is located on the southern side of Leathermarket Street and falls midway along the length of the street. It sits between a recently redeveloped residential warehouse to the east and a new block of residential accommodation to the west. Facing the site, on the northern side of Leathermarket Street is a public open space/park known as Leathermarket Gardens. To the rear of the site lies an open area containing landscaping and car parking associated with a residential development known as Leathermarket Court. This site is located within a designated employment area and just outside the Bermondsey Street Conservation Area.
4. Planning Application (03-AP-1815) was withdrawn on 7/11/2004 for Conversion and extension of the existing building to provide a part 6 and part 7 storey building to provide office accommodation on lower ground and ground floors with 13 flats and 1 work/live unit on the upper floors. Roof terraces on 5th and 6th floors. Ground floor to accommodate cycle and refuse storage. There is no other information on file relevant to this application.
5. This application is for demolition of existing building and construction of a 5 storey building with a basement to provide office (Class B1) use on the basement and ground floors, 3 live/work units on 1st to 3rd floors and 11 self contained flats on 1st to 4th floors.

FACTORS FOR CONSIDERATION

Main Issues

6. The main issues in this case are the principle of the land use mix, the impact on nearby residential properties, the design of the proposed new building and its impact on the streetscape and the lack of off-street parking.

Planning Policy

7. Southwark Unitary Development Plan 1995 [UDP]:

Policy B.1.1 - Protection of Employment Areas and Identified Sites: the proposal will increase employment floorspace.

Policy H.1.3 - New Housing: complies, this will result in new housing provision.

Policy H.1.5 - Dwelling Mix: complies, the proposal would result in the provision of a range of unit sizes.

Policy H.1.8 - New Housing Standards: the proposal complies with the Council floorspace standards.

E.2.1 - Layout and Building Line: complies, the revised scheme is acceptable.

E.2.2 - Heights of Buildings: complies, the proposed height is complimentary with surrounding buildings.

E.2.3 - Aesthetic Control: complies.

E.3.1 - Protection of Amenity: complies.

Policy E.4.3: Proposals Affecting Conservation Areas: complies, will not affect the setting of the Bermondsey Street Conservation Area.

Policy T.6.3 - Parking Space in New Developments: does not comply.

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

Policy 1.5 - Mixed Use Developments: complies.

Policy 1.7 - Live-Work Units: complies.

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

Policy 3.2 - Protection of Amenity: complies, the proposed development will not result in loss of amenity.

Policy 3.14 - Quality in Design: the proposal is considered to comply with this policy.

Policy 3.16 - Safety in Design: the proposal complies with this policy.

Policy 4.2 - Residential Standards: the proposal complies with room/floor space standards.

Consultations

9. Site Notice: 26/04/2004 Press Notice: 01/06/2004

Consultees:

Traffic Group

Conservation & Design Team

Public Protection

Safety & Security by Design Officer

Bermondsey Street Association

1 - 107 (inc) Leathermarket Court, Leathermarket Street, SE1.

1 - 6 (inc) Morocco Street, Leathermarket Street, SE1.

7 - 12 Leathermarket Street, SE1.

1, 1a, 3,5,5 & 9 Morocco Street, SE1.

4 & 22 Leathermarket Street, SE1.

Replies from:

Traffic Group: No objection to proposal. Refuse and cycle storage must be included on any permission issued.

Conservation & Design Team: No objections, revised scheme supported, as it would preserve the setting of the Bermondsey Street Conservation Area.

Public Protection: Condition 45 should be imposed.

Safety & Security by Design Officer: No issues. This development would achieve secure by design certificate.

1 Leathermarket Street, SE1: Objects on grounds of additional traffic and noise, also demolition of the building.

10 Morocco Store, 1 Leathermarket Street, SE1: Concern about excessive 5 storey height of building, high number of live/work units will increase pressure on scarce car parking situation.

3 Leathermarket Street, SE1: No objections.

51 Leathermarket Street, SE1: Comments received, no record found.

84 Leathermarket Street, SE1: Objects on grounds of height and design.

98 Leathermarket Street, SE1: Objects on scale, height, aesthetics and demolition and construction phases should be conditioned.

103 Leathermarket Street, SE1: Concerns regarding demolition phase of building; health/asbestos related ramifications, amenity of neighbours affected, and scale of development excessive.

PLANNING CONSIDERATIONS

The Principle of the Development.

10. The application under consideration is for demolition of a 1960s commercial building and redevelopment to provide a mixed-use development containing offices, live work and residential accommodation. Although this application is within a designated employment zone, a number of similar mixed use schemes have already been granted planning permission within this area. In particular, 2 similar schemes in Tanner Street (02-AP-1305) and (03-AP-0288). This proposal will increase the commercial floorspace element (B1) use from that existing. It is therefore considered that the proposed mixed use scheme is compatible with and complimentary to other previous schemes granted planning permission within this vicinity.

Height, Scale & Design/Materials Proposed

11. The proposed 5 storey block is considered acceptable and will compliment the other buildings within this area and add interest to the street scene. The detailed design is also considered innovative and will make a positive contribution to this area. The building is proposed to be constructed and detailed in traditional brickwork similar to that at 5 Leathermarket and

incorporates window styles and other features taken from the immediate vicinity. In this respect, vertical elements are incorporated into the facade reflecting the design of the delivery platforms found within the vicinity.

12. At ground floor level the facade is opened up to a greater degree than adjoining buildings, allowing views from the street scene into the office areas contained within, thus creating life at street level. At fourth floor level an attic floor is created, which is set behind a central brick feature. Taking the lead of other properties in the area the main facade has a "broken" front. Traditional windows are incorporated to the main front and rear facades. Due to the duality of the building, consideration has been given to the impression gained when the project is viewed both from Leathermarket Gardens and from the courtyard of the development immediately to the south.
13. Revised drawings have met the Conservation and Design Officer's earlier concerns. The treatment of the top storey has been treated as a continuous glazed set back as requested. The design of the french doors and the remainder of the fenestration on the front elevation has been rationalised and the proposed materials are of quality.

Residential Standards & Live /Work Accommodation

14. The proposal provides a mixture of 3 x 1 self contained bedroom flats and 8 x 2 self contained flats on 1st to 4th floors. All the proposed flats will have amenity space, with balconies and the top floor will have terraces/glass balconies. All the flats meet the Council's minimum room size and floor space standards. All flats layouts are to accessibility standards and the proposal includes a lift to accommodate disabled persons. The 3 live/work accommodation at first to third floors is adequately proportioned and separately defined, giving a total of 93 square metres for each live/work unit proposed. This is considered an acceptable standard as stipulated in both the Council's SPG - Live/work Development in Bermondsey Street and the Revised Deposit UDP March 2004.

Amenity of future occupiers of the building, including adjoining and surrounding occupants.

15. The building has been design to avoid overlooking, and it is not considered that the development will have an adverse effect on sun/daylighting to adjoining and surrounding occupants. No off street parking is proposed but is considered acceptable as the site is located within close proximity (walking distance) to a number of bus services. This reflects Government Guidance (PPG 13) & the Draft Deposit UDP in terms of relaxation of car parking standards and encouraging use of other modes of transport.
16. Finally, the existing (B1) commercial floorspace is 534 sq.metres and the proposed commercial B1 floorspace at basement and ground floors, including the Live/work (B1) above will be 786 sq. metres, which represents an increase of 252 sq. metres and secure employment benefits for the local community within this area. This is considered acceptable and complimentary to the variety of mix uses, including B1/ commercial uses within this area. Overall, it is recommended that planning permission is granted.

EQUAL OPPORTUNITY IMPLICATIONS

17. Lifts available to all floors making the development accessible to people with mobility difficulties.

LOCAL AGENDA 21 [Sustainable Development] IMPLICATIONS

18. The proposed mix use development will comply the Government's and the Council's promotion of sustainable communities.

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