

Bermondsey Community Council

Monday 23 January 2012

7.00 pm

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1
2QH

Supplementary Agenda No.3

List of Contents

Item No.	Title	Page No.
6.	Addendum	1 - 3
	Late observations, consultation responses, information and revisions	

Contact:

Tim Murtagh on 020 7525 7187 or email: tim.murtagh@southwark.gov.uk

Date: 13 January 2012

Agenda Item 6

Item No: 1.1	Classification Open	Committee: Bermondsey Community Council	Date: 23 January 2012
From: Head of Development Control		Title of Report: <u>Addendum</u> Late observations, consultation responses, information and revisions.	

PURPOSE

- 1 To advise Members of observations, consultation responses and information/revisions received in respect of the following planning application on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

- 2 That Members note and consider the late observations, consultation responses and information/revisions received in respect this item in reaching their decision.

FACTORS FOR CONSIDERATION

- 3 Late observations, consultation responses, information and revisions have been received in respect of the following planning application on the main agenda:

Item 1:

11-AP-1645 88 BERMONDSEY STREET, LONDON, SE1 3UB

Following the publication of the agenda the applicant has submitted a Heritage Statement at the request of officers. This is required in accordance with national guidance, contained in the Government's Planning Policy Statement No 5 (PPS5) "Planning for the Historic Environment" that came into effect on 23 March 2010. This document was omitted from the original application submission; however it raises no new matters for consideration.

Please see the attached Heritage Statement for information.

REASON FOR LATENESS

- 4 The matters reported above have arisen since the agenda was printed. It relates to all items on the agenda and Members should be aware.

REASON FOR URGENCY

- 5 Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Sub-Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications/enforcements and would inconvenience all those who attend the meeting.

RESOURCE IMPLICATIONS

- 6 These are contained in the report.

EQUAL OPPORTUNITY IMPLICATIONS

7 These are contained in the report.

LOCAL AGENDA 21 (Sustainable Development) IMPLICATIONS

8 These are contained in the report.

Lead Officer: Gary Rice Head of Development Control

Background Papers: Individual case files.

Located at: Regeneration & Neighbourhoods, Development Management
Tooley Street, SE1 2TZ.

**88, Bermondsey Street
LONDON SE1 3UB**

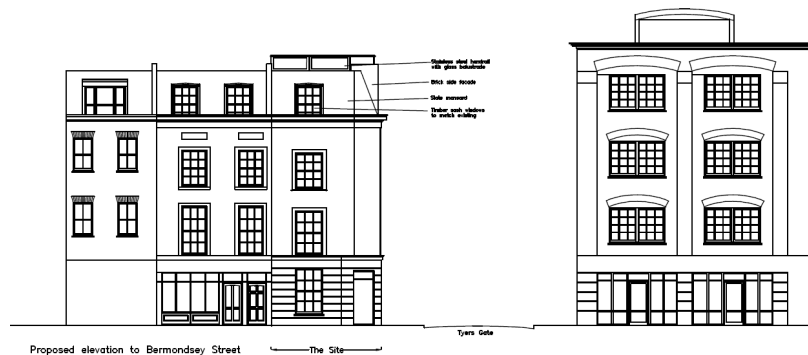
Heritage statement

The site lies just inside the Bermondsey Street Conservation Area and as such the proposal has been designed in accordance with Conservation Area design guidance.

The adjacent properties in the terrace all have roof level extension in the form of mansard roofs and some properties have roof gardens associated with these mansards. Some of the adjoining properties are residential at upper levels but all properties have a commercial use at ground floor level



The proposal seeks to complete the existing roof level mansard extensions following the form of both the mansard and the dormer windows onto the Bermondsey Street elevation. The materials of the mansard and dormer will match the existing adjacent dormer. The proposal therefore both retains and also enhances the conservation area by making the Bermondsey Street elevation more consistent at roof level but in character with the existing.



As the property is a corner site the mansard returns along Tyers Gate to the end of the splayed corner. The façade along Tyers Gate is built up above the retained parapet and cornice and set slightly behind the existing building line. This façade thus mirrors the scale of the building at 2 Tyers Gate opposite. Windows in this façade match the first and second floor windows below. The proposal along this façade retains the character of the conservation area by the use of matching materials and detailing and scale.

To the rear of the property the proposed extension is not visible from street level, however the form of the return mansard and dormer mirrors the front dormer. The proposed glazed stair tower has been designed be a light structure in order not to overbear on the adjacent roof terrace, and also to continue to provide light to the stair below which is currently lit by a skylight.

Deborah Parker
01/2012

