

Walworth Community Council Planning

Tuesday 17 May 2011
7.00 pm

InSpire at St Peter's, Liverpool Grove, London, SE17 2HH

Membership

Councillor Martin Seaton (Chair)
Councillor Neil Coyle (Vice-Chair)
Councillor Catherine Bowman
Councillor Patrick Diamond
Councillor Dan Garfield
Councillor Lorraine Lauder MBE
Councillor Darren Merrill
Councillor Abdul Mohamed
Councillor Helen Morrissey

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: Monday 9 May 2011



Order of Business

Item Title
No.

- 1. INTRODUCTION AND WELCOME**
- 2. APOLOGIES**
- 3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

Members are asked to declare any interest or dispensation and the nature of that interest or dispensation which they may have in any of the items under consideration at this meeting.

Item No.

Title

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.

5. MINUTES (Pages 3 - 5)

To confirm as a correct record the minutes of the meeting held on 15 March 2011

6. DEVELOPMENT CONTROL ITEMS (Pages 6 - 10)

6.1. DRAPER HOUSE, ELEPHANT AND CASTLE, LONDON, SE1 6SX (Pages 11 - 25)

6.2. 31 COBOURG ROAD, LONDON, SE5 0HT (Pages 26 - 35)

6.3. 31 COBOURG ROAD, LONDON, SE5 0HT (Pages 36 - 45)

Date: Monday 9 May 2011

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Alexa Coates, Principal Constitutional Officer, Tel: 020 7525 7385 or email: alexa.coates@southwark.gov.uk
Website: www.southwark.gov.uk

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Walworth Community Council

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U-Baahnaanshaha Luqadda

Haddii aad u baahan tahay macluumaadka ku saabsan Guddiyada Beelaha oo lagu tarjumay luqaddaada fadlan soo wac khadka taleefoonka 020 7525 7385 ama booqasho ugu tag hawladeennada ku sugan 160 Tooley Street, London SE1 2TZ

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ভাষার প্রয়োজন

আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7385 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

Yoruba:

Awon Kosemani Fun Ede

Bi o ba nfe àlàyé kíkún l'ori awon Ìgbimò ti Àwùjò ti a yi pada si ede abíní re, jọwọ tẹ wa l'aago si ori nombá yi i : 020 7525 7385 tabi ki o yo ju si awon òṣiṣẹ ni ojúlẹ 160 Tooley Street , London SE1 2TZ .

Igbo:

Asusu

I choo imata gbasara Council na asusu gi ikpoo ha n'okara igwe 020 7525 7385 ma obu igaa hu ndi oru ha na 160 Tooley Street, London SE1 2TZ

Krio:

Na oose language you want

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Twi:

Kasaa ohohia,

se wopese wo hu nsem fa Community Councils ho a, sesa saakasa yie ko wo kuro kasa mu. wo be tumi afre saa ahoma torofo yie 020 7525 7385 anase ko sra inpanyinfo wo 160 Tooley Street, London SE1 2Tz.



WALWORTH COMMUNITY COUNCIL - Planning -

MINUTES of the Walworth Community Council held on Tuesday 15 March 2011 at 7.00 pm at InSpire at St Peter's, Liverpool Grove, London, SE17 2HH

PRESENT: Councillor Martin Seaton (Chair)
Councillor Neil Coyle (Vice-Chair)
Councillor Catherine Bowman
Councillor Patrick Diamond
Councillor Darren Merrill
Councillor Helen Morrissey

**OFFICER
SUPPORT:** Michael Tsoukaris, Group Manager Design & Conservation
Dennis Sangweme, Group Manager, Planning Enforcement
Nicky Bradbury, Senior Planning Lawyer
Alexa Coates, Principal Constitutional Officer

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

Apologies were received from Councillors: Garfield, Lauder and Mohamed and apologies for lateness from Councillor Bowman.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

5. MINUTES

RESOLVED:

The minutes of the meeting held on 9 February 2011 were agreed as a correct record and signed by the chair.

Members of the committee requested an update on the appeal relating to 292 Walworth Road and information on how formal representations could be submitted by residents.

Officers agreed to provide the information to members outside of the meeting.

6. DEVELOPMENT CONTROL ITEMS

7. DRISCOLL HOUSE, 172 NEW KENT ROAD, LONDON, SE1 4YT

PROPOSAL:

Minor alterations and demolition to include: insertion of a new lift from basement to fourth floor level, glazing over of lightwell, limited demolition and remodelling of partitions, minor alterations to meet fire regulations; infilling of gaps to corridor walls and wall separating bedrooms following asbestos removal, minor repairs to railings, gates and elevations.

The planning officer presented the application drawing member's attention to the addendum report which had been circulated.

Members asked questions of the officer.

There were no objectors present

The applicant's agent spoke in support of the application and members asked questions of the applicant.

A local supporter spoke in favour of the application.

No councillors spoke in their capacity as ward member.

Members discussed the application

RESOLVED:

That application 10-AP-3656, for listed building consent, be approved subject to:

1. An amendment to condition 7 to include the front of the lift shaft
2. An additional condition which requires the applicant to submit a construction management plan to include proposals associated with the works to be carried out and a restriction on hours of work on the site as follows: Monday to Friday 8am – 6pm and Saturday 8am -1pm.

Meeting ended at 8.00 pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 17 May 2011	Meeting Name: Walworth Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All within Walworth Community council area	
From:		Deputy Chief Executive	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and Part 3H which describes the role and functions of community councils. These were agreed by the annual meeting of the council on 19 May 2010 and amended on 20 October 2010. The matters reserved to the planning committee and community councils exercising planning functions are described in parts 3F and 3H of the Southwark Council constitution. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate -
6. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
7. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.

8. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.
9. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
10. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the Council's case at appeal which may be substantial if the matter is dealt with at a public inquiry.
11. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
12. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
13. All legal/Counsel fees and costs as well as awards of costs against the council are borne by the regeneration and neighbourhood's budget.

Community Impact Statement

14. Community Impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

15. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the development & building control manager shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
16. A resolution to grant planning permission subject to legal agreement shall mean that the development & building control manager is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the strategic director of communities, law and governance, and which is satisfactory to the development & building control manager. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the strategic director of

communities, law & governance. The planning permission will not be issued unless such an agreement is completed.

17. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
18. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
19. Section 106 of the Town and Country Planning Act 1990 as amended introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 - I. restrict the development or use of the land;
 - II. require operations or activities to be carried out in, on, under or over the land;
 - III. require the land to be used in any specified way; or
 - IV. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

20. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda June 27 2007 and Council Assembly Agenda January 30 2008	Constitutional Team Communities, Law & Governance 2 nd Floor 160 Tooley Street PO Box 64529 London SE1 2TZ	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1P 5LX	The named case Officer as listed or Gary Rice 020 7525 5437

AUDIT TRAIL

Lead Officer	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Nagla Stevens, Principal Planning Lawyer Kenny Uzodike, Constitutional Officer	
Version	Final	
Dated	1 October 2010	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Management	No	No

ITEMS ON AGENDA OF THE WALWORTH CC
on Tuesday 17 May 2011

Appl. Type Advertisement Consent
Site DRAPER HOUSE, ELEPHANT AND CASTLE, LONDON, SE1 6SX

Reg. No. 11-AP-0195
TP No. TP/ADV/1541-C
Ward Newington
Officer David Lane

Recommendation GRANT PERMISSION

Item 6.1

Proposal

Erection of an externally illuminated sign on the northern elevation of Draper House for a temporary period during refurbishment works

Appl. Type Listed Building Consent
Site 31 COBOURG ROAD, LONDON, SE5 0HT

Reg. No. 10-AP-3365
TP No. TP/2378-1
Ward East Walworth
Officer Wing Lau

Recommendation GRANT PERMISSION

Item 6.2

Proposal

Proposed refurbishment of Grade II listed dwelling, involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window, works to basement tanking, plaster renewal, and structural repairs.

Appl. Type Full Planning Permission
Site 31 COBOURG ROAD, LONDON, SE5 0HT

Reg. No. 10-AP-3363
TP No. TP/2378-1
Ward East Walworth
Officer Wing Lau

Recommendation GRANT PERMISSION

Item 6.3

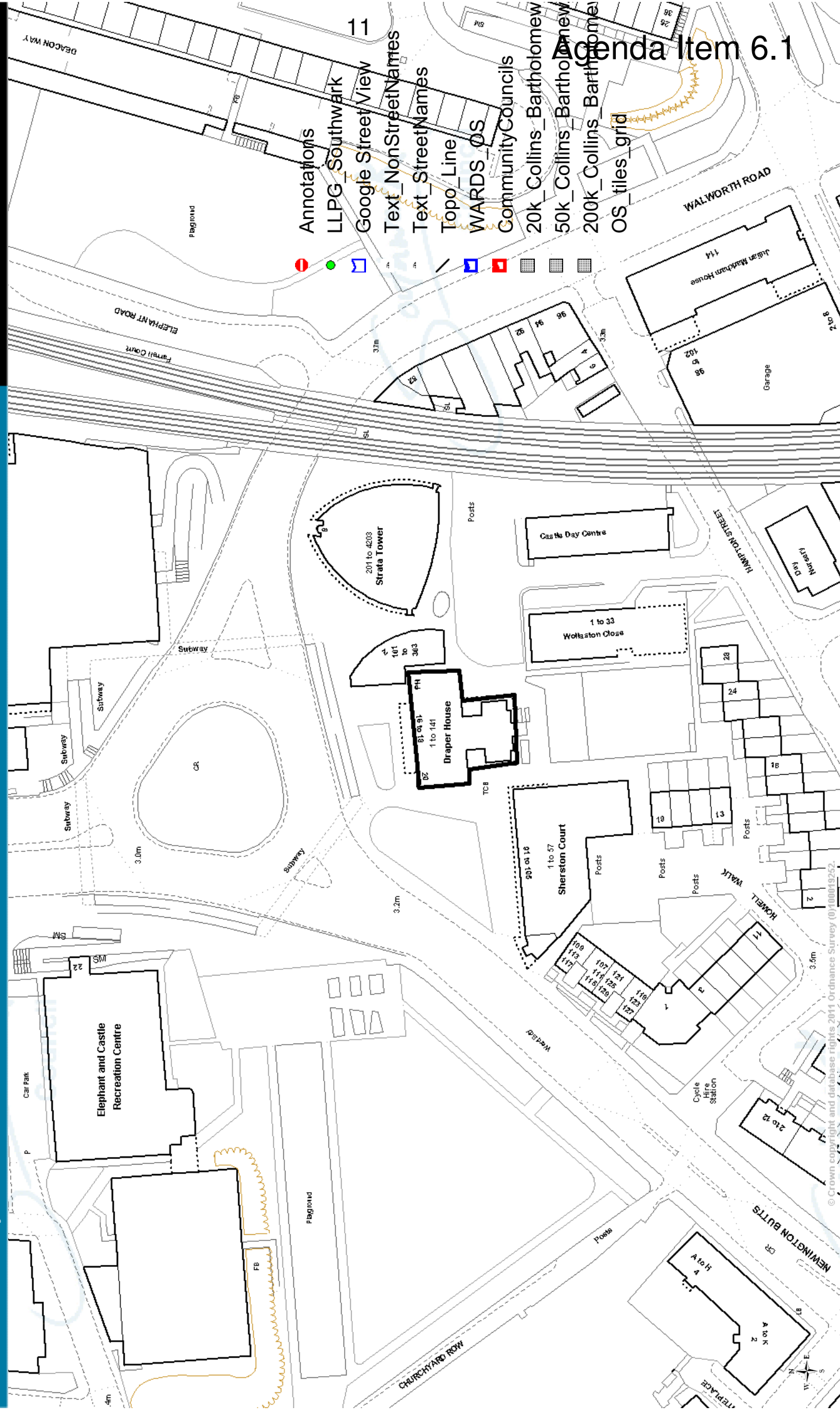
Proposal

Proposed refurbishment of Grade II listed dwelling involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window.

DRAPER HSE, ELEPHANT & CSATLE, LONDON, SE1 6SX

Ordnance Survey

Date 6/5/2011



Item Number: 6.1	Classification: OPEN	Date: 17 May 2011	Meeting Name: Walworth Community Council
Report title:	Development Management planning application: Application 11-AP-0195 for: Advertisement Consent Address: DRAPER HOUSE, ELEPHANT AND CASTLE, LONDON, SE1 6SX Proposal: Erection of an externally illuminated sign on the northern elevation of Draper House for a temporary period during refurbishment works		
Ward(s) or groups affected:	Newington		
From:	Head of Development Management		
Application Start Date 28/01/2011		Application Expiry Date 25/03/2011	

1 RECOMMENDATION

- 2 Grant advertisement consent

BACKGROUND INFORMATION

Site location and description

- 3 The application site relates to the northern elevation of Draper House, a 24 storey modernist tower block located within the Draper Estate and boarded by Newington Butts, Howell Walk, Hampton Street and Walworth Road. The building has a mixture of commercial uses at ground floor and residential units above.
- 4 The Strata building is now the dominant feature of the townscape, rising significantly above Draper House, however the latter continues to occupy a prominent and highly visible position at the southern end of the gyratory system. Its northern elevation is a particularly imposing feature within the town-scape. The building's entrance is situated at ground floor within the western elevation.
- 5 The surrounding area comprises a mix of commercial, office space, residential, places of worship, educational facilities and building types typical for a major town centre. Also, the site forms part of the setting for the grade II listed Metropolitan Tabernacle which is located approximately 125m to the north east.
- 6 The site is within the Central Activity Zone, Air Quality Management Area, Elephant and Castle opportunity area, and is a major town centre as identified in the proposals map 2011. Also, the application site is situated adjacent to the current Elephant & Castle (E&C) southern roundabout, which forms part of the Transport for London Road Network (TLRN).

Details of proposal

- 7 Advertisement Consent is sought to erect a shroud advertisement to the northern

elevation of Draper House for temporary period up to 01/06/2012. The advertisement would replicate advertisement consent granted by appeal in 2007 and would comprise a PVC mesh shroud affixed to scaffolding that will be in place during the course of refurbishing Draper House.

- 8 The shroud will measure 40m in height and 19m in width and will be set down from the roof parapet by 12m and up 20m from ground level. The advertisement will be illuminated by static floodlighting situated to both sides of the adverts and spaced at 5m intervals. The proposed illuminance levels will not exceed 400cd/m².

Planning history

- 9 04-CO-007: Planning permission granted 04-CO-0071 for the erection and installation of six colour projection lights including brackets, wiring and associated works in connection with the illumination of the northern face of the building.
- 10 06-CO-0039: Granted planning permission 03/10/2006 for the External/communal decorations, window renewal in timber, private balcony repairs, external brickwork/concrete repairs and roof repairs
- 11 06-CO-0074: Granted planning permission 16/01/07 for the installation of a 3.1m. high telecommunications aerial on roof plant structure on top of the building
- 12 07-AP-0159: Advertisement consent was refused 16/03/07 for the erection of a temporary shroud advertisement externally illuminated by floodlights placed at 5 metre centres along the vertical sides of the advertisement, the total shroud advertisement measuring 72 metres in height and 22 metres in width and located on the elephant and castle elevation.
- 13 07-AP-0732: Advertisement Consent was allowed at appeal APP/A5840/H/07/1201898 dated 26-11-2007 for the display of an illuminated temporary scaffold shroud banner with advert measuring 40 metres in height by 19 metres in width and 20 metres from the ground on the north facing elevation (facing the roundabout). The inspector found the advertisement would not be detrimental to the interests of amenity or public safety. In particular the inspector considered the proposed shroud would not have a detrimental impact on visual amenity due to the large existing townscape buildings, the need for scaffolding and safety netting, and given the advertisement only occupied a proportion of the overall shroud.
- 14 10-AP-1172: Advertisement consent was refused 09/08/2010 and dismissed at appeal dated 21/12/2010 (Ref:APP/A5840/H/10/2135621) for the erection of a temporary shroud advertisement that measures, in total, 66m in height and 22m in width and is illuminated by static floodlighting. The inspector found no material harm in relation to highway safety, however concluded the proposed advertisement would be materially harmful to (visual) amenity.

Relevant advertisements applications relating to nearby sites.

- 15 Advertisement consent (LPA Ref: 09-AP-2861) was refused by the Council on the 10/03/2010 for the display of 1 externally illuminated banner sign attached to the main eastern elevation 40 metres long and 5 metres high; 1 externally illuminated banner sign attached along the side of the building leading to the entrance (facing north), 24 metres long and 5 metres high; and 1 externally illuminated banner sign attached under the tower and facing east towards the roundabout, 40 metres long and 5 metres high at the London College of Communication. The proposed banners would display contemporary photography and graphic design images connected with the teaching of the college. The reason for refusal was:

- 16
- The proposed banners, by virtue of the sizes, materials, location and height, will be harmful to the appearance of the host building and the visual amenities of the area in general and fail to preserve or enhance the character and setting of the nearby and adjoining Grade II listed buildings. The proposal is thereby contrary to Policies 3.2 'Protection of Amenity', 3.15 'Conservation of the historic environment', 3.18 'Setting of listed buildings, conservation areas and world heritage sites' and 3.23 'Outdoor Advertisements and Signage' of the Southwark Plan 2007.
- 17 Advertisement consent (LPA Ref: 08-AP-1435) was refused on the 08/01/2008 by the local planning authority for the temporary (2 year) display of 3 no. internally illuminated advertisement display panels including: 1 no. 10m x 5m panel, 1 no. 3m x 4.5 m panel and 1 no. 6m x 3m panel (scrolling) at the Elephant and Castle shopping Centre. The reason for refusal was:
- 18
- Due to the number, size, siting and appearance of the signs, the proposal would result in harm to the visual quality and amenities of the area contrary to policies 3.13 (Urban Design) and 3.23 (Outdoor Advertisements and Signage) of the Southwark Plan (UDP) 2007.
- 19 The Council's decision was appealed, ref. APP/A5840/H/08/2086850, and a split decision arrived at by the Inspector. The Inspector concluded the internally illuminated advertisement panel measuring 3m x 4.5m and the scrolling advertisement measuring 6.1m x 3m should be allowed having an acceptable impact on visual amenity. However, the inspector considered the largest advertisement measuring 10m x 5m would dominate views from the west, and be out of proportion to the host building. Further, it was considered this advert would likely have a detrimental impact to occupiers. Thus, this element of the appeal was dismissed.
- 20 Advertisement consent (LPA Ref: 07-AP-2532) was refused on the 08/01/2008 for the retention of an internally illuminated, free standing display panel at land adjacent to the railway arch at 108 New Kent Road, London, SE1 6TU. The reason for refusal was:
- 21
- Due to its size, siting and illumination the sign results in visual intrusion and a loss of amenities for the occupiers of neighbouring dwellings. It is also discordant with the predominantly residential nature of this side of New Kent Road immediately east of the railway. For these reasons the sign is harmful to amenities and thereby contrary to Policy 3.23 'Outdoor Advertisements and Signage' of the Southwark Plan (UDP) 2007.
- 22 The Council's decision was appealed, and subsequently dismissed, ref. APP/A5840/H/08/1202707. The inspector considered the panel provided a colourful and commercial aspect that appeared out of place within the neutral setting. Further, its close position to the road, its height, bulk and size and internal illumination, was considered intrusive within the street scene.
- 23 Two advertisement consent applications were refused in (LPA Ref: 04-AP-2199 & 05-AP-0014) in February and April 2005 for advertising boards to be mounted on the Elephant and Castle Shopping Centre. The proposed advertisement boards measured 18mx4m and 7mx5m and were refused on visual amenity grounds. The reasons for refusal given were:
- 24
- The advertisements are visually intrusive and have a detrimental impact on the

visual amenity of the area, thereby contravening policies E.3.1 'Protection of Amenity' and E.2.6 'Advertisement Hoardings and Panels' in the adopted Southwark UDP (1995) and policies 3.2 'Protection of Amenity' and 3.23 'Outdoor Advertisements' in the Revised Deposit Draft Southwark UDP (March 2004).

- 25
- The advertisement, by reason of its excessive size, elevated position, and illumination, is visually intrusive and has a detrimental impact on the visual amenity of the area. , thereby contravening policies E.3.1 'Protection of Amenity' and E.2.6 'Advertisement Hoardings and Panels' in the adopted Southwark UDP (1995) and policies 3.2 'Protection of Amenity' and 3.23 'Outdoor Advertisements' in the Revised Deposit Draft Southwark UDP (February 2005).

- 26
- The Council's decisions for both these application were appealed (Appeal Ref. APP/A5840/H/05/1178357 & 1180550) and heard together at a Hearing held on 09 August 2005. In essence, the Inspector considered the two advertising hoardings failed to integrate satisfactorily to the building and would obscure its architectural features. Also, the panel proposed for the northern elevation was considered too large and aggressive to fit comfortably within the elevation. As such the appeal was dismissed.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 27 The main issues to be considered in respect of this application are:
- a. The impact on the amenity of the area (including upon neighbouring residential occupiers and the setting of the Grade II listed Building).
 - b. The impact of the signage on the safety of pedestrian and vehicular traffic.

Planning policy

- 28 Saved Southwark Plan 2007 (July)
 Policy 3.2 - Protection of amenity.
 Policy 3.12 - Quality in design.
 Policy 3.15 - Conservation of the historic environment.
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites.
 Policy 3.23 - Outdoor Advertisement and Signage.
- 29 Core Strategy (2011)
 Strategic Policy 12 - Design and Conservation
 Strategic Policy 13 - High Environmental Standards
- 30 London Plan 2008 consolidated with alterations since 2004
 Policy 4B.1 'Design principles for a compact city'
 Policy 4B.8 'Respect local context and communities'
 Policy 4B.11 'London's built heritage'
 Policy 4B.12 'Heritage conservation'
- 31 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
 PPG19-Outdoor advertisements and signage and associated annexure to Communities and Local Government Circular 03/2007.
 PPS5 – Planning for the Historic Environment.

Principle of development

32 The principle of a temporary shroud advertisement is considered acceptable at this location provided it would not harm amenity, compromise safety, and is designed (including size, type and any illumination) to be appropriate within the context of the site including the setting of the grade II listed building.

33 Also, the principle of an advertisement at this location, measuring 40 metres in height by 19 metres in width, was established in 2007 as Advertisement Consent allowed via appeal, reference APP/A5840/H/07/1201898. The inspector found an advertisement of this scale would not be detrimental to the interests of amenity or public safety. In particular the inspector considered the proposed shroud would not have a detrimental impact on visual amenity due to the large existing townscape buildings, the need for scaffolding and safety netting for the refurbishment, and given the advertisement only occupied a proportion of the overall shroud. Further, no impact on the listed building was identified.

Impact on amenity

34 The proposal would cover the northern elevation of Draper House and openings that allow light into the communal landings. Whilst there may be some loss of light into these communal areas, this would be as much a consequence of the screening required for the refurbishment as the proposed shroud. As the shroud will be in place for a temporary period until 01/06/2012 while Draper House is refurbished, and as these communal areas appear permanently lit, it is not considered to significantly impact resident's amenity through diminution of light.

35 Indeed, the Inspector in 2007 considered via appeal (reference APP/A5840/H/07/1201898) that as some form of safety net would be required to execute building's refurbishment, the shroud advertisement would not significantly harm resident's amenity in terms of loss of light of light to communal areas for a temporary period.

36 Representations were received on this application raising concerns regarding the potential for light pollution into Strata, and reflection of light from Strata back towards Draper House. The lighting will be situated both sides of the advertisement at 5m intervals with a proposed illuminance level of 400cd/m². It is noted that the proposed illuminance level of 400cd/m² meets the maximum permitted limit of luminance for advertisements over 10m² as detailed within the Town & Country Planning (Control of Advertisements) Regulations 2007. Also, the 400cd/m² luminance level will be restricted by condition in order to minimise any negative impacts arising from the illumination in terms of light spillage or light pollution.

37 The inspector in the 2010 appeal (Ref: APP/A5840/H/10/2135621) acknowledged that potential light spillage and consequent harm to residential amenity can be mitigated via condition. As such, neighbour concerns have further been addressed by a condition that requires the illumination to be turned off between the hours of 11pm-7.00am, 7 days a week. This measure ensures that light spillage would not occur during late night hours and is thus considered sufficient to safeguard neighbour's and resident's amenity.

Visual amenity and setting of listed building

38 The townscape around Draper House is a mix of commercial, office space, residential, places of worship and educational facilities typical for a major town centre. The busy area also has a mix of building heights and styles including substantial buildings such as the Strata and Draper House. Although the Strata building is now the dominant feature of the townscape, rising significantly above Draper House, the latter continues to occupy a prominent and highly visible position at the southern end of the gyratory system. Its northern elevation is a particularly imposing feature at the southern end of

the gyratory.

- 39 The advertisement would occupy a substantial portion of this elevation being 40m in height and 19m in width and will have a visual impact within the townscape. However, it would not shroud the entire elevation being set down 12m from the roof parapet and up 20m from ground level, and despite the large scale of advert would appear comfortably accommodated within the scale of the northern elevation. The proposal matches the 2007 advertisement in scale and location, and at the time was considered acceptable by an Inspector for a temporary period during refurbishment works. Indeed, the Inspector considered an advertisement of this size would provide an interesting alternative vista of colour and interest to the townscape.
- 40 It is accepted that scaffolding and netting would be required to screen the development site during refurbishment works and would be of a substantial scale given the building size. In light of this, where a single block tones would predominate, the idea of a shroud covering part of the northern elevation would be in keeping with the eclectic townscape and would provide, for limited period, a visually striking feature of interest to passers-by. The advertisement image itself however is not assessed as part of the application. Rather it is its size and means of illumination that is assessed. Nevertheless, previous Inspectors considered that the townscape with large buildings and wide roads could absorb the scale of advertisement without it disproportionately dominating the townscape.
- 41 The site forms part of the setting for the grade II listed Metropolitan Tabernacle which is located approximately 125m to the north east. The proposed advertisement would be apparent in some views of the Tabernacle from the north, however the backdrop to these views would, in any case, be a block coloured screen during the period of refurbishment. While the advertisement would likely be of bright colours and illuminated to attract attention this is not considered an unacceptable impact given the temporary nature of the proposal and screening required. Accordingly, the proposal is considered acceptable for a temporary period.
- 42 An Inspector considered the larger shroud at 66m in height and 22m width advocated in the previous application and refused advertisement consent at appeal (Ref:APP/A5840/H/10/2135621) would harm the setting of the listed Tabernacle when viewed from certain perspectives, despite the separation distance. However, the Inspector noted that that the previous Inspector in 2007 did not raise this as an objection to the smaller advertisement which matches the scale and position the current display.
- 43 As the current proposal matches the 2007 consent, identified as acceptable by an Inspector, and as the advertisement will be in-situ for a temporary period, the proposal would not have a significant or lasting impact on the grade II listed building, and its setting in the context of this proposal is considered to be preserved.

Highway Safety

- 44 Concerns have been raised via the consultation process regarding the advertisement acting as a distraction to drivers and pedestrians at this busy junction. It is noted the configuration of the southern roundabout adjacent to Draper House has recently changed. Highway works have just introduced a revised road layout with traffic lights and pedestrian crossings in place of the roundabout. Traffic now has to halt when approaching junctions given the new traffic lights and pedestrian crossing(s).
- 45 The southern section of the gyratory is heavily trafficked and the proposed advertisement would be clearly visible to road users approaching from the northern roundabout. However, the substantial size or illumination of the advertisement is not considered to be unduly distracting to drivers or other road users at or approaching

the junction and the new signals, taking account of the relative positions of the signal heads and the advertisement on the elevation beyond them. The advertisement would be static, the illumination would be fixed. Traffic is now relatively slow and it is considered that there would be sufficient forward visibility to ensure that there was no sudden surprise.

- 46 The area forms part of the Transport for London Road Network (TLRN) and following consultation Transport for London (TfL) raised no concern or objection to the proposal. Further, the Council's Transport Planning team have no objection and Inspectors in both the 2007 and 2010 appeals concluded large illuminated shrouds of this type would not have a materially harmful effect on highway safety.
- 47 The proposal is in accordance with clause ii of policy 3.23 which states that advertisements should not obscure highway sight lines and should allow free movement along the public highway. Moreover, there is no intermittent light source proposed, and illumination will be restricted to 400cd/m² by condition.
- 48 Overall, despite concerns being raised by residents, it is not considered that the advertisement is likely to be so distracting or so confusing, that it creates a hazard to, or endangers people in the vicinity who are taking reasonable care.

Other matters

Refurbishment benefits

- 49 Consultation responses raised concerns regarding the refurbishment of the building and that the monies raised by the proposed advertisement will not be channelled back to benefit residents. Whilst, it is understood from information submitted in support of the application that the proposal will utilize the scaffolding and safety wrap to benefit the Council, the monetary implications of this scheme are not a planning matter and are not assessed as part of this application.

50 Misleading drawings

Issues were raised via consultation regarding the misleading nature of the drawings, particularly with regard to the width as being shown as wide as the building where the scaffolding will need to be taken into consideration. The drawings submitted stipulate the advertisement will be 19m wide which is less than the overall width of the building and is clearly annotated on submitted drawings. The drawings are not considered to result in confusion or uncertainty as to the advertisement proposed and a site visit has informed Officers of the current situation.

51 Other issues

Other responses from neighbours following consultation raised issues requiring clarification as to the provision and payment for the electricity, assurances that the refurbishment won't be delayed or extended by the advert and that the proposal lowers the moral tone of the environment. These issues are not planning considerations for this advertisement consent application and are not considered within this assessment.

Section 106

- 52 A section 106 agreement is not required for this application.

53 Conclusion on planning issues

For the reasons given above, it is concluded the proposed externally illuminated shroud advertisement would not be detrimental to the interests of amenity, the setting of the listed building or public safety. The advertisement will be displayed for a temporary period at a location that would require safety netting and scaffolding in any case. Also, conditions have been applied that require the illumination to be switched off during the hours 23:00-07:00 and limited to 400cd/m² to safeguard amenity. In light

of this, and on balance, the application is being recommended for approval.

Community impact statement

54 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

55 a) The impact on local people is set out above.

Consultations

56 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

57 Details of consultation responses received are set out in Appendix 2.

Human rights implications

58 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

59 This application has the legitimate aim of erecting a shroud advertisement. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

60 SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

61 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/ADV/1541-C Application file: 11-AP-0195 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5449 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice Head of Development Control	
Report Author	David Lane, Planning Officer	
Version	Final	
Dated	19 April 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Community Council Team		6 May 2011

Consultation undertaken**Site notice date:**

09/02/2011

Press notice date:

10/02/2011

Case officer site visit date:

09/02/2011

Neighbour consultation letters sent:

09/02/2010

Internal services consulted:

Conservation and Design Team

Transport Planning

Elephant and Castle special projects

Statutory and non-statutory organisations consulted:

Transport for London

Neighbours and local groups consulted:

Please see attached neighbour consultee list.

Re-consultation:

N/A

Consultation responses received

Internal services

Design and Conservation:

Included within the main report.

Transport Planning:

Transport DC has no objections to this application. However, we would look for the applicant to ensure that the maximum level of luminance is 400 candelas per square metre; as this is the permitted limit of luminance for adverts of this size as detailed within the Town & Country Planning (Control of Advertisements) Regulations 2007.

Elephant and Castle special projects:

No reply received.

Statutory and non-statutory organisations

Transport for London (TFL):

With regard to the application TFL offers the following comments:

- 1) The site of the proposed advertisement is on the Elephant and Castle roundabout, which forms part of the Transport for London Road Network.
- 2) 2) If the nature and size of the advertising is to be altered, Tfl would need to be consulted before any changes can be implemented.
- 3) Illumination for the advertisement must be below the limit set out in the Institute of Lighting Engineers (ILE) technical note number 5 'The brightness of illuminated advertisement'
- 4) The proposed advertisement must not have any intermittent light source, moving feature animation or exposed cold cathode tubing.
- 5) All vehicles associated with the erection and maintenance of the advertisement must only park/stop at permitted locations and within the time periods permitted by existing on-street restrictions.

Subject to the above restrictions being met the proposal as it stands would not result in an unacceptable impact to the Transport for London Road Network (TLRN).

Neighbours and local groups

5 replies received objecting to the application:

119 Draper House-

- Objects strongly to the application
- The advertisement will be act as a distraction to pedestrians and motorists that could cause accidents particularly as the junction is busy and the layout recently changed.
- Please don't allow this to happen.

130 Draper House-

- Loss of Light. The shroud would cover communal areas therefore ensure the mesh is as transparent as possible.
- The drawings are misleading as the width is shown only as wide as the building where the scaffolding should be taken into account.
- Drawing misleading as the shroud is wider than the building it covers, therefore would overlap the glazed balconies.
- Light Pollution caused by reflection of light from Strata. Hours of illumination are excessive and should be limited to 8am-10pm.

- Take the advertisements pattern and colour into consideration to avoid more light reflection.
- Ensure refurbishment of Draper House will not be delayed or extension by the advert.
- Ensure that scaffolding will not be erected earlier or stay longer than is required.
- Clarify where electricity is taken from and who pays for it?
- A section 106 agreement should be drawn up to ensure Draper House benefits directly from the income generation by the advertisement.
- It is not correct that the revenue created by the advertisement will help cover the refurbishment costs. The revenue will simply flow into the Council's bank account without any direct benefit to the residents of Draper House.
- Is not excited about the prospect of living behind a large advert banner and voices strongest objection that residents won't benefit from the advert which will probably be the largest of its kind in central London.

Metropolitan Tabernacle:

- Objects to the proposal as the size of proposed display would adversely affect the environment of the listed building.
- The content of the advertising of the advertising may well lower the moral tone of the neighbourhood which is currently subject to major regeneration investment and international interest.
- The size and scale of the proposed advertisement would present a safety hazard as it would be likely to distract motorists approaching the junction with Draper House.

Flat 201, 201 Walworth Road:

- Concerned that the advertisement would shine into the flat affecting the bedrooms and quality of sleep. As an elderly person with a disability is concerned that health can be affected if disturbed with no sleep. Urges the Council to take this seriously.

No address provided, although a former tenant and current owner of a flat at Draper House:

- The advert would cause visual pollution in an already untidy environment.
- Distraction to motorists
- Defacing the appearance of the building
- This is a building that people live in not bill board for commercial gain of others. Temporary or not.
- A low canvas cover could be fine to cover up building works, what's the problem with that?

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	Remedia International UK Ltd	Reg. Number	11-AP-0195
Application Type	Advertisement Consent	Case Number	TP/ADV/1541-C
Recommendation	Grant permission		

Draft of Decision Notice

EXPRESS CONSENT has been granted for the advertisement described as follows:

Erection of an externally illuminated sign on the northern elevation of Draper House for a temporary period during refurbishment works

At: DRAPER HOUSE, ELEPHANT AND CASTLE, LONDON, SE1 6SX

In accordance with application received on 21/01/2011

and Applicant's Drawing Nos. Site plan and existing elevation photograph received 21/01/2011
Revised elevation plan & Revised Lighting Plan 28/01/2011 received 02/02/2011

Subject to the following condition:

- 1 Consent is granted until 01/06/2012 and is subject to the following standard conditions:
 1. The advertisement hereby approved is to be removed no later than 14 days following the expiry date of this consent.
 2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
 3. No advertisement shall be sited or displayed so as to:
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for the measuring of the speed of any vehicle.
 4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
 5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
 6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason:

In the interests of amenity and public safety as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended.

- 2 The advertisement hereby granted consent shall not be illuminated between the hours of 23:00 and 07:00, 7 days a week.

Reason

In the interests of amenity as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended, and in accordance with saved policies 3.2 Protection of Amenity and 3.23 Outdoor advertisements and signage of the Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

- 3 The lighting fixtures illuminating the advertisement hereby granted consent shall not exceed 400cd/m².

Reason

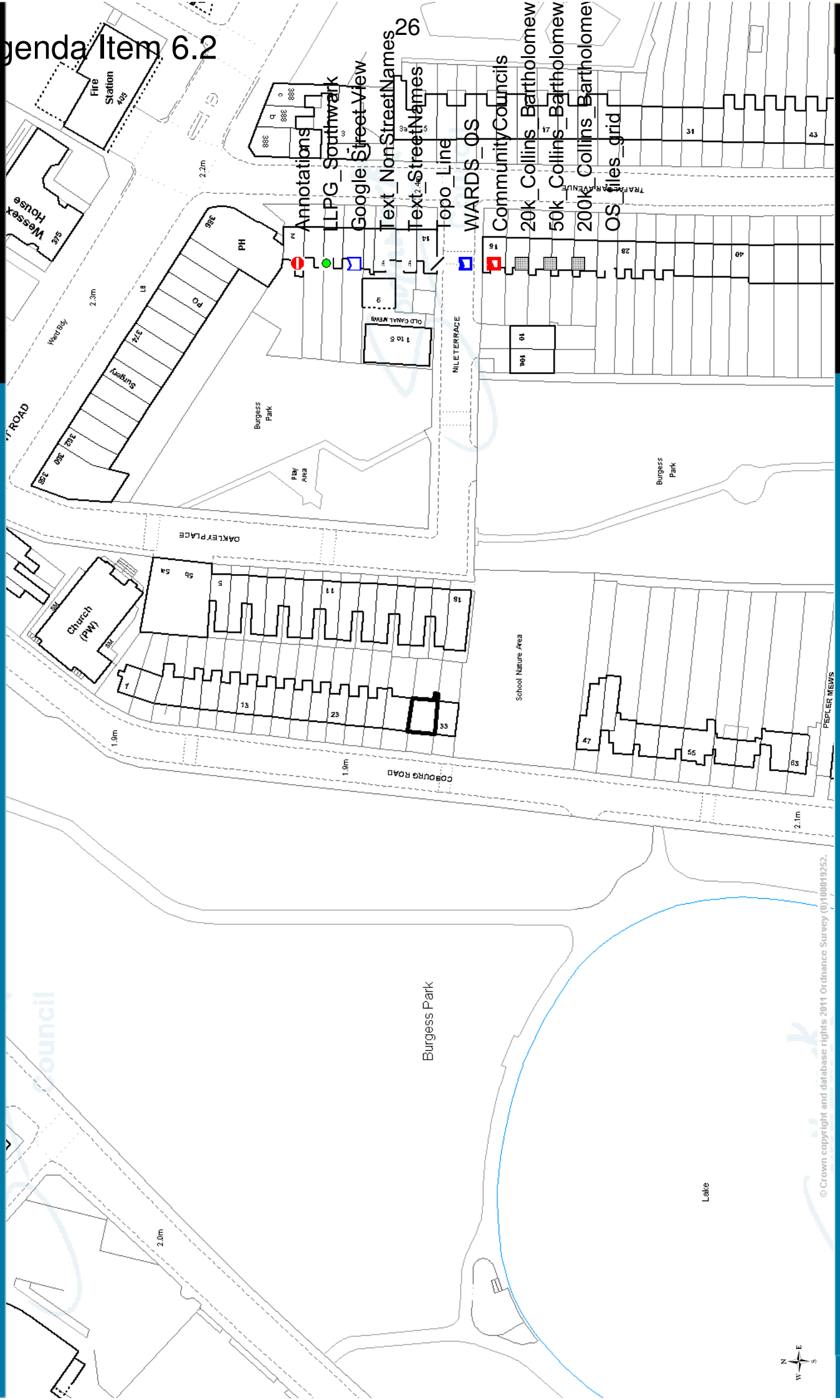
In the interests of amenity as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended, and in accordance with saved policies 3.2 Protection of Amenity and 3.23 Outdoor advertisements and signage of the Southwark Plan 2007 and Strategic Policy 13 - High Environmental Standards of the Core Strategy 2011.

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31 COBOURG ROAD, LONDON, SE5 OHT

Ordnance Survey

Date 6/5/2011



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Item No. 6.2	Classification: OPEN	Date: 17 May 2011	Meeting Name: Walworth Community Council
Report title:	Development Management planning application: Council's own development Application 10-AP-3365 for: Listed Building Consent Address: 31 COBOURG ROAD, LONDON, SE5 0HT Proposal: Proposed refurbishment of Grade II listed dwelling, involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window, works to basement tanking, plaster renewal, and structural repairs.		
Ward(s) or groups affected:	East Walworth		
From:	Wing Lau		
Application Start Date 16/02/2011		Application Expiry Date 13/04/2011	

RECOMMENDATION

- 1 Grant Listed Building Consent with conditions, subject to referral to the Secretary of State for final determination.

BACKGROUND INFORMATION

Site location and description

- 2 The application site relates to a mid-terraced three storey house (plus basement), constructed circa 1800. The Grade II listed building consists of a solid wall construction with external brickwork, London roof with man made slate coverings, single glazed timber sash windows and internal plaster finishes. A bay window is located to the rear at ground floor level.
- 3 The property adjoins another Grade II listed building to the north (No. 29) and the site is also within the Cobourg Road Conservation Area.
- 4 The site is within the following designations as outlined in the Local Development Framework (LDF 2010): Urban Density Zone, Aylesbury Action Area and Air Quality Management Area (AQMA).

Details of proposal

- 5 External works
It is proposed to refurbish the building by demolishing part of the rear external wall at second floor level. The existing sash window will be set aside for reuse and it is to demolish down to existing plate at bathroom floor level. The wall will be rebuilt utilising hand selected bricks from the existing demolition. All new bricks are to be second hand yellow stocks.

- 6 It is proposed to strip off existing concrete tiles and lay new clay tiles to the rear semi-circular bay window.
- 7 Other external works are proposed including stripping off existing felt roof and asphalt covering and dispose of all arisings; replace with lead sheet roofing; remove all PVC stacks, waste pipes, rainwater pipes etc and replace in all with cast iron; repairs to windows; spot fill and apply stabilising solution to brick surfaces and redecorate with 2 coats white cementitious masonry paint.

Internal works

- 8 All radiators, electrical sockets, fixtures and fittings to be removed to facilitate specified works. Timber skirtings, doors, door architraves, window architraves will be removed and set aside for reuse.
- 9 It is proposed to hack off wall and ceiling plaster and floor screeds and reinstate following damp-proofing works are finished. It is proposed to supply and fit new 12.5mm plasterboard ceilings in the lounge, kitchen
- 10 Rewiring is proposed throughout and new units and fittings to the kitchen and shower room and other areas where necessary. New floor covering and wall tiles is proposed in kitchen and shower room.
- 11 Other internal repair works are proposed as outlined in the Specification of Works.
- 12 The associated full planing application is concurrently being assessed (ref 10-AP-3363).

Planning history

- 13 03-CO-0004 - Listed Building Consent granted in 2003 for: Internal works and external repairs.

Planning history of adjoining sites

- 14 29 Cobourg Road – Listed Building consent granted in 2002 (ref 02-AP-1608) for: Internal and external alterations including replacement of brick support to rear bay window, replacement of casement window at rear 2nd floor level with sash window and consolidation/renewal of external downpipes.

There is some planning history at the adjoining property to the rear (17A Oakley Place), but this dates back to 1996 and 1998 and is not directly relevant to this current planning application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 15 The main issues to be considered in respect of this application are:
- a) Impact of proposed development on the special interest and historic fabric of the Listed Building and on the streetscene.

Planning policy

Southwark Plan 2007 (July)

- 16 3.15 Conservation of the Historic Environment
3.17 Listed Buildings
3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

London Plan 2008 consolidated with alterations since 2004

- 17 4B.12 Heritage Conservation

Core Strategy

18 Strategic Policy 12 - Design and Conservation

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

19 PPS 1 Delivering Sustainable Development
PPS 5 Planning and the Historic Environment

Principle of development

20 The principle of a scheme to alter and refurbish the property is acceptable subject to there being no impact on the special architectural interest and fabric of the Listed Building, as is discussed below.

21 Other impacts of the development is assessed under the full planning application 10-AP-3363.

Impact on character and setting of a listed building

22 In general there are no objections to these works, all of which represent careful and sensitive repair works to the historic fabric with no alterations or loss of significant historic fabric/detailing.

23 Policy HE7.2 of PPS5 requires that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

24 As required by Saved Policy 3.17 Listed Buildings, there will be: no loss of important historic fabric; the development will not be detrimental to the special architectural or historic interest of the building; the works relate sensitively to the period, style and detailing of the building, and; the existing detailing and features will be preserved.

25 As required by Saved Policy 3.16 Conservation Areas of The Southwark Plan 2007, the refurbishment works should preserve or enhance the character or appearance of the area.

26 Concerns were raised by the neighbour on the works potentially affecting the setting of the adjoining property (No. 29). Given that the proposed external works involve rebuilding the rear wall using the same bricks and/or new that will match the existing, it is unlikely to affect its setting. Similarly, the rebuilding of the rear bay window will be using similar clay tiles. No new structures or significant changes are made externally that would impact on the neighbour's setting.

27 Accordingly there are no objections to the proposed works, subject to conditions relating to material samples on site and all new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used.

Other matters

28 An objection has been received from a neighbour concerned with the potential structural effects on their property. This is controlled by Building Regulations and therefore not a legitimate planning consideration.

Conclusion on planning issues

29 It is considered that the external works complies with PPS5 'Planning and the Historic Environment' and Policies 3.15 and 3.17 and 3.18 of The Southwark Plan subject to

conditions. The proposal is considered to be acceptable in terms of architectural design and would preserve and enhance the listed building, and the wider listed terrace. The proposal is therefore acceptable and planning permission is recommended.

Community impact statement

30 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: No issues.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

31 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

32 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

33 One letter of objection has been received from the neighbouring property No. 29 Cobourg Road commenting that they are pleased to see works are to be carried out as the rear wall and bay structure are currently in poor condition, but also raising the following concerns: these works could affect the setting of the neighbouring property; potential structural damage to neighbouring property and is unacceptable.

Human rights implications

34 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

This application has the legitimate aim of providing improvement to the Listed Building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

n/a

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2378-1 Application file: 10-AP-3365 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5460 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Wing Lau, Planning Officer	
Version	Final	
Dated	6 May 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Community Council Team	6 May 2011	

Consultation undertaken

Site notice date: 07/03/2011

Press notice date: 24/02/2011

Case officer site visit date: 07/03/2011

Neighbour consultation letters sent: 24/02/2011

Internal services consulted:

Design and Conservation Team

Statutory and non-statutory organisations consulted:

English Heritage

The Georgian Group

The Victorian Society

Ancient Monuments Society

The Society for the Protection of Ancient Buildings

Council for British Archaeology

Neighbours and local groups consulted:

Re-consultation:

None

Consultation responses received

Internal services

Design and Conservation - comments incorporated into main report.

Statutory and non-statutory organisations

English Heritage - No comments

No comments have been received from other statutory and non-statutory organisations.

Neighbours and local groups

One letter of objection has been received from the neighbouring property No. 29 Cobourg Road commenting that they are pleased to see works are to be carried out as the rear wall and bay structure are currently in poor condition, but also raising the following concerns: these works could affect the setting of the neighbouring property; potential structural damage to neighbouring property and is unacceptable.

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. John Ottley Blakeney Leigh Ltd	Reg. Number	10-AP-3365
Application Type	Listed Building Consent	Case Number	TP/2378-1
Recommendation	Grant permission		

Draft of Decision Notice

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

Proposed refurbishment of Grade II listed dwelling, involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window, works to basement tanking, plaster renewal, and structural repairs.

At: 31 COBOURG ROAD, LONDON, SE5 0HT

In accordance with application received on 19/11/2010

and Applicant's Drawing Nos. 5943/01 Rev B, 5943/02 Rev B, 5943/03, 5943/04 Rev B

Design and Access Statement, Heritage Statement and Specification of Works

Reasons for granting Listed Building Consent

This Listed Building Consent application was considered with regard to various policies including, but not exclusively:

a] Saved Southwark Plan 2007:

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.17 (Listed Buildings) advises that developments involving a listed building should preserve the building and its features of special architectural or historic interest.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

b] Core Strategy 2011

Strategic Policy 12 - Design and Conservation

c] London Plan 2004 Consolidated with alterations since 2008: 4B.12 Heritage conservation

d] Planning Policy Statements [PPS] PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the building and its features of special architectural or historic interest, where it was considered that these would be preserved. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.

Subject to the following condition:

1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

5943/02 Rev B, 5943/04 Rev A, Specification of Works

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 Material samples of the Welsh slate, clay roofing tiles and replacement bricks to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

- 4 All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

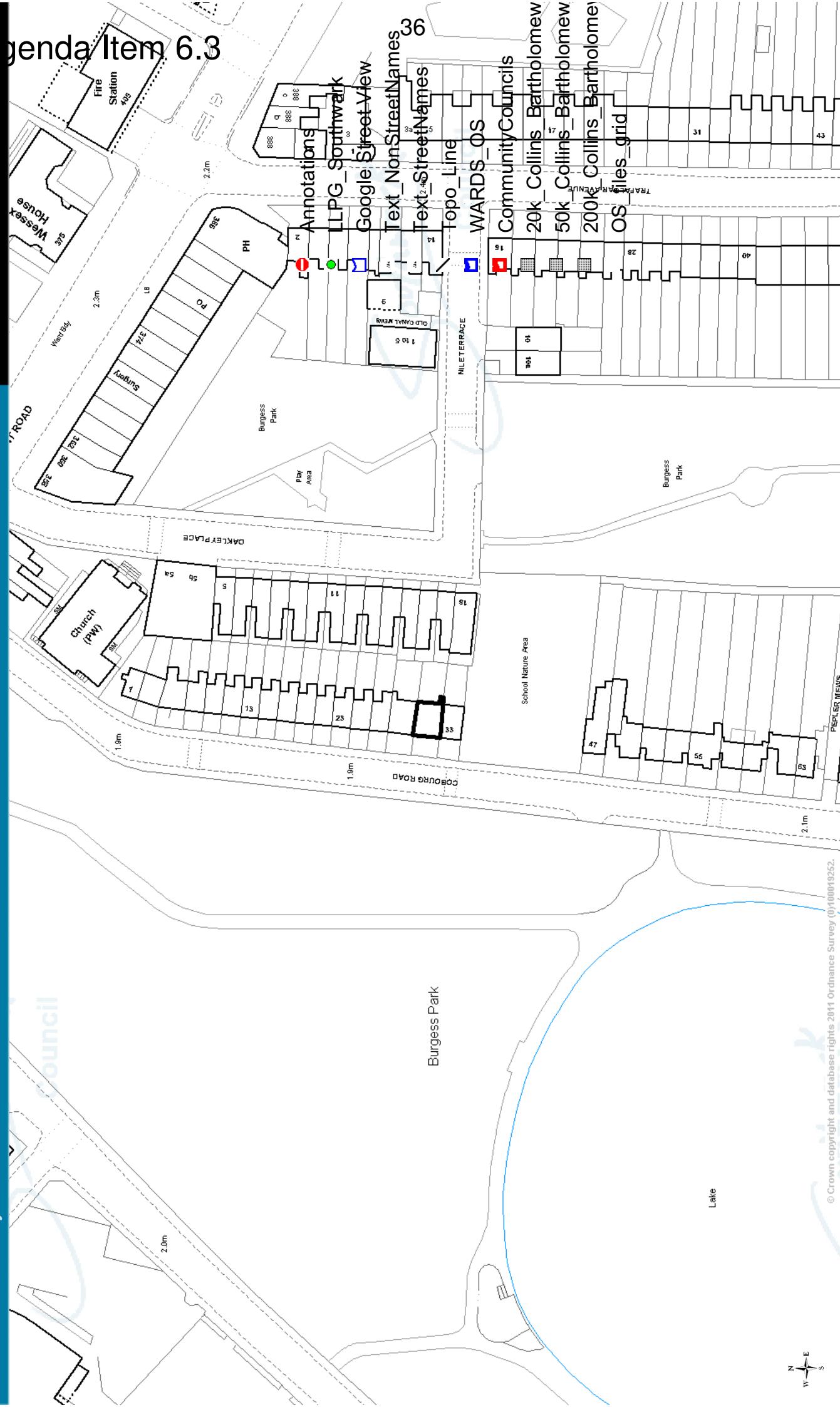
Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings of The Southwark Plan 2007.

31 COBOUG ROAD, LONDON, SE5 OHT

Ordnance Survey

Date 6/5/2011



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Item No. 6.3	Classification: OPEN	Date: 17 May 2011	Meeting Name: Walworth Community Council
Report title:	Development Management planning application: Council's own development Application 10-AP-3363 for: Full Planning Permission Address: 31 COBOURG ROAD, LONDON, SE5 0HT Proposal: Proposed refurbishment of Grade II listed dwelling involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window.		
Ward(s) or groups affected:	East Walworth		
From:	Wing Lau		
Application Start Date 17/02/2011		Application Expiry Date 14/04/2011	

RECOMMENDATION

- 1 Grant planning permission subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 2 The application site relates to a mid-terraced three storey house (plus basement), constructed circa 1800. The Grade II listed building consists of a solid wall construction with external brickwork, London roof with man made slate coverings, single glazed timber sash windows and internal plaster finishes. A bay window is located to the rear at ground floor level.
- 3 The property adjoins another Grade II listed building to the north (No. 29) and the site is also within the Cobourg Road Conservation Area.
- 4 The site is within the following designations as outlined in the Local Development Framework (LDF 2010): Urban Density Zone, Aylesbury Action Area and Air Quality Management Area (AQMA).

Details of proposal

- 5 External works
It is proposed to refurbish the building by demolishing part of the rear external wall at second floor level. The existing sash window will be set aside for reuse and it is to demolish down to existing plate at bathroom floor level. The wall will be rebuilt utilising hand selected bricks from the existing demolition. All new bricks are to be second hand yellow stocks.

- 6 It is proposed to strip off existing concrete tiles and lay new clay tiles to the rear semi-circular bay window.
- 7 Other external works are proposed including stripping off existing felt roof and asphalt covering and dispose of all arisings; replace with lead sheet roofing; remove all PVC stacks, waste pipes, rainwater pipes etc and replace in all with cast iron; repairs to windows; spot fill and apply stabilising solution to brick surfaces and redecorate with 2 coats white cementitious masonry paint.

Internal works

- 8 All radiators, electrical sockets, fixtures and fittings to be removed to facilitate specified works. Timber skirtings, doors, door architraves, window architraves will be removed and set aside for reuse.
- 9 It is proposed to hack off wall and ceiling plaster and floor screeds and reinstate following damp-proofing works are finished. It is proposed to supply and fit new 12.5mm plasterboard ceilings in the lounge, kitchen
- 10 Rewiring is proposed throughout and new units and fittings to the kitchen and shower room and other areas where necessary. New floor covering and wall tiles is proposed in kitchen and shower room.
- 11 Other internal repair works are proposed as outlined in the Specification of Works.
- 12 The associated Listed Building Consent application (LBC) is concurrently being assessed (ref 10-AP-3365).

Planning history

- 13 03-CO-0004 - Listed Building Consent granted in 2003 for: Internal works and external repairs.

Planning history of adjoining sites

- 14 29 Cobourg Road – Listed Building consent granted in 2002 (ref 02-AP-1608) for: Internal and external alterations including replacement of brick support to rear bay window, replacement of casement window at rear 2nd floor level with sash window and consolidation/renewal of external downpipes.

There is some planning history at the adjoining property to the rear (17A Oakley Place), but this dates back to 1996 and 1998 and is not directly relevant to this current planning application.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 15 The main issues to be considered in respect of this application are:
- a) Impact of the development on the amenity of adjoining occupiers.
 - b) Impact of proposed development on the special interest and historic fabric of the Listed Building and on the streetscene.

Planning policy

- 16 Saved policies of The Southwark Plan 2007 (July)
 3.2 Protection of Amenity
 3.11 Efficient Use of Land
 3.12 Quality in Design

- 3.13 Urban Design
- 3.15 Conservation of the Historic Environment
- 3.16 Conservation Areas
- 3.17 Listed Buildings
- 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

London Plan 2008 consolidated with alterations since 2004

- 17 4B.12 Heritage Conservation

Core Strategy 2011

- 18 Strategic Policy 12 - Design and Conservation

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

- 19 PPS 1 Delivering Sustainable Development
PPS 5 Planning and the Historic Environment

Principle of development

- 20 The principle of a scheme to alter and refurbish the property is acceptable as it raises no land use/policy issues. This is subject to there being no impact on neighbours and streetscene and no impact on the Listed Building, as is discussed below.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 21 The proposed external works relate mainly to demolishing and rebuilding part of the existing rear wall and reinstating the roof over the semi-circular bay window at the rear. The proposal does not create any additional volume/structure or new windows. As such, it would not impact on the neighbours' amenity in terms of light, overlooking or outlook.
- 22 The proposal therefore complies with saved policies 3.2 and 3.11 of the Southwark Plan 2007 and Strategic Policy 13 of the Core Strategy.

Impact on character and setting of a listed building and/or conservation area

- 23 In general there are no objections to these works, all of which represent careful and sensitive repair works to the historic fabric with no alterations or loss of significant historic fabric/detailing.
- 24 Policy HE7.2 of PPS5 requires that in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 25 As required by Saved Policy 3.17 Listed Buildings, there will be: no loss of important historic fabric; the development will not be detrimental to the special architectural or historic interest of the building; the works relate sensitively to the period, style and detailing of the building, and; the existing detailing and features will be preserved.
- 26 As required by Saved Policy 3.16 Conservation Areas of The Southwark Plan 2007, the refurbishment works should preserve or enhance the character or appearance of the area.
- 27 Concerns were raised by the neighbour on the works potentially affecting the setting of the adjoining property (No. 29). Given that the proposed external works involve rebuilding the rear wall using the same bricks and/or new that will match the existing, it is unlikely to affect its setting. Similarly, the rebuilding of the rear bay window will be

using similar clay tiles. No new structures or significant changes are made externally that would impact on the neighbour's setting.

- 28 Accordingly there are no objections to the proposed works, subject to conditions relating to material samples on site and all new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used.

Other matters

- 29 An objection has been received from a neighbour concerned with the potential structural effects on their property. This is controlled by Building Regulations and therefore not a legitimate planning consideration.

Conclusion on planning issues

- 30 It is considered that the external works complies with PPS5 'Planning and the Historic Environment' and Policies 3.15 and 3.17 and 3.18 of The Southwark Plan. The proposal is considered to be acceptable in terms of architectural design and would preserve and enhance the listed building and the Conservation Area and the wider listed terrace. The proposal does not harm the amenities of adjoining occupiers. The proposal is therefore acceptable and planning permission is recommended.

Community impact statement

- 31 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: No issues.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

- 32 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

- 33 Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

- 34 One letter of objection has been received from the neighbouring property No. 29 Cobourg Road commenting that they are pleased to see works are to be carried out as the rear wall and bay structure are currently in poor condition, but also raising the following concerns: these works could affect the setting of the neighbouring property; potential structural damage to neighbouring property and is unacceptable.

Human rights implications

- 35 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

This application has the legitimate aim of providing improvements to residential

property. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

n/a

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2378-1 Application file: 10-AP-3363 Southwark Local Development Framework and Development Plan Documents	Regeneration and Neighbourhoods Department 160 Tooley Street London SE1 2TZ	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5460 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Wing Lau, Planning Officer	
Version	Final	
Dated	06 May 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Community Council Team	6 May 2011	

Consultation undertaken

Site notice date: 07/03/2011

Press notice date: 24/02/2011

Case officer site visit date: 07/03/2011

Neighbour consultation letters sent: 24/02/2011

Internal services consulted:

Design and Conservation Team

Statutory and non-statutory organisations consulted:

English Heritage

The Georgian Group

The Victorian Society

Ancient Monuments Society

The Society for the Protection of Ancient Buildings

Council for British Archaeology

Neighbours and local groups consulted:

Re-consultation:

None

Consultation responses received

Internal services

Design and Conservation - comments incorporated into main report.

Statutory and non-statutory organisations

English Heritage - No comments

No comments have been received from other statutory and non-statutory organisations.

Neighbours and local groups

One letter of objection has been received from the neighbouring property No. 29 Cobourg Road commenting that they are pleased to see works are to be carried out as the rear wall and bay structure are currently in poor condition, but also raising the following concerns: these works could affect the setting of the neighbouring property; potential structural damage to neighbouring property and is unacceptable.

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. John Ottley Blakeney Leigh Ltd	Reg. Number	10-AP-3363
Application Type	Full Planning Permission	Case Number	TP/2378-1
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Proposed refurbishment of Grade II listed dwelling involving part demolition and rebuild of rear wall of building, re-roofing to main roof and re-building of roof to bay window.

At: 31 COBOURG ROAD, LONDON, SE5 0HT

**In accordance with application received on 19/11/2010
and revisions/amendments received on 16/02/2011**

and Applicant's Drawing Nos. 5943/01 Rev B, 5943/02 Rev B, 5943/03, 5943/04 Rev B

Design and Access Statement, Heritage Statement and Specification of Works

Reasons for granting planning permission.

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

a] Saved Southwark Plan 2007:

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.17 (Listed Buildings) advises that developments involving a listed building should preserve the building and its features of special architectural or historic interest.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

b] Core Strategy 2011

Strategic Policy 12 - Design and Conservation

c] London Plan 2004 Consolidated with alterations since 2008: 4B.1 Design principles for a compact city, 4B.8 Respect local context and communities, 4B.11 London's built heritage, 4B.12 Heritage conservation

d] Planning Policy Statements [PPS] PPS 1 'Delivering Sustainable Development', PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the character and appearance of the Listed Building and adjoining Listed Buildings that would result from the proposed development, but it was considered that this would preserve the character of the Listed Building and would not harm the setting of the nearby Listed Buildings on Cobourg Road and would preserve the character and appearance of the Conservation Area. The impacts of the scheme on the amenity of adjoining and near by occupiers was also considered, where it was judged that there would not be significant harm arising. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

5943/02 Rev B, 5943/04 Rev A, Specification of Works

Reason:

For the avoidance of doubt and in the interests of proper planning.

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MEMBERS & EXTERNAL DISTRIBUTION LIST MUNICIPAL YEAR 2010-2011
WALWORTH COMMUNITY COUNCIL

Note: Original held by Constitutional Team (Community Councils)
(Tel: 020 7525 7385)

	Copies		Copies
To all members of the community council			
Councillor Martin Seaton (Chair)	1	Audit Manager	1
Councillor Neil Coyle (Vice-Chair)	1	Ground Floor	
Councillor Catherine Bowman	1	160 Tooley Street	
Councillor Patrick Diamond	1		
Councillor Dan Garfield	1		
Councillor Lorraine Lauder MBE	1		
Councillor Darren Merrill	1		
Councillor Abdul Mohammed	1	Borough Commander	1
Councillor Helen Morrissey	1	Southwark Police Station 323 Borough High Street London SE1 1JL	
Other Members			
Councillor Lisa Rajan	1		
Libraries			
Local Studies Library	6	Trade Unions	
	1	UNISON Southwark Branch	1
		Roy Fielding, GMB/APEX	1
		TGWU/ACTS	1
		Tony O'Brien, UCATT	1
Press			
Southwark News	1	Housing Offices	
South London Press	1	Walworth Area Housing Office	1
Members of Parliament			
Harriet Harman M.P.	1	One Stop Shop Walworth	1
Simon Hughes M.P.	1	151 Walworth Road London, SE17 1 RY	
Constitutional Officer (Community Councils) (at CLG, Tooley Street – Second Floor – Hub 4)	15	TOTAL	46
Rob Bristow (Tooley St - Fifth Floor, Hub 2)	1		
Suzan Yildaz (Tooley St - Second Floor, Hub 2)	1		