

Borough and Bankside Community Council Planning

Monday 20 February 2012
7.00 pm
56 Southwark Bridge Road, London SE1 0AS

Membership

Councillor Poddy Clark (Chair)
Councillor Geoffrey Thornton (Vice-Chair)
Councillor Claire Hickson
Councillor Tim McNally
Councillor Adele Morris
Councillor David Noakes

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Acting Chief Executive

Date: Friday 10 February 2012



Order of Business

**Item
No.**

Title

- 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 5 - 10)

To confirm as a correct record the minutes of the meeting held on 26 January 2012.

6. DEVELOPMENT MANAGEMENT ITEMS (Pages 11 - 15)

6.1. 38-40 GLASSHILL STREET, LONDON, SE1 0QR (Pages 16 - 32)

6.2. 208 LONG LANE, LONDON, SE1 4QB (Pages 33 - 49)

Date: Friday 10 February 2012

INFORMATION FOR MEMBERS OF THE PUBLIC

CONTACT: Gerald Gohler, Constitutional Officer, Tel: 020 7525 7420
or email: gerald.gohler@southwark.gov.uk
Website: www.southwark.gov.uk

ACCESS TO INFORMATION

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If you are a resident of the borough and have paid someone to look after your children or an elderly or disabled dependant, so that you can attend this meeting, you may claim an allowance from the council. Please collect a claim form from the Constitutional Officer at the meeting.

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Deputations provide the opportunity for a group of people who are resident or working in the borough to make a formal representation of their views at the meeting. Deputations have to be regarding an issue within the direct responsibility of the Council. For further information on deputations, please contact the Constitutional Officer.

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Borough&Bankside Community Council

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Somali:

U-Baahnaanshaha Luqadda

Haddii aad u baahan tahay macluumaadka ku saabsan Guddiyada Beelaha oo lagu tarjumay luqaddaada fadlan soo wac khadka taleefoonka 020 7525 7187 ama booqasho ugu tag hawladeennada ku sugan 160 Tooley Street, London SE1 2TZ

Arabic:

إحتياجات لغوية

إذا كنت ترغب في الحصول على معلومات عن مجالس المجموعات المحلية وترجمتها إلى لغتك الرجاء الإتصال برقم الهاتف: 020 7525 7187 أو زيارة المكتب في 160 Tooley Street SE1 2TZ London

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Bengali:

ভাষার প্রয়োজন

আপনি যদি নিজের ভাষায় কমিউনিটি কাউন্সিল সম্পর্কে তথ্য পেতে চান তাহলে 020 7525 7187 নম্বরে ফোন করুন অথবা 160 Tooley Street, London SE1 2TZ ঠিকানায় গিয়ে অফিসারদের সাথে দেখা করুন।

Yoruba:

Awon Kosemani Fun Ede

Bi o ba ba nfe àlàyé kíkún l'ori awon Ìgbìmò Àwùjò ti a se ayipada si ede abínibí re, jọwọ tẹ wa l'aago si ori nombá yi i : 020 7525 7187 tabi ki o yo ju si awon òṣiṣé ni ojúlé 160 Tooley Street , London SE1 2TZ .

Amharic:

የቋንቋ ተፈላጊነት

የነዋሪዎች ምክርቤትን መረጃዎች ወደ ቋንቋዎ እንዲተረጎሙ የምትፈልጉ ከሆነ እባክዎን በ 020 7525 7187 ይደውሉ። ወይም ወደ ቱሊ ስትሪት/መንገድ የቤት ቁጥር 160 ለንደን SE1 2TZ በመሄድ እዛው ያሉትን ሰራተኞች ይጎብኙ።

Punjabi:

ਭਾਸ਼ਾ ਦੀਆਂ ਲੋੜਾਂ

ਜੇ ਤੁਸੀਂ ਚਾਹੁੰਦੇ ਹੋ ਕਿ ਕਮਿਊਨਿਟੀ ਕਾਂਊਸਿਲ ਬਾਰੇ ਜਾਣਕਾਰੀ ਦਾ ਤੁਹਾਡੀ ਭਾਸ਼ਾ ਵਿਚ ਤਰਜਮਾ ਕਰ ਦਿੱਤਾ ਜਾਵੇ ਤਾਂ ਕਿਰਪਾ ਕਰ ਕੇ 020 7525 7187 ਨੰਬਰ 'ਤੇ ਫੋਨ ਕਰੋ ਜਾਂ 160 Tooley Street, London SE1 2TZ ਜਾ ਕੇ ਅਫਸਰਾਂ ਨੂੰ ਮਿਲੋ।

Planning at Community Council Meetings

This sheet will tell you about what happens at the meeting when the community council considers a planning application, a planning enforcement case or other planning proposals.

The community council must follow the same rules and procedures as the council's main planning committee.

The items are heard in the order printed on the agenda, but the chair may change the running order of the items.

At the start of each item, the council's planning officer will present the report about the planning application and answer points raised by Members of the committee. After this, the following people may speak on the application if they wish, but **not more than 3 minutes each**:

1. A representative (spokesperson) for the objectors - if there is more than one objector wishing to speak the time is then divided within the 3 minute time slot
2. The applicant or their agent
3. A representative for any supporters who live within 100 metres of the development site
4. A ward councillor from where the proposal is located.

The chair will ask the speakers to come forward to speak. Once the speaker's three minutes have elapsed, members of the committee may ask questions of them, relevant to the roles and functions of the community council.

Members of the committee will then debate the application and consider the recommendation.

Note

If there are several objectors or supporters, they have to identify a representative who will speak on their behalf. If more than one person wishes to speak, the 3 minute time allowance must be shared amongst those who wish to speak. Objectors may wish to meet with other objectors in the foyer of the hall prior to the start of the meeting to appoint a representative.

Speakers should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already on the report.

The arrangements at the meeting may be varied at the discretion of the Chair.



BOROUGH AND BANKSIDE COMMUNITY COUNCIL

- Planning -

MINUTES of the Borough and Bankside Community Council held on Thursday 26 January 2012 at 7.00 pm at 56 Southwark Bridge Road, London SE1 0AS

PRESENT: Councillor Poddy Clark (Chair)
Councillor Geoffrey Thornton (Vice-Chair)
Councillor Claire Hickson
Councillor Tim McNally
Councillor Adele Morris
Councillor David Noakes

OFFICER SUPPORT: Alistair Huggett (Framework & Implementation Manager)
Michele Sterry (Planning Officer)
Suzan Yildiz (Legal Officer)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were none.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members made declarations in relation to the following agenda items:

6.1 8 Colnbrook Street, London SE1 6EZ

Councillor Adele Morris, personal and non-prejudicial, as she had had conversations with the objectors, but had not expressed a view.

6.2 8 Colnbrook Street, London SE1 6EZ

Councillor Adele Morris, personal and non-prejudicial, as she had had conversations with the objectors, but had not expressed a view.

9. Elliott's Row Conservation Area

Councillor Geoffrey Thornton, personal and non-prejudicial, as he is a resident living in the proposed conservation area.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

5. MINUTES**RESOLVED:**

That the minutes of the 16 November 2011 be agreed as a correct record and signed by the chair.

Councillor Adele Morris informed the meeting that she had heard back from the council's planning enforcement team who had fed back to her about the lawfulness of some developments in Clennan Road. This had been minuted as an action point at the previous meeting.

6. DEVELOPMENT MANAGEMENT ITEMS

The chair informed the meeting that item 6.2 would be heard first, followed by items 6.1, 6.3, and the rest of the items as marked on the agenda.

6.1 8 COLNBROOK STREET, LONDON SE1 6EZ**Planning application reference number 11-AP-2398**

Report: See pages 15 to 31

PROPOSAL

Listed Building Consent - Demolition of existing rear addition. Reducing part of garden level to lower ground floor level & construction of a new single storey rear extension comprising a new kitchen. New external steps from lower ground floor up to retained garden level. Complete refurbishment of the listed property including a new bathroom & cloakroom. Blocking up some existing openings & forming new openings to internal walls. Repair of existing sash windows where viable, & replacement windows to match existing elsewhere. Construction of a mansard roof extension.

The planning officer introduced the report. Councillors asked questions of the planning officer, and the design and conservation officer.

The objectors present chose not to speak.

The applicant spoke in favour of the application. Members asked questions of the applicant.

There were no local supporters living within 100 metres of the site, and no ward councillors wishing to speak.

Members discussed the application

RESOLVED:

That planning application number 11-AP-2398 be granted listed building consent, subject to the conditions set out in the report, and a modified condition 3, which is to read:

“Notwithstanding the drawings submitted, before any work in connection with this permission is commenced the applicant shall submit a Schedule of Condition of existing windows/doors and a Schedule of Works for their repair to the Local Planning Authority for approval in writing, prior to the commencement of works. All existing doors, windows, shutter boxes and window cases, are to be retained, repaired and refurbished. Where fenestration has become redundant it is to be retained elsewhere in the proposed development, where viable. The development shall not be carried out otherwise than in accordance with any such approval given.”

6.2 8 COLNBROOK STREET, LONDON SE1 6EZ

Planning application reference number 11-AP-2397

Report: See pages 32 to 49

PROPOSAL

Reducing part of garden level to lower ground floor level & construction of a new single storey rear extension comprising a new kitchen. New external steps from lower ground floor up to retained garden level. Complete refurbishment of the listed property including a new bathroom & cloakroom. Blocking up some existing openings & forming new openings to internal walls. Repair of existing sash windows where viable, & replacement windows to match existing elsewhere. Construction of a mansard roof extension.

The planning officer introduced the report. Councillors asked questions of the planning officer, and the design and conservation officer.

The spokesperson for the objectors spoke against the application. Members asked questions of the objectors' spokesperson.

The applicant spoke in favour of the application. Members asked questions of the applicant.

There were no local supporters living within 100 metres of the site, and no ward councillors wishing to speak.

Members discussed the application.

RESOLVED:

That planning application number 11-AP-2397 be granted planning permission, subject to the conditions set out in the report.

Councillors Adele Morris and Geoffrey Thornton asked for the fact that they had voted against the proposal to be shown in the minutes.

Councillor Adele Morris asked for it to be recorded that report should quote the relevant Southwark policies, and asked why officers had referred to the Draft National Planning Policy Framework (NPPF) in the report in several instances.

6.3 SHELL SOUTHWARK BRIDGE SERVICE STATION, 101 SOUTHWARK BRIDGE ROAD, LONDON SE1 0AX

Planning application reference number 11-AP-1571

Report: See pages 50 to 69

PROPOSAL

Redevelopment of existing petrol station to provide new forecourt canopy, rear boundary wall and retail shop building.

The planning officer introduced the report. Councillors asked questions of the planning officer.

There were no objectors wishing to speak.

The applicant was not in attendance.

There were no local supporters living within 100 metres of the site, and no ward councillors wishing to speak.

Members discussed the application.

RESOLVED:

That planning application reference number 11-AP-1571 be granted, subject to the conditions set out in the report.

7. SECTION 106 MONIES TO DELIVER £228,342 OF EMPLOYMENT AND TRAINING PROJECTS ASSOCIATED WITH THREE MAJOR DEVELOPMENTS IN BANKSIDE

Members considered the report.

RESOLVED:

That the Borough and Bankside Community Council is happy to support the recommendations, set out in the report, but asks that information about monitoring and measuring the success of the projects be included in future reports.

8. TO RELEASE SECTION 106 MONIES TO DELIVER £267,081 OF REGENERATION PROJECTS FROM 10/AP/2016 (A/N 504) 65 SOUTHWARK STREET AND 09/AP/2320 (A/N 566) 20 LAVINGTON STREET ALSO KNOW AS CITIZENM HOTEL.

Members considered the report.

RESOLVED:

1. That the Borough and Bankside Community Council support the recommendations of the report, but ask that the process for identifying Section 106 projects be improved by:
 - Updating the project bank, which should be the principle source document for identifying potential Section 106 projects
 - Information about the impact of the development on the local area should be included in the report
 - A consistent approach in terms of what constitutes the affected area needs to be applied when suggesting potential projects
2. That the following comments also be fed back to Planning Committee:
 - The Section 106 / project bank had gone adrift, and needed to be refreshed
 - That the views expressed by this Community Council should be accurately reflected in the report which was going to main planning committee.

9. ELLIOTT'S ROW CONSERVATION AREA

Members considered the report.

RESOLVED:

That the community council notes the recommendations of the report and is happy for the consultation to go ahead.

10. THRALE STREET CONSERVATION AREA

Members considered the report.

RESOLVED:

That the community council notes the recommendations of the report and is happy for the consultation to go ahead.

11. WEST SQUARE CONSERVATION AREA

Members considered the report.

RESOLVED:

That the community council notes the recommendations of the report and is happy for the consultation to go ahead.

The meeting ended at 10.40 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 20 February 2011	Meeting Name: Borough and Bankside Community Council
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Acting 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 legal and democratic services, 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 legal & democratic services. 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 Southwark Plan is part of the Development Plan along with the Core Strategy and London Plan. Some of the detailed Southwark plan policies were 'saved' in July 2010 with permission from the Secretary of State. Some of these policies have now been superseded by policies in the Aylesbury Area Action Plan and the Core Strategy which was adopted on April 6 2011. 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. 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. From 6 April 2010 the Community Infrastructure Levy regulations (CIL) have given these policy tests legal force.

Regulation 122 provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:

- a. necessary to make to the development acceptable in planning terms;
- b. directly related to the development; and
- c. fairly and reasonably related to the scale and kind to the development."

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 5LX	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Council Offices, 5th Floor 160 Tooley Street, London SE1 2TZ	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	25 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
Acting Chief Executive	No	No
Head of Development Management	No	No

ITEMS ON AGENDA OF THE BOROUGH AND BANKSIDE CC
on Monday 20 February 2012

Appl. Type Conservation Area Consent
Site 38-40 GLASSHILL STREET, LONDON, SE1 0QR

Reg. No. 11-AP-2441
TP No. TP/1447-38
Ward Cathedrals
Officer Becky Baker

Recommendation GRANT PERMISSION

Proposal

Demolition of existing buildings but with the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street.

Item 6.1

Appl. Type Full Planning Permission
Site 208 LONG LANE, LONDON, SE1 4QB

Reg. No. 11-AP-4073
TP No. TP/H21
Ward Chaucer
Officer Ronan O'Connor

Recommendation GRANT PERMISSION

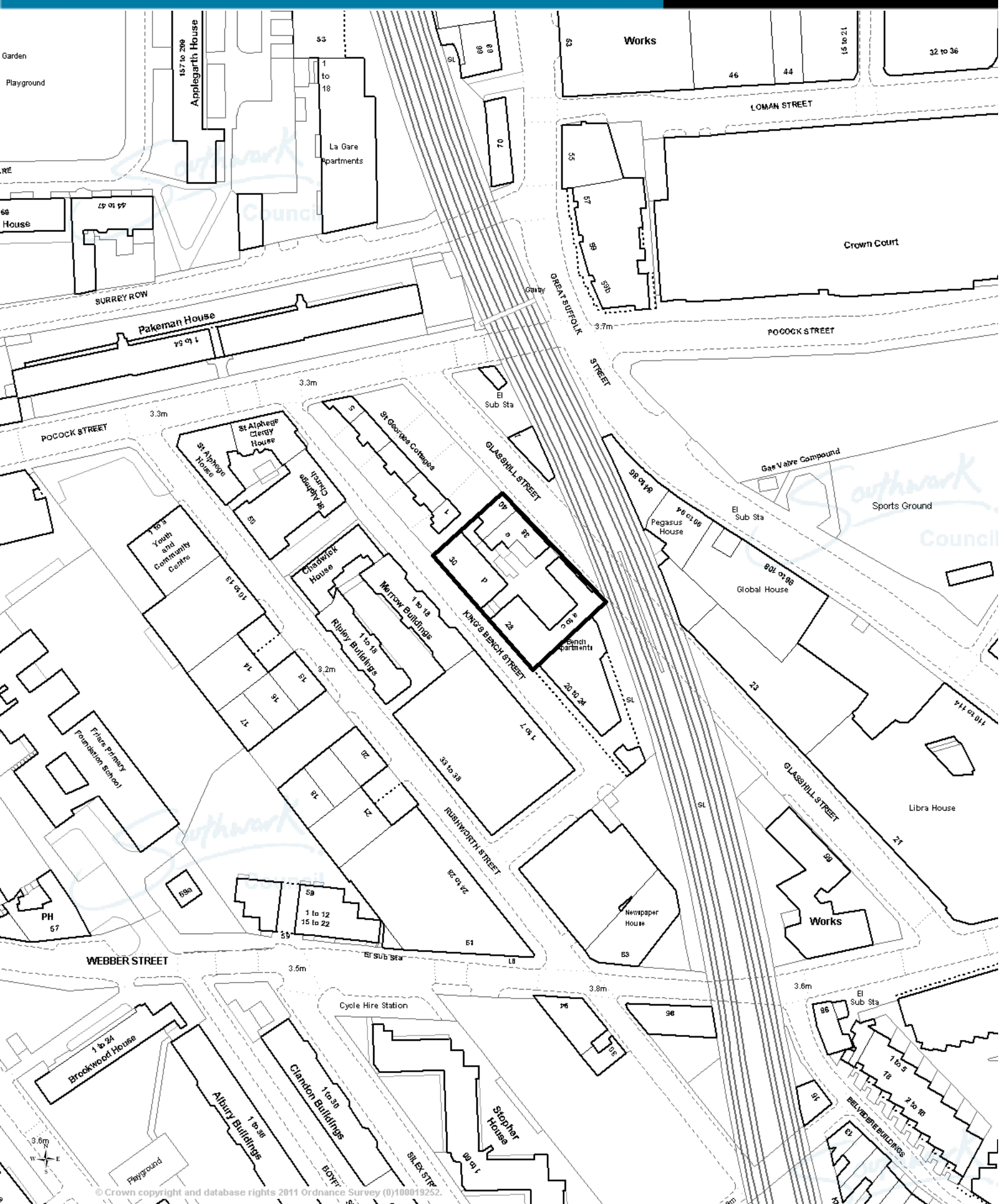
Proposal

Erection of additional storey within remodelled roof to provide a three bedroom apartment.

Item 6.2

Ordnance Survey

Date 8/2/2012



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Item No. 6.1	Classification: Open	Date: 20 February 2012	Meeting Name: Borough and Bankside Community Council
Report title:	Development Management planning application: Application 11-AP-2441 for: Conservation Area Consent Address: 38-40 GLASSHILL STREET, LONDON, SE1 0QR Proposal: Demolition of existing buildings but with the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street.		
Ward(s) or groups affected:	Cathedrals		
From:	Head of Development Management		
Application Start Date 14 July 2011		Application Expiry Date 8 September 2011	

RECOMMENDATION

- 1 Grant conservation area consent

BACKGROUND INFORMATION

Site location and description

- 2 The application site is 1,015 sq.m in size and is situated to the west of and immediately adjacent to the railway viaduct to Blackfriars Station. The site currently comprises two linked groups of two storey office/light industrial buildings with frontages on to Glasshill Street (39-40 Glasshill St) and King's Bench Street (Units A-D). The buildings surround a central courtyard area which is accessed from both street frontages. Existing B1 use class floorspace is 1315sqm GEA.
- 3 The immediate surrounding area is mixed in character comprising residential, community, office and light industrial buildings. To the south-east of the site is a four storey mixed use development Nos. 20-24 King's Bench Street (Bench Apartments) comprising office and flatted residential accommodation.
- 4 The site is adjoined to the north-west by a terrace of 5 two storey Grade II listed Almshouses known as 'St Georges Cottages'. To the south-west directly opposite the site in King's Bench Street is a three storey residential block (Nos. 1-18 Merrow Buildings), which is a Grade II listed building and a two storey commercial building (Nos. 1-7 King's Bench Street) with community buildings (St. Alphage Church) further along the street.
- 5 The application site falls within the Central Activities Zone (CAZ), the Bankside and Borough Opportunity Area, the Bankside and Borough District Town Centre, an Air Quality Management Area and the Kings Bench Conservation Area.

Details of proposal

- 6 Demolition of existing buildings but with the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street.

Planning history

- 7 Application 11AP3785 was granted 25/1/2012 for 'Digging out of hardstanding and soil, installation of manhole and benching of joints and digging out in preparation for drainage works, comprising works to implement the permission, in accordance with planning permission 08-AP-1541 dated 02.09.2008 (for "Demolition of existing commercial buildings (subject to the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street) and the redevelopment of the site for a mixed use building of part two, part three and part five storeys, to provide office space (Use Class B1) at ground and first floor, and 8 residential flats above (3 x two bedroom and 5 x three bedroom)).
- 8 The granting of this application for certificate of lawfulness confirmed as follows:
The existing development is considered to be lawful because application 08AP1541 dated 2/9/2008, as varied by permission 11AP2727 dated 30/8/2011, was implemented by means of the drain run and manhole installed on site prior to the expiry of the permissions on 2/9/2011. An application to discharge the sole pre-commencement condition had been made on 12/7/2011, prior to the expiry of consent on 12/7/2011, although it was not discharged until 4/10/2011. For the reason that the condition was discharged satisfactorily such that the Council could not reasonably instigate enforcement action in relation to the matters the subject of the condition, this permission will have been kept alive.
- 9 Application 11AP2727 granted 30/8/2011 for Non -material amendments to conditions 3, 4, 7, 10, 11, 13, 15 and 19 of permission reference 08-AP-1541 dated 2nd September 2008 (for 'Demolition of existing commercial buildings (subject to the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street) and the redevelopment of the site for a mixed use building of part two, part three and part five storeys, to provide office space (Use Class B1) at ground and first floor, and 8 residential flats above (3 x two bedroom and 5 x three bedroom') to allow implementation works to proceed before the details required by the conditions need to be submitted.
- 10 A number of applications were submitted in 2011 for discharge of conditions pursuant to permission 08AP1541. Several were granted, and others refused, as follows:
Condition 15 - construction management strategy - 11AP2475 - granted 4/10/2011
Condition 5 - archaeology - 11AP2455 - granted 4/10/2011
Condition 4 - landscaping - 11AP2482 - granted 14/9/2011
Condition 7 - flood risk evacuation plan - 11AP2483 - granted 9/11/2011
Condition 13 - air quality - 11AP2463 - granted 7/11/2011
Condition 19 - drainage - 11AP2485 - refused 12/12/2011
Condition 11 - sound insulation - 11AP2484 - refused 7/11/2011
Condition 5 - section details - 11AP2481 - refused 7/11/2011
- 11 11-AP-1465 Renewal of planning permission reference: 08-AP-1541 dated 2nd September 2008 (for: Demolition of existing commercial buildings (subject to the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street) and the redevelopment of the site for a mixed use building of part two, part three, and part five storeys, to provide office space, (use Class B1) at ground and first floor, and 8 residential flats above (3 X two bedroom and 5 x three bedrooms)).
- 12 Planning permission 08-AP-1541 granted 02.09.2008 for Demolition of existing

commercial buildings (subject to the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street) and the redevelopment of the site for a mixed use building of part two, part three and part five storeys, to provide office space (Use Class B1) at ground and first floor, and 8 residential flats above (3 x two bedroom and 5 x three bedroom).

- 13 Application (LBS ref 07AP1796) was refused 24/10/2007. The application was for the demolition of existing commercial buildings (subject to retention of existing facades to the Almshouses and Kings Bench Street) and erection of a part two, three, four and five storey building comprising four commercial units (Class B1) at ground and first floor level, and 8 flats (5x3 bed and 3x2 bed) over the second, third and fourth floor levels with terraces. It was refused for the following reason:

'The quality and character of the architecture is not appropriate to the site or the locality particularly in terms of its poor design, use of materials and fenestration arrangement and would have a detrimental impact on the building itself, character of the area and would fail to preserve or enhance the setting of the Grade II listed Merrow Buildings and almshouses, thereby contrary to Policies 3.12 (Quality in Design), 3.13 (Urban Design) and 3.18 (Setting of Listed Buildings, Conservation Areas and World Heritage Sites) of the Southwark Plan.'

This decision was appealed (PINS Ref: APP/A5840/A/08/2066139/NWF) and a Public Inquiry had been scheduled for 3 and 4 September 2008. However as planning permission 08AP1541 was granted 2/9/2008, the appellants withdrew the appeal.

- 14 Application (LBS ref. 06-AP-2473) was withdrawn in February 2007. This was an application for the demolition of the buildings (subject to the retained existing facade to King's Bench Street and flank wall adjacent the Almshouses) and the erection of a part two/three/four/five storey block comprising four commercial units and refuse and cycle storage at ground floor level, two commercial units at first floor level and eight flats over the second, third, fourth floors with terraces. It was withdrawn due to concerns raised by the Local Planning Authority in respect of overlooking towards adjacent properties, internal sunlight/daylight levels, increased massing of the building compared with the building envelope of the permitted scheme, noise from railway and proximity of some of the terraces to the viaduct. In addition concerns were raised over the proposed design.
- 15 Planning permission (LBS ref. 02-AP-1388) was granted in July 2003 for the demolition of the buildings behind the retained facade on King's Bench Street and flank wall adjacent the Almshouses to provide a new five storey office building. The upper floors of the permitted building stepped away from the adjacent Almshouses and from the King's Bench Street frontage with the second and third floors set back from the Almshouses by 11m and 19m respectively and the fourth floor set back 22m. From the Merrow Buildings on the opposite side of King's Bench Street, the third and fourth floors would stand some 18m away.
- 16 In February 2002 an application for outline consent (LBS ref: 0101049) was refused, to rebuild the ground and first floors and erect a second floor extension on both frontages. It was considered that an outline application was inappropriate as the level of detail provided was not sufficient to assess the impact of the development on the setting of the adjacent listed almshouses.
- 17 Outline permission (LBS ref: 0100201) was refused in April 2001 for the erection of a part two storey part three storey extension over the existing buildings on the grounds of excessive bulk, mass, size and position in relation to the surrounding buildings, particularly the listed almshouses.

- 18 Planning permission was granted in May 1976 for the use of the site for light industrial purposes. It is currently used for offices/studio workshops. The site was previously occupied for residential and light industrial/office purposes.

Planning history of adjoining/nearby sites

40 Rushworth St (Newspaper House) is relevant

- 19 Application for conservation area consent LBS Reg 11AP0450 was granted 7/4/2011 for Complete demolition of all parts of building on site. It is assumed that there is a double leaf brick wall to the boundary between the site and adjacent building at 63 Webber Street and subject to investigation the leaf that sits on the site will be removed.

08-AP-0351 was granted on 03/10/2008 for the construction of a ground plus three/four storey building on this site, to provide 1163 sqm (GEA) of Class B1 employment floorspace and nine residential units comprising 5 x 2 bedroom apartments and 4 x 3 bedroom maisonettes, shared courtyard and garden space, ancillary plant and equipment.

10-AP-1930 CAC was refused on 01/11/2010 for the complete demolition of all parts of building on site. It is assumed that there is a double leaf brick wall to the boundary between the site and adjacent building at 63 Webber Street and subject to investigation the leaf that sits on the site will be removed. The 5 reasons for refusal were:

- The proposals are contrary to policy 3.15 and 3.16 of the Southwark plan as the demolition of 40 Rushworth Street would not preserve or enhance the character or appearance of the Kings bench Conservation Area.
- The proposals are contrary to Kings Bench Conservation Area Appraisal as adopted as part of the conservation area designation by planning committee (January 2010) as they propose the demolition of a building identified under paragraph 4.2.1 as a key unlisted building in the Kings Bench Conservation Area that contributes positively to that area.
- The proposal to demolish is contrary to PPS5 policy HE6.1 as the applicant has not submitted sufficient information with regard to the significance of the heritage asset and the impact the demolition will have on the Kings Bench conservation area.
- The proposals are considered contrary to PPS5 policy HE9.2 as the proposal will lead to substantial harm to the Conservation Area by the total loss of a key building which is not substantiated by the justification to demonstrate that: (i) the substantial public benefits will outweigh that harm; or (ii) (a)the nature of the heritage asset prevents all reasonable uses of the site; and (b) no viable use for the building has been found; and (c) conversion through grants or charitable or public ownership pursued; and (d) the loss of the building is outweighed by the benefits of the approved scheme.
- The proposals are contrary to PPS5 policy HE9.3 as no proof of evidence has been submitted to provide evidence that other potential owners or users of the site have been sought through appropriate marketing.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 20 The main issue to be considered in respect of this application is:
- a) The impact on the character or appearance of the conservation area resulting from this proposal

Planning policy

Core Strategy 2011

- 21 Strategic Policy 12 - Design and conservation

Southwark Plan 2007 (July) - saved policies

- 22 Policy 3.12 Quality in Design;
Policy 3.13 Urban Design;
Policy 3.15 Conservation of the Historic Environment;
Policy 3.16 Conservation Areas.
Policy 3.18 Settling of listed buildings, conservation areas and world heritage sites

London Plan 2011

- 23 Policy 4B.11 London's built heritage;
Policy 4B.12 Heritage conservation;

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

- 24 PPS 5 Planning for the Historic Environment

- 25 Draft National Planning Policy Framework

The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.

The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).

Principle of development

- 26 The principle of the demolition of the existing building (subject to facade retention) on this site was initially accepted as part of the determination of a planning application (08-AP-1541 dated 2/9/2008) for re-development before the area was adopted as the Kings Bench Conservation Area in January 2010. The consented scheme was for the demolition of existing commercial buildings (subject to the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street) and the redevelopment of the site for a mixed use building of part two, part three and part five storeys, to provide office space (Use Class B1) at ground and first floor, and 8 residential flats above (3 x two bedroom and 5 x three bedroom). Consideration was given to the merits of the retention of the existing building during design-development of this planning application, and existing facades were retained within the scheme as outlined above.
- 27 As set out at para 7 above, application 11AP3785 was granted 25/1/2012 which confirms that the 2008 permission has been lawfully implemented. The lawful implementation of that development means that the application to renew the permission, application 11AP1465, is not required.

- 28 At the time of the determination of 08-AP-1541 on 2/9/2008, the Kings Bench Conservation Area had been under consideration; a report had been tabled at the Borough and Bankside Community Council (14/5/08) which proposed that the Council carry out consultation with local residents and businesses to obtain views on the designation. The report considered that the 'draft conservation area should be given limited weight as it is at an early stage of public consultation'.
- 29 However, the application now needs to be assessed in relation to the conservation guidance within the Conservation Area Appraisal Document, which was adopted as part of the Conservation Area designation; the Southwark Plan's saved policies; the Draft Core Strategy; and national planning policy PPS5: Planning for the Historic Environment.

Environmental impact assessment

- 30 A Screening Opinion was not requested prior to the submission of the application as the scheme is not Schedule 1 development. It does fall within Schedule 2, being an urban development project. Having reference to the Column 2 criteria, the site area does not exceed the initial threshold of 0.5ha. In addition it has been determined that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size or location based upon a review of the Schedule 3 selection criteria for screening Schedule 2 Development. The site is a brownfield site in an inner London location, and is located outside of a sensitive area as per Regulation 2(1) and the development is unlikely to generate any significant environmental effects. Therefore an Environmental Impact Assessment is not required.

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

- 31 The demolition of this building will unavoidably have some impact on the amenity of adjoining occupiers and the surrounding area; to ensure these impacts will be minimised, a Method Statement and Schedule of Works will be required by condition if consent is granted.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 32 Not relevant to this application.

Traffic issues

- 33 Not relevant to this application.

Design issues

- 34 Issues related to design have previously been considered relative to the Planning Consent for the replacement building, LBS 08-AP-1541.

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

- 35 Saved Policy 3.16 Conservation areas:
Within conservation areas, development should preserve or enhance the character or appearance of the area.
Demolition: Within conservation areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Planning permission will not be granted for proposals that involve

the demolition or substantial demolition of a building that contributes positively to the character or appearance of the conservation area, unless, in accordance with PPG15 or any subsequent amendments, it can be demonstrated that:

- i. Costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected; and
- ii. Real efforts have been made to continue the current use or find a viable alternative use for the building; and
- iii. There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and
- iv. The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.

- 36 The Kings Bench Conservation Area Appraisal was adopted on 12/01/2010. The architectural and design qualities of 38-40 Glasshill St are described in the Kings Bench Conservation Area Appraisal, where the buildings are included at Para 4.2.1 in a list of buildings in the area, which, though not listed, are nevertheless considered to make a positive contribution to its character and appearance. In accordance with policy 3.16 of the Southwark Plan. The list includes
 - The Glasshill Street blocks of Nos. 38 & 40 King's Bench Street.
 - Nos. 28 & 30 King's Bench Street:
- 37 Para 3.2.2 states that on the west side are two significant groups of buildings: the grade II listed Drapers Almshouses (figure 7) and the Glasshill Street elevations of Nos. 28 and 38-40 King's Bench Street.
- 38 Para 3.2.15 refers to the Kings Bench properties, describing the rear part of the application site as follows:
'Beyond the wall, and continuing its alignment, is a group of two early twentieth century industrial blocks, Nos. 28 and 30 King's Bench Street (figure 24). These are typical smaller workshop buildings of their date, two storeys high, in plain, functional stock brickwork, with square headed, metal framed windows'.
- 39 As previously noted, the consent for the replacement development was issued prior to the Kings Bench Conservation Area (within which this site is located) being designated on 12/01/2010. Under normal circumstances a planning application and an application for conservation area consent would be assessed concurrently, with the demolition being dependent on an acceptable scheme for re-development. In this case the CAC must be considered retrospective to the FUL, which is not ideal. However, the applicant has submitted a full Heritage Statement that justifies the loss of the building under the following policies.
- 40 Policy HE9.1 of PPS5 requires that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments,¹⁴ protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens, World Heritage Sites, should be wholly exceptional.
- 41 Policy HE9.4 of PPS5 provides that where a proposal has a harmful impact on the significance of a designated heritage asset that is less than substantial harm, in all

cases the planning authorities should a) weigh the public benefit of the proposal (for example that it helps to secure the viable optimum use of the heritage asset in the interests of its long term conservation), against the harm, and b) recognise that the greater the harm to the significance of the heritage asset, the greater the justification will be needed for any loss.

- 42 In these regards, following officers initial concerns that the demolition of the buildings had not been fully assessed against the sequential test contained within PPS5, additional information was submitted. The information is considered to be more comprehensive than originally submitted and pertinent to PPS5. It provides a clear justification for demolition on financial viability grounds and argues that the loss of rear building and courtyard would not constitute harm to the Conservation Area as these elements have no intrinsic value.
- 43 The street facades, it is argued, are the more significant features and are being retained for the long term. This is consistent with the Conservation area appraisal which indicates the predominant interest if the site is the street elevations, materials and interesting contribution to the street's skyline. Accordingly the proposal considered to have both significant heritage and public benefits.
- 44 The approved extant permission, and design comments, was assessed policies contained within the Southwark Plan 2007 which still have authority. These found the proposed development, including demolition, would be appropriate. The soon-to-be-designated Conservation Area was a material Consideration of this decision.

- 45 The original concern about this application was that information submitted in support of the application was not sufficient to justify demolition within a conservation area. The submission of a more comprehensive examination of the proposal relative to PPS 5 and the conservation area meets this concern. Also, in light of the 2008 decision and given that the site will be regenerated by retaining the historic facades, rather than remaining empty to deteriorate, ensures that on balance no further objections are raised.

Impact on trees

- 46 None.

Planning obligations (S.106 undertaking or agreement)

- 47 None required.

Sustainable development implications

- 48 Issues related to sustainable development have previously been considered relative to the Planning Consent for the replacement building, LBS 08-AP-1541

Other matters

- 49 None.

Conclusion on planning issues

- 50 On balance, officers consider that the retention of the facades of the building to Kings Bench St, Glasshill St and the listed Almshouses, which make a positive contribution to the character and appearance of the Kings Bench Conservation Area, would mitigate the demolition of the internal parts of the buildings, and would be acceptable having regard to the planning benefits arising from the consented re-development.

The demolition would preserve the setting of the adjoining listed buildings. The building as extended would contribute significant planning gain to the area with a mixture of B1 and residential uses, in a high-quality design that officers consider would enhance the conservation area.

Community impact statement

51 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: none

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none required

Consultations

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

Consultation replies

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

Summary of consultation responses

54 Four objections were received objecting to both this application for demolition and the full application for renewal of permission.

Human rights implications

55 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.

56 This application has the legitimate aim of providing demolition of the existing building in line with a previously approved planning consent for re-development of the site. 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

57 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1447-38 Application file: 11-AP-2441 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 5410 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	Becky Baker, Planning Officer	
Version	Final	
Dated	26 January 2012	
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 Leisure	No	No
Date final report sent to Constitutional Team		9 February 2012

Consultation undertaken

Site notice date: 05/08/2011

Press notice date: 5/8/2012

Case officer site visit date: 5/8/2012

Neighbour consultation letters sent: 5/8/2012

Internal services consulted:

Design and conservation

Statutory and non-statutory organisations consulted:

English Heritage

Neighbours and local groups consulted:

05/08/2011	11 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	12 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	8 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	9 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	10 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	UNIT 10 33 RUSHWORTH STREET LONDON SE1 0RB
05/08/2011	UNIT 13 33 RUSHWORTH STREET LONDON SE1 0RB
05/08/2011	UNIT 19 33 RUSHWORTH STREET LONDON SE1 0RB
05/08/2011	7A KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	7B KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	MIDDLE FLOOR FLAT ALPHEGE HOUSE 2 POCOCK STREET LONDON SE1 0BJ
05/08/2011	1 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	UNIT 20 33 RUSHWORTH STREET LONDON SE1 0RB
05/08/2011	UNIT 22 33 RUSHWORTH STREET LONDON SE1 0RB
05/08/2011	UNIT 24 33 RUSHWORTH STREET LONDON SE1 0RB
05/08/2011	FLAT 5 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 6 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 7 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 2 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 3 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 4 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 10 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
05/08/2011	FLAT 11 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
05/08/2011	FLAT 12 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
05/08/2011	FLAT 8 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 9 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 1 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
05/08/2011	15 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	16 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	FIRST FLOOR 20 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	BLOCK E PART GROUND FLOOR 38-40 GLASSHILL STREET LONDON SE1 0QR
05/08/2011	13 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	14 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	FLAT 10 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 11 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	FLAT 12 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	GROUND FLOOR 20 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	5 KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	FLAT 1 MERROW HOUSE RUSHWORTH STREET LONDON SE1 0QZ
05/08/2011	ST ALPHEGE CHURCH KINGS BENCH STREET LONDON SE1 0QX
05/08/2011	50 RUSHWORTH STREET LONDON SE1 0RB

05/08/2011 82 GREAT SUFFOLK STREET LONDON SE1 0BE
 05/08/2011 UNIT 11 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 UNIT 7 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 35-37 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 UNIT 8 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 30 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 UNIT 23 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 UNIT 14 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 UNIT 15 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 UNIT 16 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 FLAT 5 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 FLAT 6 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 FLAT 7 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 FLAT 2 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 FLAT 3 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 FLAT 4 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 UNIT 12 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 1-3 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 UNIT 17 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 FLAT 8 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 FLAT 9 RIPLEY HOUSE RUSHWORTH STREET LONDON SE1 0RA
 05/08/2011 UNIT 9 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 UNIT 21 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 BLOCK A AND B FIRST FLOOR 38-40 GLASSHILL STREET LONDON SE1 0QR
 05/08/2011 BLOCK C FIRST FLOOR 38-40 GLASSHILL STREET LONDON SE1 0QR
 05/08/2011 BLOCK D FIRST FLOOR 38-40 GLASSHILL STREET LONDON SE1 0QR
 05/08/2011 4 ST GEORGES COTTAGES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 5 ST GEORGES COTTAGES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 BLOCKS A TO C GROUND FLOOR 38-40 GLASSHILL STREET LONDON SE1 0QR
 05/08/2011 3 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 37 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 THE CONVENT 48 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 FLAT A ALPHEGE HOUSE 2 POCOCK STREET LONDON SE1 0BJ
 05/08/2011 FLAT B ALPHEGE HOUSE 2 POCOCK STREET LONDON SE1 0BJ
 05/08/2011 7 GLASSHILL STREET LONDON SE1 0QR
 05/08/2011 33 RUSHWORTH STREET LONDON SE1 0RB
 05/08/2011 ST ALPHEGE CLERGY HOUSE POCOCK STREET LONDON SE1 0BJ
 05/08/2011 3B ST GEORGES COTTAGES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 3C ST GEORGES COTTAGES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 3D ST GEORGES COTTAGES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 1 ST GEORGES ALMSHOUSES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 2 ST GEORGES COTTAGES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 3A ST GEORGES COTTAGES GLASSHILL STREET LONDON SE1 0SH
 05/08/2011 5 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 6 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 7 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 2 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 3 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX
 05/08/2011 4 KINGS BENCH APARTMENTS 22 KINGS BENCH STREET LONDON SE1 0QX

Re-consultation:

N/A

Consultation responses received

Internal services

Design and conservation - comments incorporated into report.

Statutory and non-statutory organisations

English Heritage replied by letter dated 28/02/2011 stating that they do not wish to offer any comments on this occasion, and that the application should be determined in accordance with national and local policy guidance, and on the basis of the Council's specialist conservation advice.

Neighbours and local groups

Four objections received, summarised as follows:

Flat 2, Bench Apartments - objects on grounds that the few remaining streets in this area were designated as a conservation area for good reason; objections to the recent application for demolition of Newspaper House at 40 Rushworth St were unsuccessful and if allowed, this scheme would result in even more loss of post war urban design that must be protected; even though not pretty these buildings are important. Also objected to the full planning application for development (renewal of 08AP1541).

11 Bench Apartments, 22 Kings Bench St - the scheme would make a mockery of the conservation area status by adding a disproportionately large and out of character building to this small conservation area. Also objected to the full planning application for development (renewal of 08AP1541) for the same reason.

8 Bench Apartments, 22 Kings Bench St

- the proposed demolition would not be consistent with the principle of preserving or enhancing the character of the conservation area especially as there is a presumption against demolition of buildings that contribute positively, and reference is drawn to extracts from the Kings Bench Conservation Area appraisal in which the buildings are included in a list of buildings that contribute positively
- the writer acknowledges that the building in which he lives is included in an outline of buildings that do not contribute positively, but notes that the Bench Apartments can be considered to form a corner or 'wall' backing the elevated railway for the length of the building
- two-three storeys is more characteristic of the scale of buildings in the conservation area and to the extent that the scheme for demolition would facilitate a taller building this is not acceptable
- the current use of the building gives an indication of the scene of development that should be supported here; range of craft workshops and artists studios; the present and former uses (printing press at one time) show that the buildings are useable as they are
- site could be developed but needs to be more sympathetic and imaginative than current proposal

1, St Georges Almshouses, Glasshill St - reiterates objections raised in relation to the original scheme 08AP1541, as follows:

- Still concerned that the Almshouse partition wall is too tall and thin to bear the weight of the floor of the proposed 1st floor development.

- The light well in the partition wall between the two ground floor buildings is not recessed enough to allow the same amount of light as at present.
 - The proposed height will dwarf the two storey Almshouses; whilst the individual terraces have been set back the roof ridge still exceeds that of the Bench Apartments buildings.
 - Loss of privacy due to the proposed terraces close proximity of proposed windows; all windows overlooking the Almshouses should be of opaque glass as required by conditions on the 2003 permission (02AP1388).
 - Harmful impact on the drainage to adjacent properties, in particular during rainstorms.
 - The street should be preserved as part of Southwark's historic heritage (reference to the conservation area appraisal).
 - Overall concerned that the scheme would have a detrimental effect on the Grade 2 listed properties – the Almshouses and those nearby, contrary to Policy 3.18 of the Southwark Plan.
 - although it is proposed to maintain the facade of 38-40, the Almshouse wall by the side door to No. 1 and the wall opposite Merrow House, this would be to the detriment of the property at No. 1 and Merrow House, both Grade II listed.
- Also objected to the full planning application for development (renewal of 08AP1541) for the same reasons.

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 R. Copper Deco Design & Build Co. Ltd	Reg. Number	11- <u>AP</u> -2441
Application Type	Conservation Area Consent	Case Number	TP/1447-38
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of existing buildings but with the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street.

At: 38-40 GLASSHILL STREET, LONDON, SE1 0QR

**In accordance with application received on 14/07/2011
and revisions/amendments received on 17/10/2011**

and Applicant's Drawing Nos. 223-101, 223-102-a, 223-103, 223-116-c, 2230117-c, 223-118-c
Letter from BPTW Partnership dated 7/11/2022, Email from BPTW dated 17/1/2012, Email from BPTW dated 9/1/2012
and accompanying photographs and annotated plan 223/110 Rev C
Summary report of an archaeological evaluation dated August 2011
PPS5 Heritage Statement and Justification Ref 11-121 12/10/2011
Updated Heritage Statement Revision A October 2011
Surveyor's Report October 2011

Reasons for granting conservation area consent

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

Strategic policies of the Core Strategy 2011

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Saved policies of the 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 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

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.

Policies of the London Plan 2011

Policies 4B.11 London's built heritage and 4B.12 Heritage conservation of the London Plan [2008].

Planning Policy Statements [PPS] and Guidance Notes [PPG] Planning Policy Statement [PPS] 5: Planning for the Historic Environment [2010].

Particular regard was had to the effects of the proposed demolition works, where it was considered that as the scheme would retain the walls fronting Kings Bench St, Glasshill St, and the listed Almshouses, that the works of demolition would nonetheless preserve the character and appearance of the Kings Bench Conservation Area and the setting of the listed buildings. In addition whilst there would be some loss of parts of the building, it was considered that any harm arising would be outweighed by the reasoned justification for its loss and the quality of its (already consented)

contemporary replacement, and the planning benefits arising from the mixed-use re-development that would follow from the proposed development. It was therefore considered appropriate to grant conservation area consent on balance, subject to conditions, having regard to all 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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 Prior to commencement of demolition works, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission 08-AP-1541 was granted) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reasons

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Kings Bench Conservation Area 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 and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

- 3 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
223-102-a

Reason:

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

- 4 Prior to commencement of works on site, a Method Statement(s) and Schedule of Works for the demolition and clearance, (excluding the walls shown as being retained on Drawing 223-102-a), shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given. The method statement shall include details of the structures required to shore up the walls on the east, north and west flanks that are proposed to be retained.

Reason:

In order to ensure that the proposed works 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 (Draft) Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

- 5 Prior to commencement of works, a full photographic record survey (record in situ) of the building to be demolished and the walls to be retained as shown on Drawing 223-102-a in the course of the works, set in context, shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure satisfactory recording 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 (Draft) Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

Ordnance Survey

Date 8/2/2012



Item No. 6.2	Classification: Open	Date: 20 February 2012	Meeting Name: Borough and Bankside Community Council
Report title:	Development Management planning application: Application 11-AP-4073 for: Full Planning Permission Address: 208 LONG LANE, LONDON, SE1 4QB Proposal: Erection of additional storey within remodelled roof to provide a three bedroom apartment.		
Ward(s) or groups affected:	Chaucer		
From:	Head of Development Management		
Application Start Date 2 December 2011		Application Expiry Date 27 January 2012	

RECOMMENDATION

- 1 Grant planning permission subject to conditions

BACKGROUND INFORMATION

Site location and description

- 2 The building known as St. Christopher's House, is located on the southern side of Long Lane, fronting directly on to the street and opposite an existing office building which has recently been converted to a hotel. The building is 5 storeys in height with a basement and contains residential units.
- 3 The building is not listed, however it is on the draft local list. It does not adjoin any listed buildings. The boundary of the Bermondsey Street Conservation Area is 20m to the east of the site.
- 4 The site is located within a Central Activity Zone, Air Quality Management Area and Archaeological Priority Area and borders (opposite side of the road), the Bankside, Borough and London Bridge Opportunity area.

Details of proposal

- 5 The proposal entails the addition of a single storey extension at roof level to provide an additional 3 bedroom flat. The extension would be 1.4m in height, and set back approximately 0.8m from the front elevation. The changes proposed to the external fabric of the building include the removal of the existing roof.
- 6 It is proposed to re-introduce a parapet wall between the original warehouse and side extension and to increase the height of the rear parapet wall.

- 7 Proposed materials include zinc cladding to the new mansard roof.
- 8 The floor area of the 3 bed unit will be 117.2 sq. m and comprises a kitchen/living room of 46.5 sq. m. and three bedrooms of 15.1 sq. m., 11.9 sq. m. and 13.8 sq. m. respectively. A terrace of approximately 11 sq. m. is also provided to the front of the unit, accessed by sliding doors off the living room. Access to the unit is via the existing stairwell.

Planning history

- 9 Planning permission (Lbs.Reg.No: 11-AP-2837) was refused on 19/10/2011 for extension at roof level to provide 2 additional two bedroom flats including a new lift shaft to the internal courtyard for 1 reason:
- 10 Reason for refusal
Due to the additional bulk and detailed design of the proposed extension, the proposal will dominate the historic form of the existing building, a proposed locally listed building. The proposed materials are considered to be out of keeping to the character of the building. The proposed lift shaft would also disrupt the architecture of the building by cutting across one bay of the windows facing west. The proposal fails to make a positive contribution to the character and local distinctiveness of the existing building and the adjoining Bermondsey Street Conservation area and is therefore contrary to saved policies 3.12 Quality in Design and 3.13 Urban Design and 3.18 Setting of listed buildings, conservation areas and world heritage sites of the Southwark Plan 2007 and Strategic Policy SP12 - Design and Conservation of the Core Strategy 2011 and policy HE7.2 and HE7.5 of PPS 5.
- 11 Planning permission (Lbs.Reg.No: 11-AP-1019) was refused on 03/08/2011 for addition of fourth and part fifth floor extensions to existing building at St. Christopher's House, to provide additional 3 x two bedroom flats (Use Class C3), including a new full height extension within courtyard to rear to provide lift shaft for all floors.
- 12 Reason for refusal
The proposed additional two storey roof extension, does not make a positive contribution to the character and local distinctiveness of this proposed locally listed building, and fails to be subordinate to the existing building. Due to the poor detailed design and proposed use of materials the proposal does not relate well to the historic architectural language of the building and fails to preserve the character and appearance of the building and the surrounding area. Therefore, the proposal is contrary to saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007, Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites and Strategic Policy SP12 - Design and Conservation of the Draft Core Strategy 2011 and policies HE7.2 and HE7.5 of PPS 5.
- 13 Planning permission (Lbs.Reg.No: 01011634) was granted permission on 27/03/2002 for alterations, 4 storey side extension, 3 storey rear extension and change of use from hostel to 14 self-contained flats.

Planning history of adjoining sites

- 14 210 -216 Long Lane
Planning permission (Lbs.Reg.No: 9900488) was granted on 06/10/1999 for construction of part three and part four building comprising six dwelling houses.
- 15 Planning permission (Lbs.Reg.No: 06-AP-1349) was refused on 01/03/2007 for

erection of an additional storey at sixth floor level and change of use from vacant office building to a hotel with ground floor retail and commercial.

16 Reason for Refusal

1- The applicant failed to discharge the requirement that it has been demonstrated that realistic attempts to dispose of the premises for Class B use, either in full or part, had been made, and had proved unsuccessful, over a period of at least 24 months. As such, the proposed development was contrary to Policy 1.4 (Employment Sites outside the preferred Office Locations) of the Emerging Southwark Plan, January 2007.

17 2 - The proposed scheme did not provide for an active frontage at ground floor level and thereby it was considered that the development would fail to make a positive contribution to the character of the area. As such, the development proposal is contrary to Policy 3.13 (Urban Design) of the Emerging Southwark Plan, January 2007.

18 The above decision was appealed and allowed (APP/A5840/A/07/2050575) on 9th April 2008. Planning permission was granted for the erection of an additional storey at sixth floor level and change of use from vacant office building to an apart-hotel with ground floor restaurant (A3) use, and commercial (B1) floor space and external alterations to the building at City Link Court, 201 - 211 Long Lane, in accordance with the terms of the application, Ref 06-AP-1349, dated 10 July 2006, and the plans submitted with it, subject to conditions.

19 193 - 197 Long Lane

Planning permission (Lbs. Reg.No: 07-AP-0128) was granted on 02/05/2007 for amendment to existing planning permission 03-AP-0641 for a seven storey building with ground floor office use (B1) and 83 self-contained flats above, involving the re-configuration of internal floor space to incorporate an 130sqm sandwich bar (A1 Use) fronting Long Lane on the ground floor, extension of the mezzanine floor level into the residential lift core, installation of new double door fronting Long Lane and installation of two new doors to the west elevation.

20 217 Long Lane

Planning permission (Lbs.Reg.No: 08-AP-2367) was granted on 30/12/2008 for Change of use from two live/work units and one Class B1 unit (1, 3 & 6 Dundee Court) on the first, second and third floors into 1 x 2 bedroom and 2 x 1 bedroom residential units at UNITS 1, 3 & 6, 217 LONG LANE.

21 Planning permission (Lbs.Reg.No: 11-AP-0203) was granted on 11/04/2011 for extension to the time limit of planning permission dated 08.01.2009 (LBS Reg No: 08-AP-2618) for construction of an additional floor to create additional residential accommodation at Units 5 - 8 Coach House Mews (adding an additional bedroom to each unit) as well as re-cladding of the existing exterior.

22 1 Graduate Place

Erection of a single storey roof top extension to existing 4th floor roof terrace.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

23 The main issues to be considered in respect of this application are:

a) the principle of the development in terms of land use and conformity with strategic policies.

- b) Impact of proposed development on the amenity of adjoining occupiers
- c) Standard of accommodation
- d) Traffic issues
- e) Impact of proposed development on the character and appearance of the surrounding area, the adjacent Conservation Area and the special architectural interest of the locally listed Building

Planning policy

Core Strategy 2011

- 24 Strategic Policy 1 Sustainable Development
- Strategic Policy 5 Providing new homes
- Strategic Policy 12 Design and conservation
- Strategic Policy 13 High environmental standards

Southwark Plan 2007 (July) - saved policies

- 25 Policy 3.2 Protection of Amenity
- Policy 3.6 Air Quality
- Policy 3.7 Waste Reduction
- Policy 3.11 Efficient Use of Land
- Policy 3.12 Quality in Design
- Policy 3.13 Urban Design
- Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites
- Policy 4.2 Quality of Residential Accommodation
- Policy 4.3 Mix of Dwellings
- Policy 5.2 Transport Impacts
- Policy 5.3 Walking and Cycling
- Policy 5.6 Car Parking

Residential Design Standards SPD 2011

London Plan 2011

- 26 Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 7.6 Architecture

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

- 27 PPS 1 Delivering Sustainable Development
- PPS 3 Housing
- PPS 5 Planning and the Historic Environment
- PPG 13 Transport
- PPG 24 Planning and Noise
- PPS 25 Development and Flood Risk
- Draft National Planning Policy Framework (NPPF)

Principle of development

- 28 The draft National Planning Policy Framework (NPPF) was published at the end of July 2011 for consultation until 17 October 2011. The Government has set out its commitment to a planning system that does everything it can do to support sustainable economic growth. Local planning authorities are expected to plan positively for new development. All plans should be based on the presumption in favour of sustainable development and contain clear policies that will guide how the presumption will be applied locally.
- 29 The NPPF builds upon the Government's 'Plan for Growth' which was published in March 2011. The overall theme of this document is to support long term sustainable economic growth and job creation in the UK. This is set out as a clear and current Government objective (and accordingly should attract significant weight).
- 30 There is no objection to the proposed additional residential unit, as this use has already been established on the site/building. However the proposal should comply with the relevant policies as outlined below.

Environmental impact assessment

- 31 None required due to the nature and size of the scheme which does not fall within Schedule 1 and is below the relevant thresholds for Schedule 2 development, being less than 0.5ha in area and as it is not within a sensitive area and would not generate significant environmental impacts in this urbanised location.

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

Privacy, sense of enclosure, outlook and overlooking

- 32 It is not considered that the proposed additional single storey roof extension of the building would detrimentally affect the amenity of adjoining and surrounding occupants in terms of privacy issues, sense of enclosure, outlook and overlooking. It is noted that a window is proposed to the south elevation facing towards properties on Elim Estate. It is not considered that window will result in addition overlooking given the distance between this window and the properties to the rear (approximately 28 m).
- 33 There are windows proposed to the east elevation facing towards properties at Graduate Place. It is noted that there are existing windows on the east elevation facing towards these properties. As such it is not considered that the proposal would result in overlooking over and above the existing situation. It is further noted that these windows are angled away from these properties by virtue of their position on the mansard roof slop and they are also set back from the main east elevation of the existing property.
- 34 Daylight and Sunlight
The plans submitted show a 45 degree angle calculation from the nearest windows at ground floor level to the rear elevations of properties at Graduate Place which indicates that there will be no loss of daylight or sunlight from the proposal. It is noted that these units are a distance of 14m from the site at 208 Long Lane. It is further noted that the existing parapet wall and pitched roof impacts on the daylight levels to these properties as existing. The concerns of the submitted objections are noted but it is not considered that the proposal would result in a loss of both daylight and sunlight to these properties nor to other properties adjacent to this site. Therefore issues in relation to daylight and sunlight are considered to be acceptable.

- 35 Sense of Enclosure and Outlook

In relation to sense of enclosure and outlook it is considered that the limited scale of the proposal and the setback from the parapet will mitigate against any creation of a

sense of enclosure or loss of outlook.

Residential Design Standards

- 36 The proposed 3 bed unit is 117.2 sq. m in area which is well above the minimum standards as set out in the Residential Design Standards SPD 2011. The unit benefits from being a dual aspect unit.
- 37 Outdoor amenity space is provided to the front of the unit by way of a roof terrace of approximately 11 sq. m. This is considered to be acceptable and will not cause any amenity issues to surrounding occupiers.
- 38 Overall the unit is acceptable in terms of standard of accommodation.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 39 There are no adjoining uses that would give rise to problems for the future occupiers of this property.

Traffic issues

- 40 The proposed development is located in an area with low PTAL, within the CAZ and is in a CPZ. No off-street parking places are proposed. However it is considered that the addition of 1 additional unit in this instance will not materially impact on parking demand in the area and it would be unreasonable to require a Grampian condition in this instance exempting the occupier from applying for a parking permit.
- 41 There are 3 existing cycle spaces indicated at ground floor level. Revised plans have indicated that 2 additional spaces will be provided. This is considered an acceptable provision in this instance.

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

- 42 The building is a fine historic building characteristic of the area and is on the council's draft Local List and is therefore considered a heritage asset under PPS5. The building takes the form of traditional warehouse-type building clad in polychromatic brickwork with robust arched window openings and many original features. The historic record suggests that the original building was a vertical stable block though its original features have now been lost by the conversion - therefore its significance as a heritage asset lies in its external envelope, its robust brickwork, its elegant windows and its strong parapet.
- 43 It was recently converted and extended to provide residential accommodation and this proposal seeks to add a residential unit in the roof. The proposed form of the development reflects the L-shaped geometry of the original building's plan form and preserves the external appearance of the host building. The mansard and is set-back from the parapet on all sides and is less visible from the front where a terrace is proposed.
- 44 An earlier application on this site took a modern boxy appearance, extended the accommodation onto the modern side extension and included an externally mounted lift. This was considered unacceptable largely due to its harmful impact on the heritage asset the dominance of the form which affected the architectural and historic significance of the building and the incongruous form of the proposed lift which disrupted the windows of the building.

- 45 It is considered that the form of this current proposal compliments the historic building. It preserves its features of architectural and historic significance and is not overly dominant and therefore accords with Strategic Policy SP12 Design and conservation of the Core Strategy (2011) and saved Policies 3.12 Quality of Design and 3.13 Urban Design of the Soutwark Plan (2007).
- 46 The proposal site is not listed and is not in a conservation area however, it is located around 20m away from the recently extended Bermondsey Street Conservation Area and as such affects the setting of this designated heritage asset. Saved Policy 3.18 states that "Permission will not be granted for developments that would not preserve or enhance "iv. Views into or out of a Conservation Area". This proposal will have a marginal impact on views into the conservation area from Long Lane. In the longer views the roof and its materials will be visible and in this case it is desirable that the roof is finished in a natural slate to compliment the character and appearance of the conservation area. The proposed drawings indicate a zinc cladding. It is considered that the applicant should be required to submitted a revised material indicating a natural slate cladding to the roof by way of condition.

Waste and Recycling Provision

- 47 Waste and recycling provision is indicated at ground floor level. This is considered acceptable provision.

Flood Risk

- 48 The site is located within Flood Risk Zone 3a. The applicants have submitted a Flood Risk Assessment. The Environment Agency have raised no objection to this proposal having regard to flood risk issues.

Other matters

- 49 No other matters have been identified.

Conclusion on planning issues

- 50 Having regard to the above the proposal is considered to be acceptable and the recommendation is to grant permission, subject to conditions.

Community impact statement

- 51 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.
- 52 a) The impact on local people is set out above.
- 53 b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none
- 54 c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are

Consultations

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

Consultation replies

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

57 Summary of consultation responses

3 separate objections (one each from the co-owners of the property at 5 Graduate Place, 1 from the resident at 5 Graduate Place and 1 from 6 Graduate Place) have been received in relation to this application. Planning issues raised include:

- proposed additional floor will tower over No, 5 Graduate Place impacting on light to both the house and the courtyard.
- rear of No. 5 Graduate Place faces onto No. 208 Long Lane
- privacy will be compromised by the addition of another floor to No. 208
- basement kitchen diners to the houses on Graduate Place and light to these basements will be impacted upon
- already impacted upon by loss of light from other developments in the area
- previous works caused damage to property and there are uncapped vents to the east elevation which blow hot air from the boilers directly into the courtyard at head height
- changes are out of keeping with the building
- previous development was out of keeping with the building
- would detract from the warehouse character of the building and the character of Bermondsey as a whole
- Long lane is already gloomy as a result of tall buildings gaining extra floors
- already insufficient parking and waste disposal facilities
- agree with other objections to the scheme
- objector from No. 6 Graduate Place re-iterates objections to previous scheme
- appearance of scheme
- will shut out light from bedrooms and roof terrace on top floor
- will look directly into bedrooms
- poor design

58 Officer Response.

The planning issues above are discussed in the main body of the report. As well as a general site visit of the application site, officer viewed the application site from the property at No. 6 Graduate Place.

Human rights implications

59 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.

60 This application has the legitimate aim of providing a roof extension to accommodate a 3 bed residential unit. 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**

61 None

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/H21 Application file: 11/AP/4073 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 .uk Case officer telephone: 020 7525 5420 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Neighbour Consultee List

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Ronan O'Connor, Planning Officer	
Version	Final	
Dated	8 February 2012	
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 Leisure	No	No
Date final report sent to Constitutional Team		9 February 2012

Consultation undertaken

Site notice date: 30/12/11

Press notice date: 22/12/11

Case officer site visit date: 26/01/12 & 07/02/12

Neighbour consultation letters sent: 30/12/11

Internal services consulted:

Transport

Design and Conservation

Environmental Protection

Statutory and non-statutory organisations consulted:

Environment Agency

Transport for London

Neighbours and local groups consulted:

As per Appendix 3

Re-consultation:

None

Consultation responses received

Internal services

Design and Conservation -request revised cladding material

Transport - request CPZ exemption, further details of cycle and refuse/recycling provision

EPT - recommend a condition in relation to plant noise from new unit

Statutory and non-statutory organisations

EA - no objection

Neighbours and local groups

3 separate objections (one each from the co-owners of the property at 5 Graduate Place, 1 from the resident at 5 Graduate Place and 1 from 6 Graduate Place) have been received in relation to this application. Planning issues raised include:

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- already impacted upon by loss of light from other developments in the area
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- changes are out of keeping with the building
- previous development was out of keeping with the building
- would detract from the warehouse character of the building and the character of Bermondsey as a whole
- Long lane is already gloomy as a result of tall buildings gaining extra floors
- already insufficient parking and waste disposal facilities
- agree with other objections to the scheme
- objector from No. 6 Graduate Place re-iterates objections to previous scheme
- appearance of scheme
- will shut out light from bedrooms and roof terrace on top floor
- will look directly into bedrooms
- poor design

Officer Response.

The planning issues above are discussed in the main body of the report. As well as a general site visit of the application site, officer viewed the application site from the property at No. 6 Graduate Place.

APPENDIX 3

Neighbour Consultee List for Application Reg. No. 11-AP-4073

TP No	TP/H21	Site	208 LONG LANE, LONDON, SE1 4QB
App. Type	Full Planning Permission		

Date Printed	Address
30/12/2011	FLAT 14 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 13 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 12 195 LONG LANE LONDON SE1 4PD
30/12/2011	84 ELIM ESTATE WESTON STREET LONDON SE1 4DD
30/12/2011	83 ELIM ESTATE WESTON STREET LONDON SE1 4DD
30/12/2011	FLAT 15 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 8 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 7 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 6 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 11 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 10 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 9 195 LONG LANE LONDON SE1 4PD
30/12/2011	85 ELIM ESTATE WESTON STREET LONDON SE1 4DD
30/12/2011	3 GRADUATE PLACE LONDON SE1 4QH
30/12/2011	2 GRADUATE PLACE LONDON SE1 4QH
30/12/2011	1 GRADUATE PLACE LONDON SE1 4QH
30/12/2011	6 GRADUATE PLACE LONDON SE1 4QH
30/12/2011	5 GRADUATE PLACE LONDON SE1 4QH
30/12/2011	4 GRADUATE PLACE LONDON SE1 4QH
30/12/2011	2-6 WILDS RENTS LONDON SE1 4QG
30/12/2011	87 ELIM ESTATE WESTON STREET LONDON SE1 4DD
30/12/2011	86 ELIM ESTATE WESTON STREET LONDON SE1 4DD
30/12/2011	7 WILDS RENTS LONDON SE1 4QG
30/12/2011	FLAT 5 195 LONG LANE LONDON SE1 4PD
30/12/2011	APARTMENT 6 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 13 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 5 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 7 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 1 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 12 208 LONG LANE LONDON SE1 4QB
30/12/2011	210-216 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 10 208 LONG LANE LONDON SE1 4QB
30/12/2011	FLAT 1 195 LONG LANE LONDON SE1 4PD
30/12/2011	APARTMENT 9 208 LONG LANE LONDON SE1 4QB
30/12/2011	FLAT 4 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 3 195 LONG LANE LONDON SE1 4PD
30/12/2011	FLAT 2 195 LONG LANE LONDON SE1 4PD
30/12/2011	APARTMENT 14 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 11 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 4 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 8 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 3 208 LONG LANE LONDON SE1 4QB
30/12/2011	APARTMENT 2 208 LONG LANE LONDON SE1 4QB
20/06/1837	5 GRADUATE PLACE LONDON SE1 4QH
20/06/1837	5 GRADUATE PLACE LONDON SE1 4QH

RECOMMENDATION LDD MONITORING FORM REQUIRED

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 J. Knight Lexadon Property Development and Investment	Reg. Number	11-AP-4073
Application Type	Full Planning Permission	Case Number	TP/H21
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of additional storey within remodelled roof to provide a three bedroom apartment.

At: 208 LONG LANE, LONDON, SE1 4QB

In accordance with application received on 02/12/2011 12:00:37

and Applicant's Drawing Nos. 100, 101, 102, 103, 104, 105, 110, 111 REV A, 123 REV A, 124, 125 REV A, 126, 130, 131

Reasons for granting permission.

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

a] Core Strategy 2011

Strategic Policy 2 - Sustainable transport: We will encourage walking, cycling and the use of public transport rather than travel by car. This will help create safe, attractive, vibrant and healthy places for people to live and work by reducing congestion, traffic and pollution.

Strategic Policy 5 - Providing New Homes: Development will meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive environments, particularly in our growth areas.

Strategic Policy 12 - Design and conservation: Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.

Strategic Policy 13 - High environmental standards: Development will help us live and work in a way that respects the limit's of the planet's natural resources, reduces pollution and damage to the environment and helps us to adapt to climate change.

b] Saved Policies of the Southwark Plan 2007

Policy 3.1 (Environmental effects): seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

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

Policy 3.6 (Air quality): advises that permission will not be granted for development that would lead to a reduction in air quality.

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

Policy 3.13 (Urban design) seeks to ensure that principles of good urban design are taken into account in all developments.

Policy 3.18 (Setting of listed buildings, conservation areas and world heritage sites) states that

Permission will not be granted for developments that would not preserve or enhance the immediate or wider setting of a listed building;

Policy 3.19 ("Archaeology") seeks to ensure that the impact of development on any archaeological remains is assessed and preserved, protected and safeguarded.

Policy 4.2 ("Quality of residential accommodation") ensures that good quality housing is provided for the accommodation needs of the borough.

Policy 5.2 ("Transport Impacts") states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 ("Walking and cycling") requires development to provide adequate facilities for pedestrians and cyclists.

Policy 5.6 ("Car parking") requires all developments requiring car parking to minimise the number of spaces provided

Policy 5.7 ("Parking Standards for Disabled People") seeks adequate parking provision for disabled people and the mobility impaired.

c] London Plan 2011

Policy 2.10 Central Activities Zone - Strategic Priorities, Policy 2.12 Central Activities Zone - Predominantly Local Activities, Policy 3.3 Increasing Housing Supply, Policy 7.4 Local Character, Policy 7.5 Public Realm, Policy 7.6 Architecture,

d] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS1 – Delivering Sustainable Development, PPS 3 Housing, PPS5 Planning for the Historic Environment, PPS 25 Development and Flood Risk

It is considered that the roof extension has been designed in a sensitive and sympathetic manner to the locally listed building and that the proposal integrates with the surrounding area, subject to conditions of consent in particular in relation to materials. The development is not considered to harm the amenities of surrounding residents, including but not limited to considerations of loss of sunlight/daylight, loss of outlook and privacy, and noise and disturbance.

Other policies have been considered, but in this instance were not considered to have such weight as to justify a refusal of permission. 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:

110, 111 REV A, 123 REV A, 124, 125 REV A, 126, 130, 131

Reason:

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

- 3 Samples all external facing materials used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given. Notwithstanding the submitted drawings, the zinc cladding proposed shall be replaced with natural slate cladding, the colour of which is to be approved in writing by the local authority.

Reason

In order that the Local Planning Authority may be satisfied as quality of finish of the proposed roof extension in the interest of the appearance of the building in accordance with Strategic Policy 12 'Design and

conservation' of the Core Strategy 2011 and saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan July 2007.

- 4 Notwithstanding the submission of samples of the external cladding as outlined in Condition No. 3 of this planning permission, all other materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Strategic Policy 12 'Design and conservation' of the Core Strategy 2011 and saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan July 2007.

- 5 The cycle storage facilities as shown on Dwg No. 110 (rec'd 07/02/12) shall be provided before the unit hereby approved is occupied and thereafter such facilities shall be retained and the space used for noother purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users

and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Strategic Policy 2 'Sustainable transport' of the Core Strategy 2011 and saved Policy 5.3 'Walking and Cycling' of the Southwark plan July 2007.

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

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy 2011 and saved Policies 3.2 'Protection of Amenity' and 3.7 'Waste Reduction' of the Southwark Plan July 2007.

- 7 A Construction Logistics Plan shall be submitted and approved in writing by the Local Planning Authority to identify efficiency and sustainability measures to be undertaken while the development is being built, including booking systems, consolidated or re-timed trips, secure, off-street loading and drop-off facilities, details of traffic management and using operators committed to best practice, demonstrated by membership of TfL's Freight Operator Recognition Scheme or similar.

Reason

In the interests of highway safety.

- 8 The development shall not commence until details of an Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy 2011 and Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 9 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises – a positive indication that complaints are unlikely. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy 2011 and saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG24 'Planning and Noise'.

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