

# Welcome to Southwark Planning Sub-Committee B

19 October 2022

## MAIN ITEMS OF BUSINESS

ITEM 7.1: 21/AP/4199

INDIA HOUSE, 45 CURLEW STREET SE1 2ND

ITEM 7.2: 21/AP/2514 - DEFERRED

2 SOMERFORD WAY SE16 6QW



Councillor Cleo Soanes (Chair)



Councillor Emily Tester  
(Vice Chair)



Councillor Sandra Rhule



Councillor Emily Hickson



Councillor Esme Hicks



Councillor Richard Livingstone



Councillor Adam Hood

**ITEM 7.1: 21/AP/4199  
INDIA HOUSE, 45 CURLEW STREET SE1 2ND**

Construction of a new roof terrace to serve the existing offices with privacy screening, composite decking and terraced seating, external balustrade and lighting.

## Site and surrounding area

The site comprises India House, an existing modern six storey office building located on the corner of Curlew Street and Gainsford Street.

Building not listed, but located within the Tower Bridge Conservation Area and within the vicinity of a number of Grade II listed buildings.

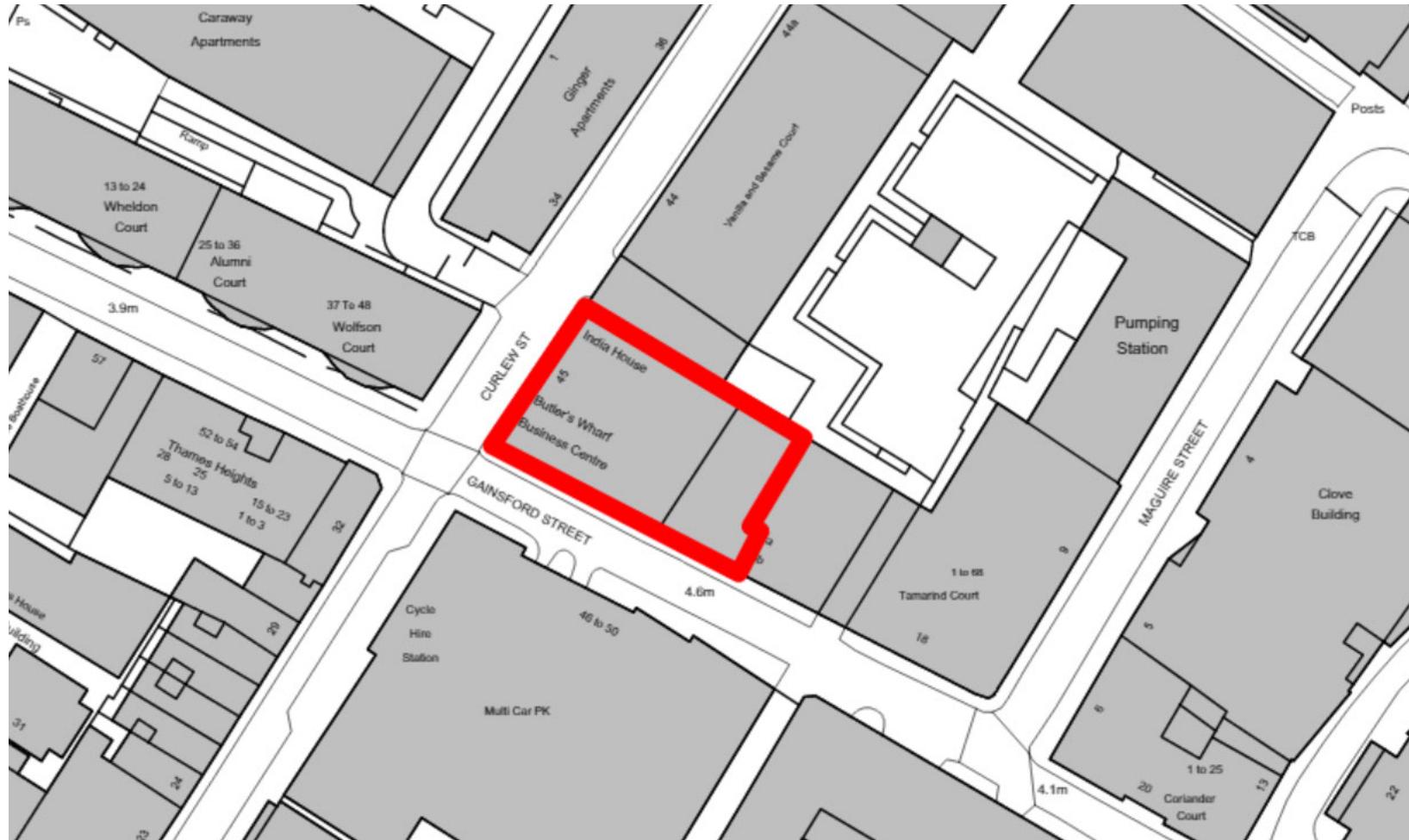
Surrounding area predominantly residential in terms of land use.

## Proposal

The application seeks to construct a roof terrace to serve the existing office building.

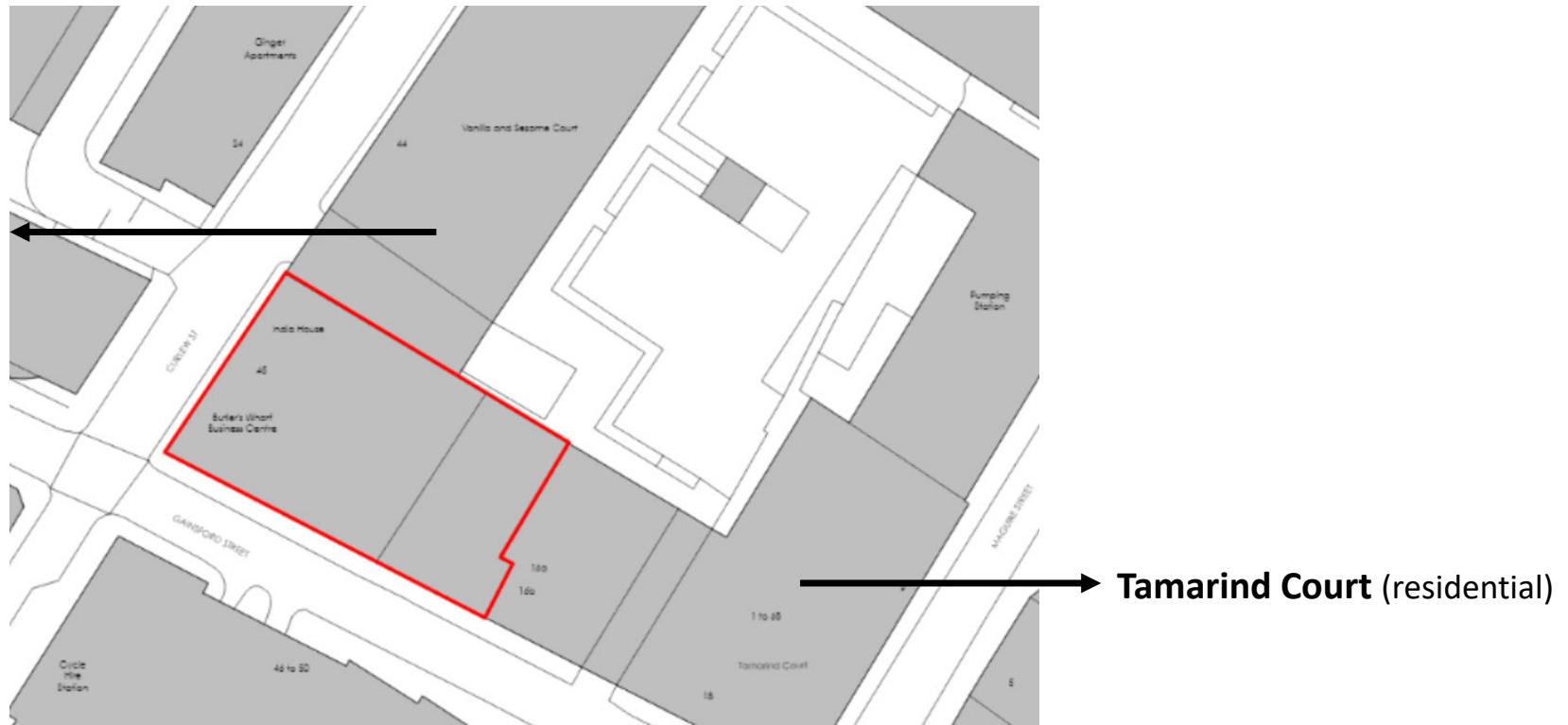
It would include timber decking and terraced seating with integrated planters and screening, downlighters to the perimeter of the roof and horizontal guardrails fitted to the existing external balustrade.

## Site location plan

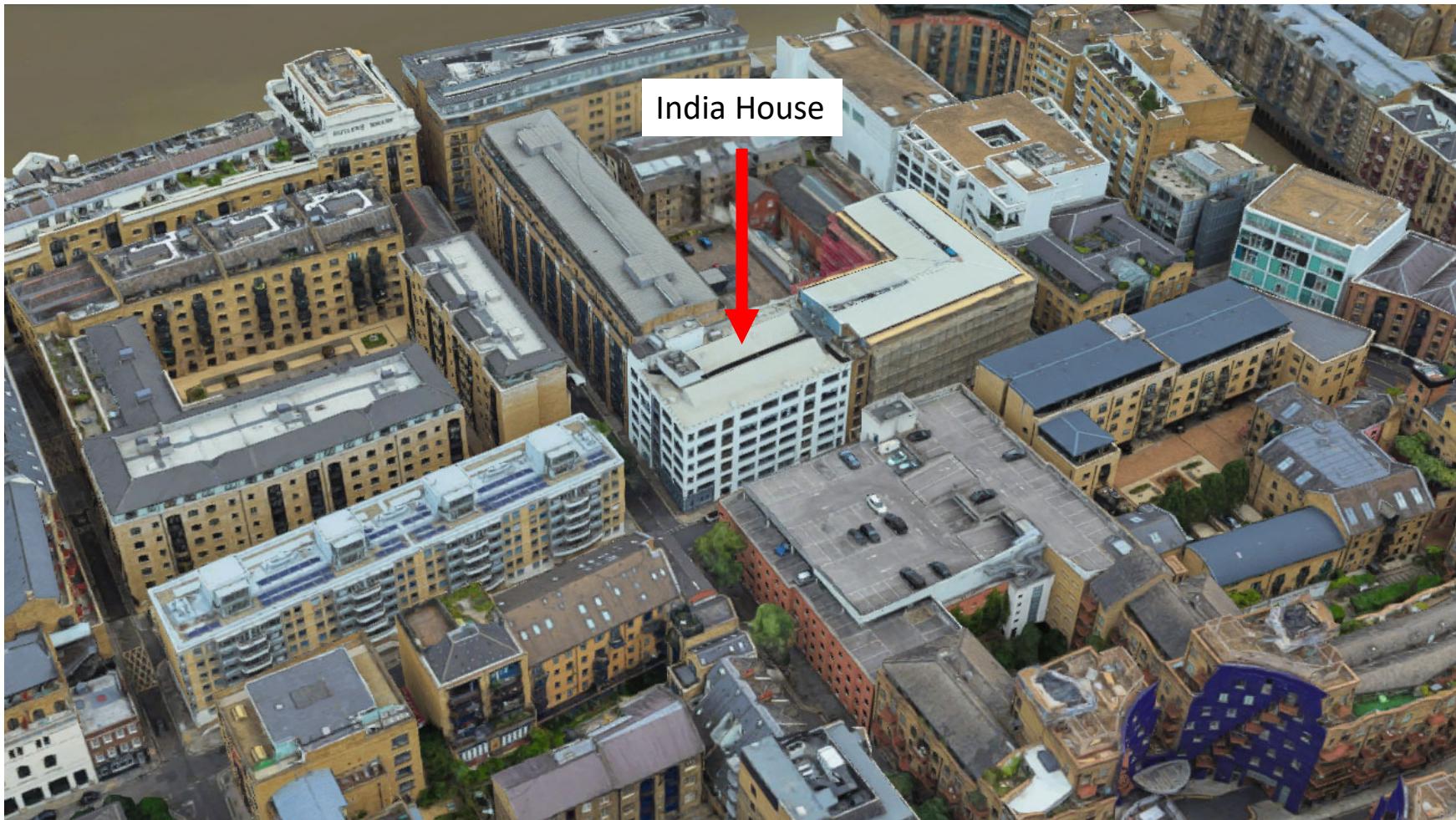


## Site Block Plan

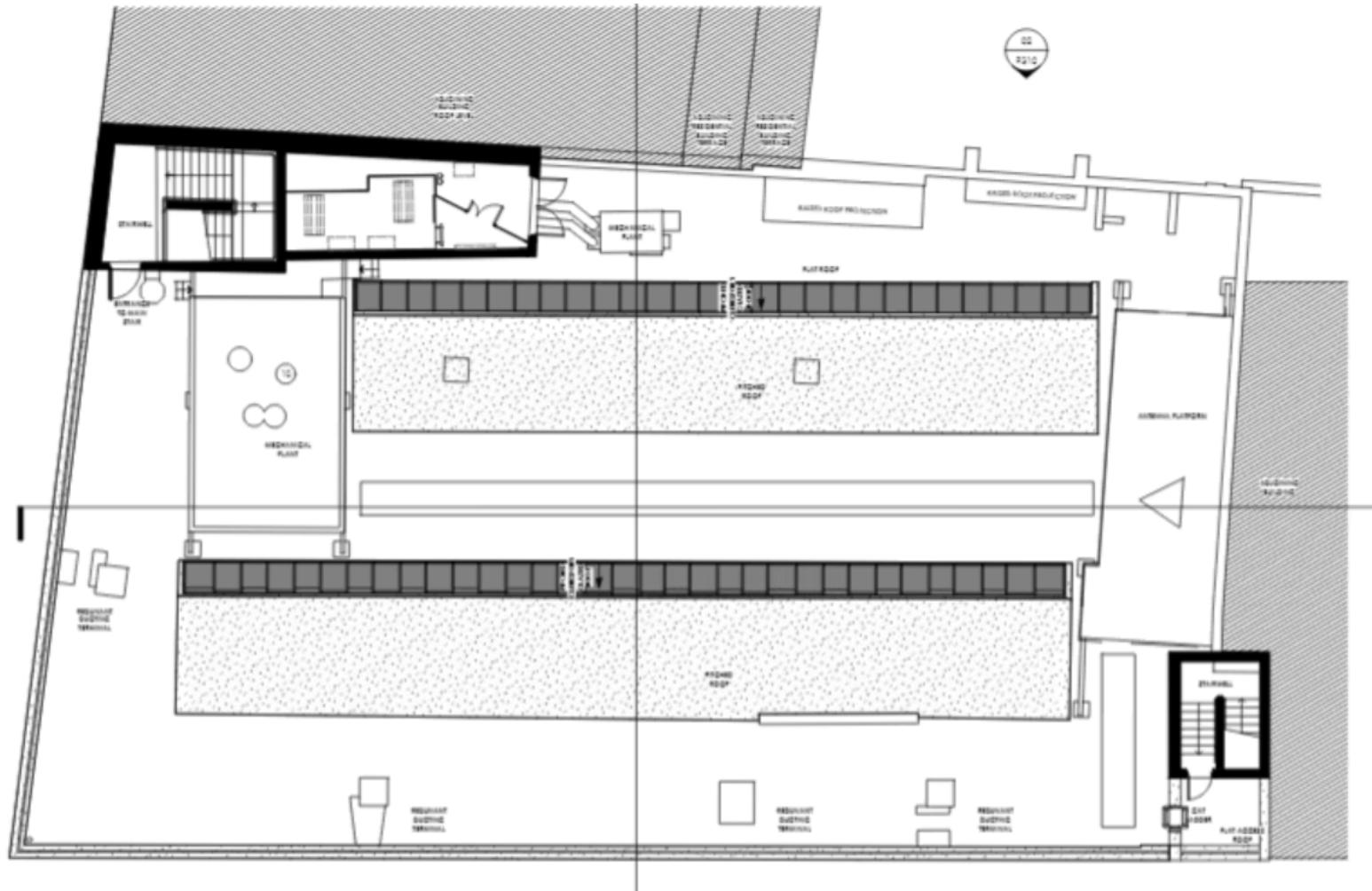
**Vanilla & Sesame Court**  
(residential with commercial uses and nursery on ground floor)



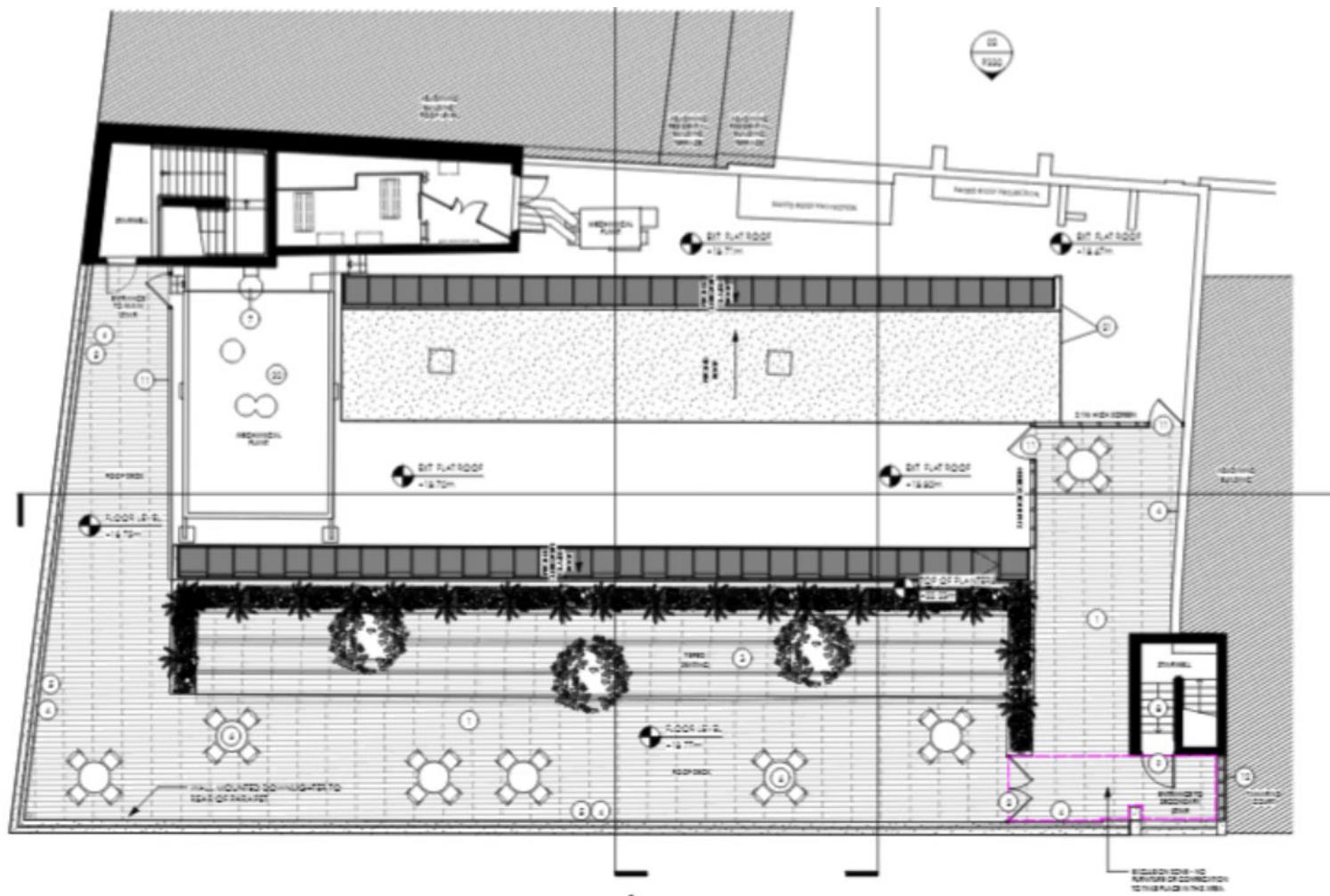
## Site Aerial View



## Existing Roof Plan



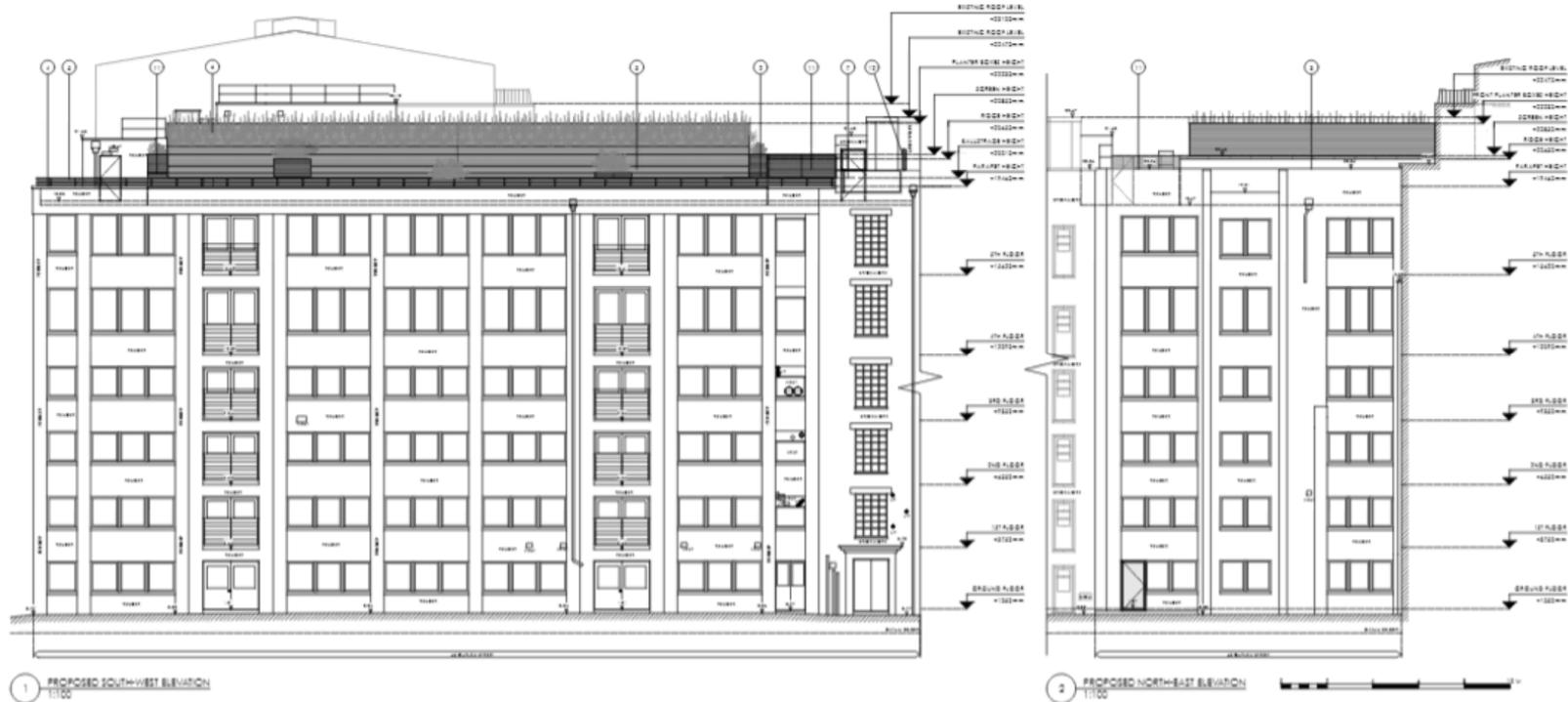
## Proposed Roof Plan



## Existing south-west and north-east elevations (facing Gainsford Street and rear courtyard)



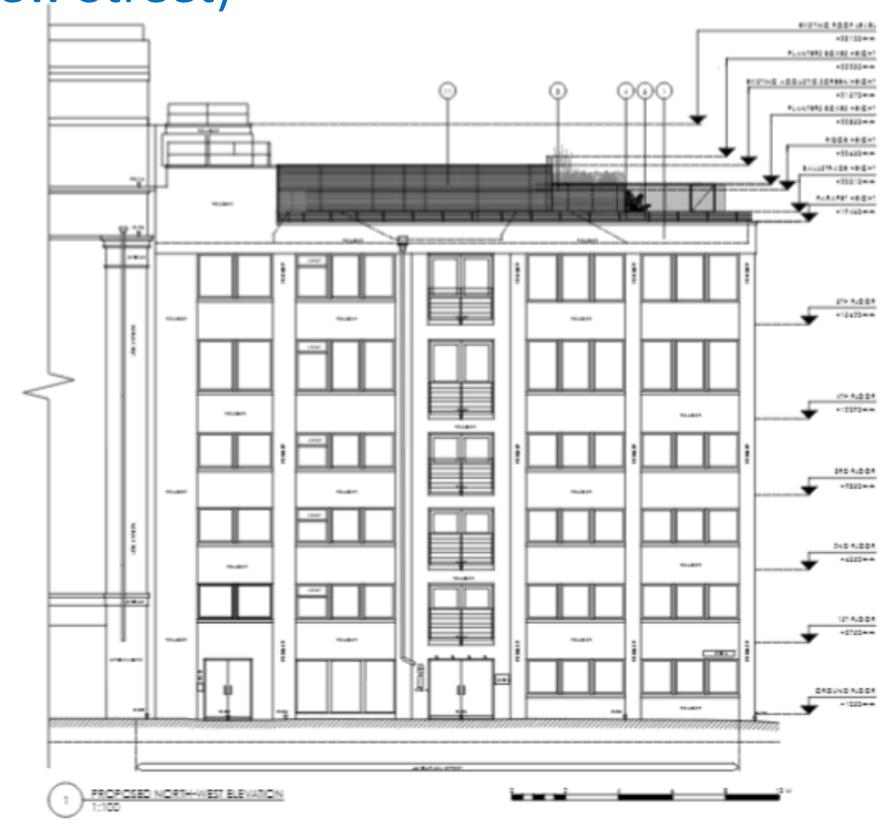
## Proposed south-west and north-east elevations (facing Gainsford Street and rear courtyard)



## Existing and proposed north-west elevations (facing Curlew Street)



**EXISTING**



**PROPOSED**

## Summary of Consultation Responses

Neighbours consulted via letter	Site notice date of display	Press notice date	Public comments received	Support	Objection
198	21/07/2022	02/12/2021	35	1	34

Support	Objection
<ul style="list-style-type: none"> <li>• Progressive development/will enhance vibrancy of area</li> </ul>	<ul style="list-style-type: none"> <li>• Design quality and impact on conservation area, including local views</li> <li>• Impact on neighbouring amenity, including loss of privacy and light, sense of enclosure, noise disturbance and light pollution</li> <li>• Impact on safety and security of adjoining residential buildings</li> <li>• Transport and highways impacts</li> <li>• Consultation undertaken</li> </ul>

## Key Issues: Land Use

- There are no land use issues associated with the proposed roof terrace, which would serve the existing offices.
- Parts of the building are currently vacant and the roof terrace would enhance the existing office accommodation, providing outdoor amenity space to promote staff well-being and supporting the successful re-occupation of the vacant floorspace.

## Key Issues: Impact on Neighbouring Amenity

- No detrimental loss of privacy to adjoining occupiers due to the inclusion of privacy screening and sufficient separation distance/existing relationship with nearby buildings on Gainsford Street and Curlew Street.
- Terraced seating, privacy screening and planters would predominantly be set back from the edges of the roof and would not be of such a scale that would give rise to a harmful loss of light or undue sense of enclosure.
- No balconies or windows at the adjoining buildings directly facing the roof terrace. Primary outlook from these buildings would not be obstructed.
- Noise impact assessment report concludes that there would only be a ‘slight’ increase in noise (+3.2dB), though it is noted that this is only indicative. No objections raised by the Environmental Protection Team, subject to a condition restricting the hours of use.
- Condition is recommended to limit hours of illumination to prevent light pollution.

## Key Issues: Impact on Neighbouring Amenity Cont.



Views towards Vanilla and Sesame Court

## Key Issues: Impact on Neighbouring Amenity Cont.



Views towards Tamarind Court



Views towards Wolfson Court

## Key issues: Design Quality and Impact on Conservation Area and Views

- No objections raised by the Design and Conservation Team.
- Main bulk and massing would be sufficiently set back from the edge of the roof and therefore not be visible in close views.
- There would be glimpsed views from Curlew Street and Gainsford Street at a greater distance, however these would be in context with other parapets and roof railings in the area, plus other rooftop activity, including balconies and roof terraces.
- There may also be glimpsed views from Shad Thames and the courtyard, however it would not appear out of character or scale with the surrounding buildings.
- Materials (timber decking, privacy screening and planters) are appropriate within the context of site and surrounding area. Condition recommended requiring details of the screening to be submitted for approval prior to installation.
- Proposal would therefore preserve the character or appearance of the surrounding conservation area and wider setting of nearby Grade II listed buildings.

## Key Issues: Design Cont.



Views from southern end of Curlew Street

## Key issues: Design cont.



Views from western end of Gainsford Street

## Key Issues: Design cont.



Views from Shad Thames and courtyard to rear

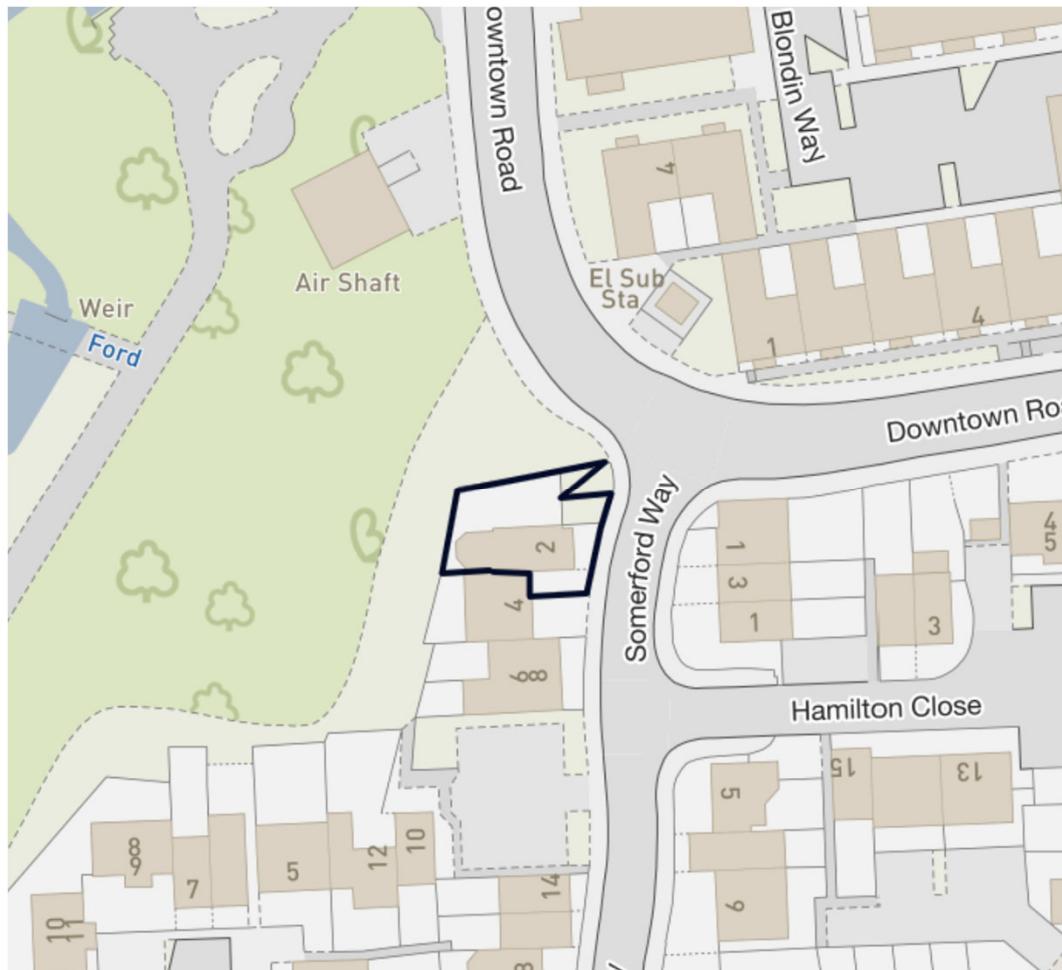
## Key issues: Safety and Security

- Fire Management Plan and supporting note address majority of criteria set out under Policy D12(A) 'Fire safety' of the London Plan 2021.
- Conditions recommended requiring details of the fire alarm sounder and privacy screening (to ensure that it would be fire resistant) to be submitted for approval prior to first use/installation.
- Inclusion of privacy screening would prevent those using the roof terrace from accessing, or unduly overlooking, the balconies of the adjoining buildings.
- Condition recommended requiring details of how the loose garden furniture would be either stored or secured in place to be submitted for approval prior to installation to ensure that it would not present a risk to public safety.

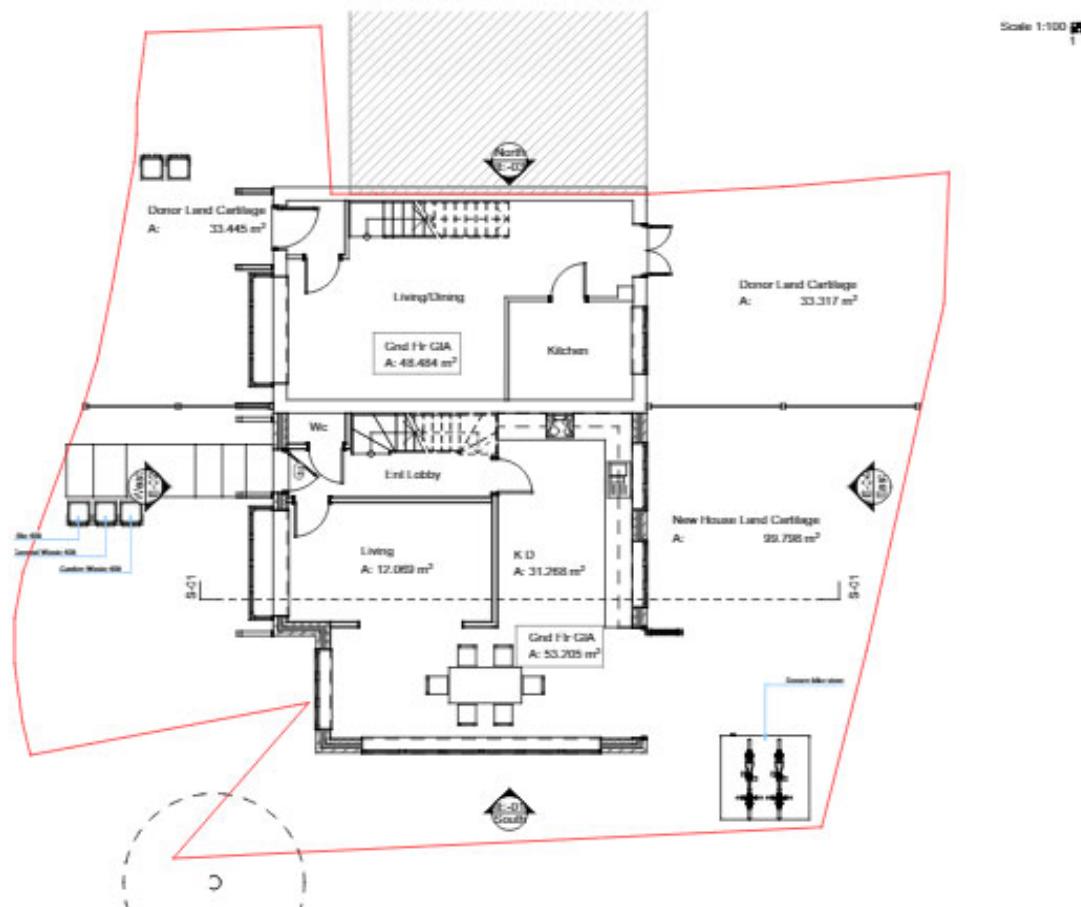
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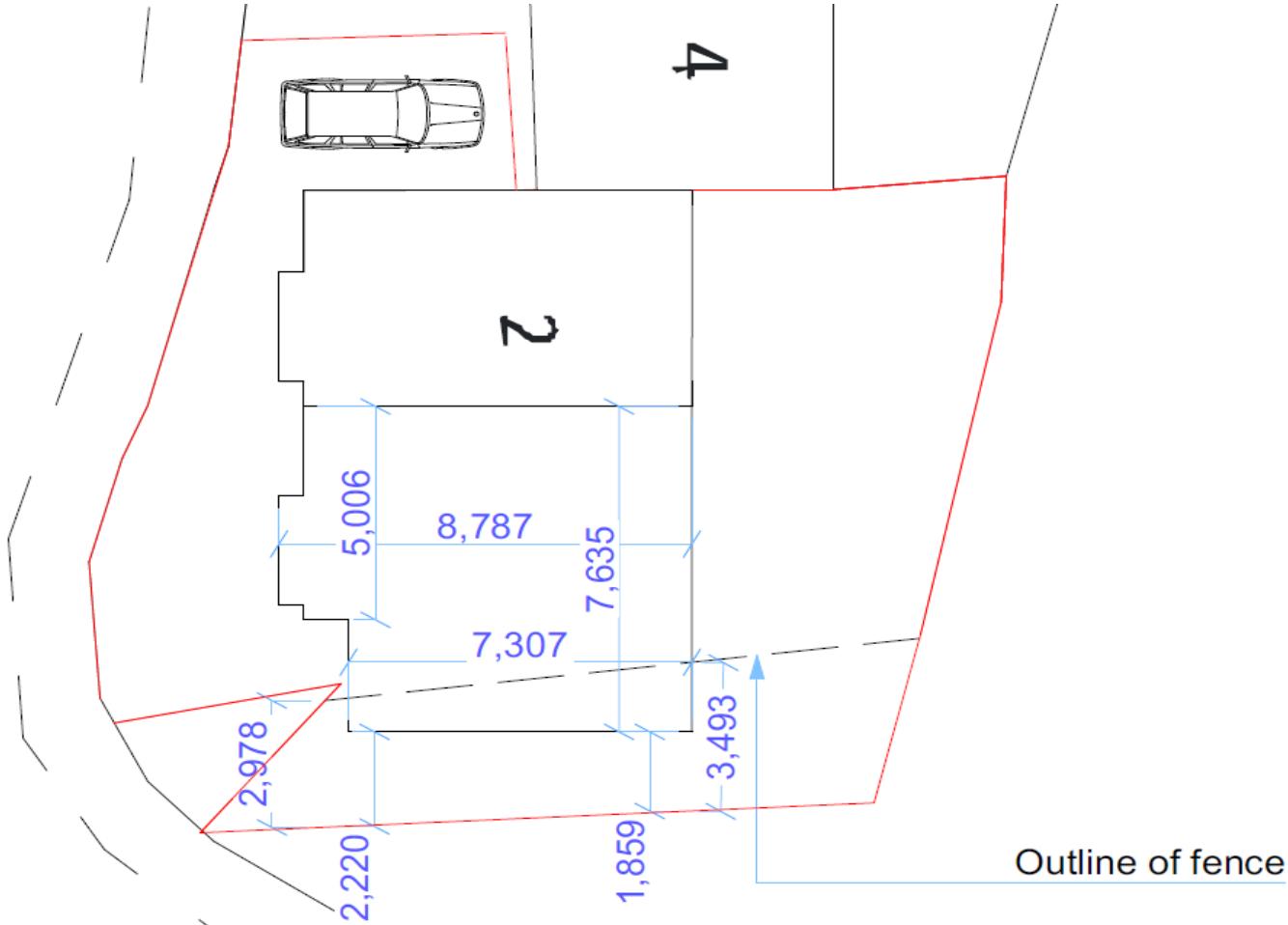
Demolition of existing conservatory and construction of a dormer window to the existing house. Construction of a two-storey house to provide a 4-bedroom dwellinghouse with dormer windows.

## Site Location Plan



# Site Plan and Proposed Ground Floor Plan





## Existing and Proposed Front Elevation



## Existing and Proposed Rear Elevation



## Existing House, Terrace and Side Garden



## Site and Surrounds

Two storey with roof accommodation end of the terrace house. Site does not lie within a conservation area and the building is not listed.

Site location adjacent to the Russia Dock Woodland which is Metropolitan Open Land, a Site of Nature Conservation and a local nature reserve.

## Proposal

The application proposes construction of a new house to the side of the existing house, located on the side garden area.

## Objections

Objections received from: Parks Department, Friends of Russia Dock Woodlands and neighbouring residents.

12 objections received citing:

Impact on MOL

Impact on trees and ecology

Impact on the nature reserve

Development would encourage encroachment into MOL

Contravention of the biodiversity action plan

Parking

Amenity impacts

## Key issues: Land use

- Location of the new house is on Metropolitan Open Land (MOL). The side garden of the existing house is designated as MOL. The boundary of the MOL lies on the flank wall of the house.
- The side garden was created through the sale of land to the owner of the house by the LDDC and the Council a number of decades ago.
- A new house is not development that complies with MOL policy; therefore this application is a departure from the local development plan.
- It is considered that the circumstances of the creation of the side garden as private garden land for a dwellinghouse, without public access means that there are material planning considerations that allow an exception of MOL policy to be made in this case.

## Key issues: Affordable Housing

- Policy P1 of the Southwark Plan 2022 requires new dwellings to contribute to affordable housing.
- The applicant has stated that this is a ‘self build’ house for personal family use.
- Provided that the dwelling remains thus for a 3 year period, there is an exemption to an affordable housing contribution.
- This is secured via a S106 legal agreement.

## Key issues: Impact on Amenity

- No significant impacts on neighbours. Building lines and heights are matched to the adjacent property.
- Good separation to other properties in the road.

## Key issues: Design and Quality of Accommodation

New house is designed to match the existing neighbour in terms of materials, heights, details and building line.

New house is of a generous size and meets amenity space standards.

## Key Issue: Impact on Trees and Openness of MOL

Impact on the willow tree to the front has been reviewed by the arboriculturalist and is considered acceptable, subject to conditions.

Given the location of the site on the extreme edge of Russia Dock Woodland, it is not considered that there is any substantial harm to the openness of the MOL.

## Equalities Impact Assessment

- Area to the north of the application site forms part of Russia Dock Woodland. Grassed area providing a visual amenity and a sense of openness.
- Not subject to specific recreational activities, can be used for informal recreation.
- Not considered that the development impacts specifically on groups with protected characteristics.
- Defensive planting around the site to limit access to wooded area to rear is suggested and a sum of money secured via S106. This will protect the wooded buffer from antisocial activities.