
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 E. Emakpose Southwark Council	Reg. Number	10-AP-3323
Application Type	Council's Own Development - Reg. 3	Case Number	TP/1057-C
Recommendation	Grant permission		

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Refurbishments works to all flats from 1st floor to 24th floor including window and window wall replacement, repair and clean handrails, pre-cast panels and concrete. Enhancement of main entrance at ground floor level, re-roofing of existing flat roof areas, new balustrade and new replacement parapet copings. (This proposal may affect the setting of the listed Metropolitan Tabernacle).

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

**In accordance with application received on 17/11/2010 08:07:55
and revisions/amendments received on 19/01/2011**

and Applicant's Drawing Nos. 3001/P01 Rev 00, 3001/P02 01, 3001/P03 01, 3001/P04 01, 3001/P05 01, 3001/P06 00, 3001/P07 01, 3001/P08 01, 3001/P09 01, 3001/P10 01, 3001/P11 03, 3001/P12 01, 3001/P13 00, 3001/P14 00, 3001/P15 00, 3001/P16 00, 3001/P17 00

Design and Access Statement

Schedule

- 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:

3001/P02 01, 3001/P03 01, 3001/P04 01, 3001/P05 01, 3001/P06 00, 3001/P09 01, 3001/P10 01, 3001/P11 03, 3001/P12 01, 3001/P15 00, 3001/P16 00, 3001/P17 00

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 Samples of the proposed metal window frames and roofing materials to be used in the carrying out of this permission shall be submitted to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:
In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.11 Efficient use of land; 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 (UDP) July 2007.
- 4 Detailed drawings (scale 1:50) of the proposed new roof parapet shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:
In the interests of the visual amenities of the building and the setting of an adjacent listed building, in

accordance with Policies: 3.11 Efficient use of land; 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 (UDP) July 2007.

Reasons for granting planning permission.

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

a] Southwark Plan 2007:

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

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

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

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

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

b] Planning Policy Statements [PPS] PPS 1'Delivering Sustainable Development', PPS 3 'Housing' and PPS 5 'Planning and the Historic Environment'

Particular regard was had to the impact of the development on the character and appearance of the host building, the streetscene and the surrounding area that would result from the proposed development, where it was considered that the scheme would enhance the character of the building and preserve the setting of the nearby Listed Building the Metropolitan Tabernacle. Regard was also had to the amenities of surrounding occupiers, where it was considered that there would be no significant harm arising. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.