

Item No. 6.1	Classification: OPEN	Date: 15 March 2011	Meeting Name: Walworth Community Council
Report title:	Development Management planning application: Application 10-AP-3656 for: Listed Building Consent Address: DRISCOLL HOUSE, 172 NEW KENT ROAD, LONDON, SE1 4YT Proposal: Minor alterations and demolition to include: insertion of a new lift from basement to fourth floor level, glazing over of lightwell, limited demolition and remodelling of partitions, minor alterations to meet fire regulations; infilling of gaps to corridor walls and wall separating bedrooms following asbestos removal, minor repairs to railings, gates and elevations.		
Ward(s) or groups affected:	East Walworth		
From:	Head of Development Management		
Application Start Date 04/01/2011		Application Expiry Date 28/02/2011	

PURPOSE

- 1 To consider the above Listed Building Consent application which is for Community Council consideration, due to the number of objections received.

RECOMMENDATION

- 2 To recommend a grant of Listed Building Consent subject to conditions.

BACKGROUND INFORMATION

Site location and description

- 3 The application site, Driscoll House, is a 6-storey building located on the south side of New Kent Road, and is listed Grade II. Driscoll House was built in 1913 by architects Joseph and Smithem, and is an imposing example of institutional Baroque style of the early 20th century. It was formerly the Ada Lewis Home for women. The U-shaped floor plan is oriented perpendicularly, such that its entrance and principle facade faces the internal access road of the neighbouring Grade II listed terraces to the west, rather than New Kent Road. The layout of the building was influenced by social housing plans of the time, with communal areas on the lower floors and residential accommodation above.
- 4 A characteristic of the building is that the levels inside are not consistent. The main entrance is on the ground floor, a staircase leads down to the basement which contains the kitchen, dining room, laundry and entrance to the courtyard. Half a flight leads up to the lower ground floor, which contains the common, reading and sewing rooms, and the staff bedrooms. The southern-most part of the staircase has another half-flight up to the upper ground floor, which contains more bedrooms. There is no equivalent upper ground floor on the northern wing of the building, as the common, reading and sewing rooms all have double height ceilings. The levels on the first to

fourth floors are more stabilised, but they are similar in layout, containing small bedrooms arranged around corridors running through the heart of the building.

Details of proposal

- 5 The building was used as the 'Ada Lewis Women's Lodging House' until 1968, when it was sold to Terence Driscoll and renamed Driscoll House. The building was then run as a cheap hostel for foreign travellers and students. An Established Use Certificate was granted on 05/10/1976 for the use of the building as a 'Hostel'. Driscoll House continued in use as a hostel until the death of Mr Driscoll. The building was sold in 2010 and is currently vacant.
- 6 The Listed Building Consent granted on 24/11/2006 (LBS Reg: 06-AP-1472) expired in November 2009. During the summer of 2010 works commenced on Driscoll House. Following an investigation (LBS Reg: 10-EN-0327) by the Council, the works ceased. Not all the works undertaken required Listed Building Consent and others were in accordance with the previous permission. However since the consent had lapsed and there had been both a national (Planning Policy Statement 5 - Planning for the Historic Environment) and local (Southwark Plan 2007) change in planning policy since the previous permission, the owners were invited to make a fresh application.
- 7 The application under consideration is for: internal alterations and demolition to include: insertion of a new lift from basement to fourth floor level, glazing over of lightwell, demolition and remodelling of partitions, minor alterations to meet fire regulations; infilling of gaps to corridor walls and wall separating bedrooms following asbestos removal, minor repairs to railings, gates and elevations. The purpose of the application is to modernise the building for local and foreign visitors and continue its use as a hostel. A Design and Access Statement, Tree Survey/Arboricultural Statement, Listed Building Heritage Statement, Schedule of Works, and drawing no's 051_(PL)100 Rev.A, 051_(PL) 01 Rev.A, 051_(PL)02 Rev.A, 051_(PL)03 Rev.A, 051_(PL)04 Rev.A, 051_(PL)10 Rev.A, 051_(PL)11 Rev.A, 051_(PL)12 Rev.A, 051_(PL)13 Rev.A, 051_(PL)14 Rev.A, 051_(PL)15 Rev.A, 051_(PL)16 Rev.A, 051_(PL)21 Rev.A, 051_(PL)22 Rev.A, 051_(PL)23 Rev.A, 051_(PL)24 Rev.A, 051_(PL)50 Rev.A, 051_(PL)51 Rev.A, 051_(PL) 52 Rev.A, have been provided in support of the application.

Planning history

- 8
 - 05-AP-1817- Planning permission was refused on 19/12/2005 for "redevelopment of existing hotel for residential development for 100% affordable housing scheme, incorporating 91 units (17x1 bed, 45x2 bed, 25x3 bed, and 4x4 bed) This decision was subsequently appealed against, but the appeal was then withdrawn.
 - 06-AP-1472 – Listed Building Consent was granted in 24/11/2006 for minor alterations, demolition to internal walls new glazed roof light (basement) new entrance and fire exit doors.

Planning history of adjoining sites

- 9 No recent relevant planning history.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 10 The main issues to be considered in respect of this application are:
 - a) the acceptability of the works in terms of preserving the fabric of the Grade II listed building.

Planning policy

11 Southwark Plan 2007 (July)

Policy 3.15 Conservation and the Historic Environment

Policy 3.17 Listed Buildings

Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites

12 London Plan 2008 consolidated with alterations since 2004

Policy 4B.11 - London's Built Heritage

Policy 4B.12 - Heritage Conservation

Core Strategy

13 Southwark's Core Strategy was considered by an independent Inspector during an Examination in Public held in July 2010. The Inspector has issued his binding report and deemed the Core Strategy to be sound. His report was received on 28 January 2011 and it is likely that the Southwark will adopt the Core Strategy.

14 Now the Inspector's binding report has been received, the Core Strategy, together with the suggested changes by the Inspector carries considerable weight. In the period before the Core Strategy is formally adopted, whilst the Southwark Plan remains the relevant statutory development plan, where the Core Strategy suggests a different approach when determining a planning application, the Core Strategy is a significant material consideration that should be taken into account.

15 Strategic Policy 12 - Design and conservation

16 Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)
PPS 5 Planning for the Historic Environment

Principle of development

17 The proposal seeks to restore, refurbish and modernise this vacant grade II listed building. The scheme is comparable to that granted Listed Building Consent in November 2006 (LBS Reg: 06-AP-1472).

Plan Form

18 We are advised in PPS 5 'Planning for the Historic Environment: Historic Environment Planning Practice Guide' (paragraph 182)

'The plan form of a building is frequently one of its most important characteristics and internal partitions, staircases (whether decorated or plain, principal or secondary) and other features are likely to form part of its significance. Indeed they may be its most significant feature. Proposal to remove or modify internal arrangements, including the insertion of new opening or extension underground, will be subject to the same considerations of impact on significance (particularly architectural interest as external visible alterations).' One of the main considerations of the case is the compliance of the proposal with the paragraph 182 of the PPS 5 Practice Guidance.

19 The plan form of Driscoll House has remained relatively unaltered since construction in 1913. Whilst over time, cooking and washing areas have been modernised the only other area of change has been with the bedrooms on the upper floors. Originally there were 46 cubicles and 6 double sized bedrooms on each of the four upper floors. Each window was split between two cubicles with the central partition having gaps where it met the floor and ceiling. The small cubicles were unpopular and eventually the partitions were removed and the spaces converted into double sized bedrooms.

20 The previous consent approved the wholesale removal of the partitions and

reconfiguration of the bedrooms and corridors on the four upper floors. The partitions contained asbestos and therefore could not be retained. It should be noted that Driscoll House is of architectural interest because of its relatively early use of reinforced concrete, using the Mouchel-Hennebique system. Whilst the majority of the bedroom partitions have been removed as part of the asbestos removal and prior to consent being granted, this has not had a structural impact on the listed building. It should be noted that the principal of the removal of these partitions was established with the previous consent (06-AP-1472). It is considered that the layout on the upper floors is more sensitive than that previously approved. The new partitions will also comply with current Building Regulations in terms of: sound insulation and fire protection. The buildings communal facilities have been modernised throughout the history of the building and refurbishment of the toilet and washroom facilities and the introduction of en-suites is a considered a continuation of this. The new sanitary-ware will connect into existing runs, and it is suggested that a condition be attached for no new pipework, vents or flues on the exterior of the building.

- 21 Listed buildings do not have an exemption from the Fire Regulations and in order for compliance a fire lobby is proposed off the central staircase on the upper four floors. In addition a partition and fire door will be inserted at the entrance of both the north and south wings, as indicated on drawing no. 051_(PL)13rev.A. We are advised in PPS 5 'Planning for the Historic Environment: Historic Environment Planning Practice Guide' (paragraph 144) *'there are various legal requirements that buildings have to comply with, such as Building Regulations and the Disability Discrimination Act. Sometimes the best means of conserving a heritage asset will seem to conflict with the requirements of such regimes. Local planning authorities are encouraged to consider imaginative ways of avoiding such conflict. Where conflict is unavoidable, such regimes generally allow for some flexibility so that a balance can be struck.'* It is considered that the proposed fire lobbies, corridor partitions and fire doors to the north and south wings, are acceptable in view of this guidance in PPS 5.
- 22 The mezzanine floors between the ground and first floor on the south side of the building were once occupied by the staff and offices. The previous consent (06-AP-1472) had proposed the removal of existing partitions, doors and staircases, in these areas. The application under consideration here is more sensitive to the historic plan form and seeks to retain these important rooms, with the exception of the former cubicles on the south side which will be opened up to accommodate the lift and create a larger dormitory. No objection is raised to the alterations proposed on these levels, as indicated on drawing no's 051_(PL)11rev.A and 051_(PL)12rev.A.

Features of significance

- 23 In the basement area works to the existing plan form (drawing no. 051_(PL)10rev.A) include the removal of partitions to open up spaces and create both dormitories and communal spaces. The layout is comparable to that consented in 2006 (06-AP-1472) and no objection is raised subject to the retention and preservation of features of significance such as the: drying racks and bath tubs.
- 24 The listed building retains a number of historic features internally; of particular note are the: bath tubs, primary staircase, kitchen servery, fireplaces, basement drying racks and the tiled communal rooms. It is suggested that a condition be attached for details of protection during the works. It is noted that the Schedule of Works (item 1.3) suggests that the bath tubs could be recycled through architectural salvage. However, the baths are an important part of the historic fabric of the building and should be retained, and incorporated in a scheme. Therefore a condition should be attached for the retention of both the bath tubs and all remain fireplaces within the building.
- 25 It is noted that the redundant drying racks will be preserved in-situ, which is welcomed. To ensure the protection of this important historic feature it is suggested that a condition be attached for drawn details of the method of protection, when the

room is used as a modern laundry.

- 26 Part of the works proposed seeks to sensitively restore the tiled communal rooms. The repairs are welcomed, subject to the approval of tile samples. Whilst, it is noted that there have been neighbour objections to these significant areas being used as dormitories, the architect has confirmed that the beds shown on the drawings indicate that these areas might contain beds in the future. Listed Building Consent is not required for the arrangement and placement of furniture within a listed building. Furthermore, the number of beds and potential users of a building is beyond the remit of a Listed Building Consent application.

Lift

- 27 There is currently no level access into the building, with the primary entrance accessed via steps. Presently there is no internal lift or stair lifts within the building. The proposal seeks to introduce an internal lift in the south western corner of the Listed Building (drawing no. 051(PL) 52rev.A). The lift overrun will be accommodated behind the parapet at main roof level, and will not be visible from neighbouring properties or New Kent Road. The installation of the lift will result in minor alterations to the plan form to accommodate the lift. The works will necessitate in a plasterboard wall being constructed in front of the window in that location, on all levels. However, on balance the benefit to users outweighs the loss and alterations to the fabric required. Level access will be possible from the rear entrance to the building, through the communal area and then via the lift to all floors. In addition a stair lift will be provided on the staircase between the lower and upper ground floor to enable use of the TV lounge. In summary it is considered that the new lift and stair-lift will not compromise the significance of the heritage asset and complies with guidance in paragraphs 45 and 144 of the PPS 5 Practice Guidance. It is suggested that a condition be attached for the provision of a Method Statement and Schedule of Works for the creation of the openings to accommodate the new lift.

Doors

- 28 Whilst some of the original metal internal doors remain, the majority have been replaced. At the time of listing the doors to the bedroom cubicles were mainly flushed 1970's veneered doors. The remaining metal doors will be retained and relocated. The location of these doors will have to be agreed with the fire officer, therefore it is suggested that a condition be attached for a schedule of existing doors, details of the proposed repairs and relocation. No objection is raised to the replacement of the modern flushed doors and an acceptable on site sample was provided at application stage.
- 29 Externally the works include the replacement of existing doors and creation of access to the new central covered courtyard. These works are comparable to those previous consented under the 2006 scheme (06-AP-1472) and therefore no objection is raised, subject to approval of details.

Windows

- 30 Part of the work under consideration is the proposed repairs to the existing windows. The majority of these windows are original metal casements; others are more modern timber windows. Whilst the timber windows are non-original they were in place at the time of listing and reflect the change in fashion and materials in window design over-time. We are advised in PPS 5 Practice Guide paragraph 152, that: *doors and windows are frequently key to the significance of a building. Change is therefore advisable only where the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail.* No objection is raised to the repair of the existing windows and those units beyond repair, subject to the approval of a detailed window schedule, Schedule of Works and shop drawings of replacement units. It is noted, that one of the neighbour consultation response received requested the

replacement of these timber windows. However since the timber windows were in place at the time of listing, the Council can not insist on their replacement back to a metal casement.

Lightwell

- 31 The proposed new glazed roof is considered to be acceptable, as the lightweight structure is not considered to harm the integrity of the current lightwell at basement level. The proposal is comparable to that previously approved (06-AP-1472). The area is currently open with railings surrounding the flat roof of the basement/lower ground level. Upgrading this area and creating a new communal space is considered to be beneficial to the nature of the listed building, subject to detail design. Given the location of the lightwell, the glazed structure will not be visible from either New Kent Road or adjoining properties.

External Works

- 32 The statutory list description states that Driscoll House: 'makes a significant architectural statement with its free English Baroque revival elevation' and that the design of the exterior is: 'of some quality'. Overall the exterior of Driscoll House is in a fair state of repair, although some work is required to the external fabric, in particular the metal railings. No objection is raised subject to the approval of a Method Statement and Schedule of Work for the proposed external repairs.

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

- 33 Not a relevant consideration for this application for Listed Building Consent.

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

- 34 Not a relevant consideration for this application for Listed Building Consent.

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

- 35 Driscoll House has considerable townscape and group value with No's 154-170 New Kent Road. The setting of the listed building as seen from New Kent Road is a very important aspect of the significance of this heritage asset. It is considered that the works proposed to the exterior of the building will enhance, rather than detract from the setting of this group of Grade II listed buildings.

Other matters

- 36 Objections

Three neighbours objected to the scheme, however their comments related mainly to issues regarding the overall use of the building, prospective number of users and neighbour amenity issues. However, this is an application for Listed Building Consent for works to the historic fabric and layout of the Grade II listed building. Issues relating to use of a building and amenity would be considered under a planning application* for a change of use. Therefore the comments made by neighbours, with regard to planning issues, are a non material consideration for this particular Listed Building Consent application.

*Should members be minded to grant listed building consent, the decision would not prejudice any future decision with regard to use, or any other matter requiring planning permission.

- 37 It should also be noted that PPS 5 under 'The Government's Objectives' paragraph 7, that: *'the Government's overarching aim is that the historic environment and its*

heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are: to conserve England's heritage assets in a manner appropriate to their significance by ensuring that: decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset. Wherever possible, heritage assets are put to an appropriate and viable use that is consistent with their conservation.' The proposal seeks to continue the use of the building as a hostel, its original use, and therefore in listed building terms the most appropriate use.

Conclusion on planning issues

- 38 Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 contains a requirement that in considering whether to grant planning permission for development which affects a listed building or its setting, the Council shall have regard to the desirability of preserving features of special architectural or historic interest which it possesses.
- 39 PPS5 is the Government's guidance on Planning for the Historic Environment. It contains guidance for Councils in assessing applications that involve designated and undesignated heritage assets. A listed building, conservation area and scheduled ancient monument are all designated heritage assets. PPS5 Policy HE7.1 provides in decision-making local planning authorities should seek to identify and assess the particular significance of any element of the historic environment that may be affected
- 40 Strategic Policy 12 - Design and Conservation of The (Draft) Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment and 3.17 Listed Buildings; of The Southwark Plan 2007 require that proposals should preserve or enhance the features of special architectural or historic interest of the listed building. The application under consideration is comparable to that granted Listed Building Consent in 2006 (LBS Reg: 06-AP-1472). It is also considered that the current application is more sensitive to the listed building than the previously consented scheme, in that the historic relationship of the corridor and bedrooms, and the plan form of the mezzanine floors will largely be retained. Elsewhere the tiled communal rooms and features such as the bath tubs, fireplaces and drying racks will be retained. The overall significance (social, historical and architectural) of Driscoll House does not preclude change: the alterations proposed are considered necessary to secure a viable long-term use of the listed building.
- 41 In summary, the proposal is generally in accordance with national (PPS 5) and local planning policy, The (draft) Core Strategy 2011 and The Southwark Plan 2007, as it represents a positive regeneration of an existing redundant listed building. It is considered that the proposed scheme would preserve the features of special architectural or historic interest of the Grade II listed building; therefore it is recommended to grant conditional Listed Building Consent.

Community impact statement

- 42 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.

Consultations

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

Consultation replies

- 44 Details of consultation responses received are set out in Appendix 2.
- 45 Summary of consultation responses
No objections were received from English Heritage and the national amenity societies consulted. Three neighbours commented on the scheme, their comments were mainly related to planning issues rather than listed building, or requested inclusion of works not currently proposed by the applicant. The request for the bath tubs to remain in the building and not removed was noted, and a condition has been attached regarding this matter.

Human rights implications

- 46 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Communities, Law & Governance

- 47 N/A

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1120-172 Application file: 10-AP-3656 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 2289 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	Tracy Chapman	
Version	Final	
Dated	18 February 2011	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Communities, Law & Governance	No	No
Strategic Director of Regeneration and Neighbourhoods	No	No
Strategic Director of Environment and Housing	No	No
Date final report sent to Constitutional Team		2 March 2011

APPENDIX 1

Consultation undertaken

Site notice date: 10/01/2011

Press notice date: 13/01/2011

Case officer site visit date: 17/01/2011

Neighbour consultation letters sent: 10/01/2011

Internal services consulted:

N/A

Statutory and non-statutory organisations consulted: 10/01/2011

English Heritage
Council for British Archaeology
The Victorian Society
Twentieth Century Society

Neighbours and local groups consulted:

Southwark Conservation Area Advisory Group (CAAG)

FLAT 9 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 10 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 8 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 6 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 7 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 11 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 15 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 16 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 14 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 12 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 4 7 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 5 7 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 3 7 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 1 7 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 2 7 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 6 7 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 4 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 5 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 3 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 1 8 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 2 8 JOHN MAURICE CLOSE LONDON SE17 1PY
DRISCOL HOUSE NEW KENT ROAD LONDON SE1 4YT
BASEMENT FLAT 154 NEW KENT ROAD LONDON SE1 4YS
FLAT 6 10 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 4 10 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 5 10 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 4 9 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 5 9 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 3 9 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 1 9 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 2 9 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 6 9 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 2 10 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 3 10 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 1 10 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 7 9 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 8 9 JOHN MAURICE CLOSE LONDON SE17 1PY

156 NEW KENT ROAD LONDON SE1 4YS
158 NEW KENT ROAD LONDON SE1 4YS
THIRD FLOOR FLAT 154 NEW KENT ROAD LONDON SE1 4YS
160 NEW KENT ROAD LONDON SE1 4YS
170 NEW KENT ROAD LONDON SE1 4YS
FLAT 1 70 SEARLES ROAD LONDON SE1 4YY
168 NEW KENT ROAD LONDON SE1 4YS
162 NEW KENT ROAD LONDON SE1 4YS
166 NEW KENT ROAD LONDON SE1 4YS
4 BAYTREE MEWS LONDON SE17 1PU
5 BAYTREE MEWS LONDON SE17 1PU
3 BAYTREE MEWS LONDON SE17 1PU
1 BAYTREE MEWS LONDON SE17 1PU
2 BAYTREE MEWS LONDON SE17 1PU
6 BAYTREE MEWS LONDON SE17 1PU
FIRST FLOOR FLAT 154 NEW KENT ROAD LONDON SE1 4YS
SECOND FLOOR FLAT 154 NEW KENT ROAD LONDON SE1 4YS
GROUND FLOOR FLAT 154 NEW KENT ROAD LONDON SE1 4YS
7 BAYTREE MEWS LONDON SE17 1PU
8 BAYTREE MEWS LONDON SE17 1PU
5 JOHN MAURICE CLOSE LONDON SE17 1PY
6 JOHN MAURICE CLOSE LONDON SE17 1PY
4 JOHN MAURICE CLOSE LONDON SE17 1PY
2 JOHN MAURICE CLOSE LONDON SE17 1PY
3 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 1 11 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 5 11 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 6 11 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 4 11 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 2 11 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 3 11 JOHN MAURICE CLOSE LONDON SE17 1PY
FLAT 5 70 SEARLES ROAD LONDON SE1 4YY
FLAT 6 70 SEARLES ROAD LONDON SE1 4YY
FLAT 4 70 SEARLES ROAD LONDON SE1 4YY
FLAT 2 70 SEARLES ROAD LONDON SE1 4YY
FLAT 3 70 SEARLES ROAD LONDON SE1 4YY
FLAT 7 70 SEARLES ROAD LONDON SE1 4YY
164 NEW KENT ROAD LONDON SE1 4YS
1 JOHN MAURICE CLOSE LONDON SE17 1PY
172 NEW KENT ROAD LONDON SE1 4YT
FLAT 8 70 SEARLES ROAD LONDON SE1 4YY
FLAT 9 70 SEARLES ROAD LONDON SE1 4YY

Re-consultation:

N/A

Consultation responses received

Internal services

N/A

Statutory and non-statutory organisations

English Heritage (letter dated 31/01/2011)

'On the basis of the information provided we do not consider it necessary for this application to be notified to English Heritage.'

Council for British Archaeology

No response at the time of writing this report

The Victorian Society

No response at the time of writing this report

Twentieth Century Society

No response at the time of writing this report

Neighbours and local groups

Southwark Conservation Area Advisory Group (CAAG) (meeting 17/01/2011)

'No particular issues with this scheme, which appears to be generally non-intrusive and in-keeping with the original use/layout of the building. Thought that the room layout on upper floors was rather cramped, and questioned the positioning of wash hand basins. But generally welcome this listed building returning to active use.'

168 New Kent Road, SE1 4YS

Email dated 13/01/2011

- Request for confirmation as to the type of hostel presently permitted at Driscoll House;
- Concern about the proposed number of users and considered that the proposed works would result in an intensification of use;
- Considered that the provision of en-suite bathroom was not minor works;
- Considered that the utility companies should be notified because the sewers could not cope with the increased number of users; and
- Request for the entrance to be moved from the upper ground floor (west elevation) to basement level (east elevation).

Email dated 17/01/2011

- Having taken some planning advice, they argued that the intensification of use as a result of the proposed work would require a planning application. They also claimed that the existing use had been abandoned.

Email dated 19/01/2011

- Confirmed that they had information that several people had their permanent home at Driscoll House, for several decades. They therefore argued that Driscoll House had a mixed use class.

Email dated 19/01/2011

- Requested the preservation of the historic bathrooms and bathtubs in accordance with the previous Listed Building Consent.

Email dated 20/01/2011

- Request for a Southwark to insist on a planning application;
- Considered that the restrictions of the Listed Building Consent application does not allow them to comment on lack of disability access or environmental shortcomings of Driscoll House; and
- Considered that the alterations proposed constitute a material change and

intensification of use.

Email dated 21/01/2011

- Objection to the removal of the historic bathrooms and sanitary ware and request for one complete set to be retained;
- Objection to the unisex toilets;
- Confirmed they would only support a disabled WC in the basement, if the applicant would put in a planning application for ramp at the entrance of the building and a wheelchair lift, so that the building complies with the disability laws;
- Objection to the installation of a new lift on the basis that it is potentially invasive and harmful to the fabric of the listed building. Also an objection to there being only one lift; and
- A request for additional works; not included in the application under consideration, namely: replacement of timber windows with metal casements, repairs to external stonework, a new inscription of the cartouche on the exterior of the building, removal of the religious iconography and commemorative war plaques also on the exterior of the building.

Email dated 27/01/2011

- Requested that the following original features are retained: fixed pantry, hatch with sash window and linen store;
- Objection to the lift as it would result in partial demolition of a wall in the laundry store;
- Request that the laundry and linen storage are preserved as 'heritage rooms' and object to their use either as a dormitory or bedroom;
- Request for new 'silent' doors to entrance, so that they open and close without noise; and
- Request that the timber windows are replaced with metal casements to match existing and repairs are undertaken to the exterior.

Email dated 27/01/2011

- Comments about the blocking of the windows at basement level with plywood during the summer; and
- Concern that some of the tiling in the sewing and dining rooms had been damaged.

Email dated 07/02/2011

- Concern about the introduction of dormitories to Driscoll House.

6 Baytree Mews, SE17 1PU (email dated 02/02/2011)

- Reiterated the concerns raised in the email from the neighbour at 168 New Kent Road (email dated 27/01/2011);
- Concerned about the change of use of rooms from single occupancy to dormitories and the use of the historic communal rooms as dormitories; and
- Also a request for the Council's view on the work that commenced on the building in the summer of 2010, when the previous consent had lapsed.

2 Baytree Mews, SE17 1PU (email dated 14/02/2011)

- Concern raised about the number of dormitories and inclusion of bunk beds;
- Concern raised about the number of occupants and noise issues;
- Concern raised about other 'traffic' involved with running a building with so many occupants;
- Concern raised about the reading, sewing and laundry rooms being used as unisex bunk bed dormitories;
- Request for the entrance to be moved from the upper ground floor (west elevation) to basement level (east elevation).