
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	Ms Julie Greer Greer Pritchard	Reg. Number	10-AP-3656
Application Type	Listed Building Consent	Case Number	TP/1120-172
Recommendation	Grant permission		

Draft of Decision Notice

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

Minor alterations and demolition to include: insertion of a new lift from basement to fourth floor level, glazing over of lightwell, limited demolition and remodeling 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.

At: DRISCOLL HOUSE, 172 NEW KENT ROAD, LONDON, SE1 4YT

In accordance with application received on 17/12/2010 08:01:32

and Applicant's Drawing Nos.

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.

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

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.

Reason:

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

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

Reason:

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

- 4 Precautions shall be taken to secure and protect the existing historic features (staircase balustrade, drying racks, glazed tiles, kitchen servery, bath tubs, decorative courtyard railings and fireplaces) against accidental damage during building works. Before commencing the works the applicant must submit, and have approved by this Local Planning Authority in writing, drawn details (1:5/10) of the protection works; the development shall not be carried out otherwise than in accordance with any such approval given. The bath tubs, decorative railings and fireplaces should remain insitu and not removed from the building.

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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) all types of glazed tiles for repairs
 - ii) Mouchel-Hennebique system concrete repairs
 - iii) pointing of brickwork
 - iv) brick for repairs
 - v) stone for repairs

Reason:

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

- 6 No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the elevations of the listed building.

Reason

To ensure such works do not detract from the appearance of the listed building in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The (Draft) Core Strategy 2011 and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.17 'Listed Buildings' of The Southwark Plan 2007.

- 7 Prior to commencement of works, the applicant shall submit a Schedule of Condition of existing metal windows/ doors and Schedule of Works for their repair to the Local Planning Authority for approval in writing. All original metal doors, windows, are to be retained, repaired and refurbished, unless otherwise approved in writing by this Local Planning Authority. The proposed relocation of the metal doors to be agreed in writing with this Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 8 Shop drawings (scale 1:2, 1:5) for all new fenestration and doors shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

- 9 Prior to commencement of works, a Schedule of Works and detailed drawings (at a scale of 1:50) of the proposed mechanical and electrical installation works in the followings areas: central staircase, reception, dining hall, sewing room, reading room and lounge, shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

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 Policy 3.17 Listed Buildings; of The Southwark Plan 2007

- 10 Detailed drawings (scale 1:5 and 1:10) of the glazed roof; to include typical details of the junction between roof and historic fabric, shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

- 11 Prior to commencement of works to form the openings in the existing structure for the provision of the new lift, a Method Statement(s) and Schedule of Works 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 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; 3.17 Listed Buildings; of The Southwark Plan 2007.

Reasons for granting Listed Building Consent.

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

- a] Strategic Policy 12 - Design and Conservation of the (draft) Core Strategy 2011 and saved policies of the Southwark Plan [July 2007]: 3.15 (Conservation and the Historic Environment) requires that development should preserve or enhance the character or appearance of the area; and 3.17 (Listed Buildings) seeks to preserve the building and its features of special architectural or historic interest.
- b] Policies 4B.11 London's built heritage and 4B.12 Heritage conservation of the London Plan [2008].
- c] Planning Policy Guidance Notes [PPS 5 Planning for the Historic Environment] .

Particular regard was had to the impact of proposed development on the historic fabric of the grade II listed buildings, that would result from the proposed development. It was considered that there is a return to a viable and beneficial use and that proposed works preserve the historic fabric and special interest of the heritage asset. It was therefore considered appropriate to grant listed building consent having regard to the policies considered and other material planning considerations.