

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.