
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 R. Copper Deco Design & Build Co. Ltd	Reg. Number	11- <u>AP</u> -2441
Application Type	Conservation Area Consent	Case Number	TP/1447-38
Recommendation	Grant permission		

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of existing buildings but with the retention of existing facades to Glasshill Street, The Almshouses and Kings Bench Street.

At: 38-40 GLASSHILL STREET, LONDON, SE1 0QR

**In accordance with application received on 14/07/2011
and revisions/amendments received on 17/10/2011**

and Applicant's Drawing Nos. 223-101, 223-102-a, 223-103, 223-116-c, 2230117-c, 223-118-c
Letter from BPTW Partnership dated 7/11/2022, Email from BPTW dated 17/1/2012, Email from BPTW dated 9/1/2012
and accompanying photographs and annotated plan 223/110 Rev C
Summary report of an archaeological evaluation dated August 2011
PPS5 Heritage Statement and Justification Ref 11-121 12/10/2011
Updated Heritage Statement Revision A October 2011
Surveyor's Report October 2011

Reasons for granting conservation area consent

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

Strategic policies of the Core Strategy 2011

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Saved policies of the Southwark Plan 2007

Policy 3.15 (Conservation of the Historic Environment) requires development to preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance.

Policy 3.16 (Conservation areas) states that there will be a general presumption in favour of retaining buildings that contribute positively to the character and appearance of the conservation area and notes that consent will be granted for schemes in conservation areas provided that they meet specified criteria in relation to conservation area appraisals and other guidance, design and materials.

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.

Policies of the London Plan 2011

Policies 4B.11 London's built heritage and 4B.12 Heritage conservation of the London Plan [2008].

Planning Policy Statements [PPS] and Guidance Notes [PPG] Planning Policy Statement [PPS] 5: Planning for the Historic Environment [2010].

Particular regard was had to the effects of the proposed demolition works, where it was considered that as the scheme would retain the walls fronting Kings Bench St, Glasshill St, and the listed Almshouses, that the works of demolition would nonetheless preserve the character and appearance of the Kings Bench Conservation Area and the setting of the listed buildings. In addition whilst there would be some loss of parts of the building, it was considered that any harm arising would be outweighed by the reasoned justification for its loss and the quality of its (already consented)

contemporary replacement, and the planning benefits arising from the mixed-use re-development that would follow from the proposed development. It was therefore considered appropriate to grant conservation area consent on balance, subject to conditions, having regard to all the policies considered and other material planning considerations.

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 Prior to commencement of demolition works, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission 08-AP-1541 was granted) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reasons

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the Kings Bench Conservation Area in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.15 Conservation of the Historic Environment, 3.16 Conservation Areas and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

- 3 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
223-102-a

Reason:

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

- 4 Prior to commencement of works on site, a Method Statement(s) and Schedule of Works for the demolition and clearance, (excluding the walls shown as being retained on Drawing 223-102-a), 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. The method statement shall include details of the structures required to shore up the walls on the east, north and west flanks that are proposed to be retained.

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 and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

- 5 Prior to commencement of works, a full photographic record survey (record in situ) of the building to be demolished and the walls to be retained as shown on Drawing 223-102-a in the course of the works, set in context, 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 satisfactory recording 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 and 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.