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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr P Roberts Yalecove Ltd	<b>Reg. Number</b>	11/AP/4321
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1153-K
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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#### **Planning Permission was GRANTED for the following development:**

Erection of additional floor to provide a three-bedroom self-contained flat and the provision of a new roof terrace, a retractable glazed roof, new frameless glass balustrade at roof level to replace previously approved (under ref. 10AP2963) safety metal railing, minor amendments to roof junctions, replacement of previously approved obscure glazing with glazing with film, replace previously approved large louvered plant room on the roof with smaller condensers, relocation of existing restaurant roof plant on roof level, alterations to fenestration on western and southern elevations and replacement windows in the north elevation.

**At:** PROPOSED PENTHOUSE APARTMENT LEVEL 6 AND EXISTING FLOORS OF SOHO WHARF, CLINK STREET LONDON SE1

**In accordance with application received on 23/12/2011 08:04:39**

**and Applicant's Drawing Nos.** Design And Access Statement, Flood Risk And Run Off Assessment, Noise Impact Assessment Report; 14058/NIA-1, A-0753-C101 Rev/B, A-0753-C201 Rev/B, A-0753-C202 Rev/B A-0753-C203 Rev/B, A-0753-C204 Rev/B, A-0753-C205 Rev/B, A-0753-C206 Rev/B, A-0753-C207 Rev/B, A-0753-C208 Rev/B, A-0753-C209 Rev/B, A-0753-C300 Rev/B, A-0753-C301 Rev/B, A-0753-C302 Rev/B, A-0753-C303 Rev/B, A-0753-304 Rev/B, A-0753-C401 Rev/B, A-0753-C402 Rev/B, A-0753-C501 Rev/B, A-0753-C502 Rev/B, A-0753-C503 Rev/B; 0753-S201-Rev/B, 0753-302-S202 Rev/B, 0753-S203 Rev/B, 0753-S204 Rev/B, 0753-S205 Rev/B, 0753-S206 Rev/B, 0753-S207 Rev/B, 0753-S301 Rev/B, 0753-302 Rev/B.

#### **Reasons for granting permission.**

##### a] Policies of the Southwark Core Strategy 2011

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

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

##### b] Saved Policies of the 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 3.12 (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 3.15 (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.

c] The London Plan 2011

Policy 7.4 Local character, and Policy 7.6 Architecture

d] National Planning Policy Framework 2012

Section 2 'Ensuring the vitality of town centres' of the NPPF identifies residential uses as bringing vitality to town centres and being a suitable use within a town centre.

Section 6 'Delivering a wide choice of high quality homes' requires good quality and sustainable residential accommodation.

Section 7 'Requiring good design' requires good quality design in new proposals

Section 12 'Conserving and enhancing the historic environment' requires careful consideration of alterations to conservation assets.

The proposal is considered to be acceptable, the provision of an additional flat does not give rise to any land use issues.

The proposal will not unduly affect the amenities of local residents, subject to conditions in respect to samples of the proposed Lumisty film being agreed and applied to sensitive windows and balustrade on the north elevation. The roof terrace will not increase the height of the extant development for the provision of an additional floor and new three bedroom unit. It is considered that this and the other alterations will preserve the appearance and character of the conservation area and the setting of nearby listed buildings and scheduled ancient monument.

Planning permission was granted as there are no, or insufficient, grounds to withhold consent on the basis of 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 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: A-0753-C201 Rev/B, A-0753-C202 Rev/B, A-0753-C203 Rev/B, A-0753-C204 Rev/B, A-0753-C205 Rev/B, A-0753-C206 Rev/B, A-0753-C207 Rev/B, A-0753-C208 Rev/B, A-0753-C209 Rev/B, A-0753-C300 Rev/B, A-0753-C301 Rev/B, A-0753-C302 Rev/B, A-0753-C303 Rev/B, A-0753-304 Rev/B, A-0753-C401 Rev/B, A-0753-C402 Rev/B, A-0753-C501 Rev/B, A-0753-C502 Rev/B, A-0753-C503 Rev/B

Reason:

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

- 3 A sample of the proposed view control film to obscure the windows in the proposed extension, shown on approved plan drawing No. A-0753-C208B, and on the glass balustrade of the proposed roof terrace, shall be submitted and approved in writing by the local planning authority, before the development commences, and thereafter shall be not be replaced without the prior written approval of the Local Planning Authority. The proposed obscured windows on the approved drawing No. A-0753-C208B, shall also be fixed shut and retained as such unless the prior written approval of the Local Planning Authority is given.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises from undue overlooking in accordance with Strategic Policy 13 – High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

- 4 Before any work hereby authorised begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured  $L_{A90}$  level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial

noise affecting mixed residential and industrial areas'. Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with Strategic Policy 13 – High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007)

- 5 Shop drawings ( 1:5 ) for the new and reinstated windows in the west elevation shall be submitted to this Local Planning Authority and approved in writing by the 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 design and details are in accordance with Strategic Policy 12 – Design and conservation of the Core Strategy 2011 and Saved

Policy: 3.12 Quality in Design of the Southwark Plan 2007 and Section 7 'Requiring Good Design' of the NPPF.

- 6 The facing materials to be used in this proposal shall not be otherwise those previously approved under Application No. 11-AP-1838 granted on 25 July 2011

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved and shall not be carried out in any other material without the prior consent in writing of the Local Planning Authority.

**Reason:**

In order to ensure that the design and details are in accordance with Strategic Policy 12 – Design and conservation of the Core Strategy 2011 and Saved

Policy: 3.12 Quality in Design of the Southwark Plan 2007 and Section 7 'Requiring Good Design' of the NPPF.

- 7 The cycle storage facilities as shown on drawing A 0753-C203 B shall be provided before the unit hereby approved is occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

**Reason**

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

**Informative**

The applicant be reminded that future occupants of this approved unit are exempt from applying for parking permits due to the unilateral agreement dated and executed on 23 December 2011 under Application No. 10-AP-2963.