
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	King's College London	Reg. Number	13/AP/1716
Application Type	Listed Building Consent	Case	TP/1140-127
Recommendation	Grant permission	Number	

Draft of Decision Notice

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

Reconfiguration and use of the ground floor to provide a ground floor retail unit (55sqm GIA) (Use Class A1), with a two bedroom residential unit (102sqm GIA) (Use Class C3) on the upper floors.

At: 127 BOROUGH HIGH STREET, LONDON SE1 1NP

In accordance with application received on 28/05/2013

and Applicant's Drawing Nos.

Existing Drawings - EX (00) 001, EX (00) 002, EX (00) 003, EX (00) 004, EX (00) 005, EX (00) 006, EX (00) 007, EX (00) 008, EX (00) 010, EX (00) 011, EX (00) 012, EX (00) 013, EX (00) 030, EX (00) 031, EX (00) 032, EX (00) 033, EX (00) 050, EX (00) 051, EX (00) 060, EX (00) 065

Demolition and stripping out drawings for 127 - EX(00)070; EX(00)071; EX(00)072; EX(00)073;

Proposed drawings - GA(00)001 P1 site plan, GA (00)002, GA (00)003 P1, GA (00)004 P1, GA (00)005 P1, GA (00)006 P1, GA (00)007 P1, GA (00)008 P1, GA (00)009 P1, GA (00)010 P1, GA (00)011 P1, GA (00)020 P1, GA (00)021 P1, GA (00)022 P1, GA (00)023 P1, GA (00)024 P1, GA (00)025, GA (00)030 P1, GA (00)031, GA (00)032 P1, GA (00)035, GA (00)040 P1, GA (00)041, GA (00)042 P1, GA (00)050; GA (00)051; GA (00)060; GA (00)061; GA (00)065, GA (00)070

Indicative Construction Management Plan May 2013, Archaeology Evaluation May 2013, Design and Access Statement May 2013, Heritage Statement, Design Revisions further to planning Consultation September 2013, Supplementary Heritage Statement and An Archaeological Evaluation Report September 2013.

Subject to the following seven conditions:**Time limit for implementing this permission and the approved plans**

- 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.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 Prior to commencement of works on site, 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.
 - i) Demolition of adjacent building;
 - ii) Support, protection and repair of exposed southern facade;
 - iii) All downtakings and removals;
 - iv) All new works and finishes.

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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Prior to commencement of works, the applicant shall submit a Schedule of Condition of existing windows/ doors and Schedule of Works for their repair to the Local Planning Authority for approval in writing. All existing doors, windows, shutter boxes and window cases, are to be retained, repaired and refurbished unless fully justified within this report. 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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Shop drawings (scale 1:1, 1:2, 1:5 as appropriate) for all new fenestration, doors and shop-fronts 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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 6 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 The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.17 Listed Buildings; of The Southwark Plan 2007.

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 7 Notwithstanding the details submitted here should the results of the archaeological building recording indicate fabric attributable to the Spur Inn or of 17th century date is present the scheme shall be adapted to ensure the preservation of this material. Details shall be submitted in drawings of 1:20 scale showing interventions into the wall and areas of early fabric to be preserved, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: in order than important historic fabric from a Southwark coaching in is preserved in situ in accordance with saved policy 3.15 of the Southwark Plan 2007, policy 12 of the Core Strategy 2011 and paragraph 129 of the NPPF.