
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/1718
Application Type	Conservation Area Consent	Case	TP/1140-127
Recommendation	Grant subject to GOL/SoS Direction	Number	

Draft of Decision Notice

Conservation Area Consent was granted for the following development:

The demolition of 129-131, 133-135 and 141-143 Borough High Street and partial demolition of an external wall at 127 Borough High Street.

At: 127, 129-131, 133-135, 141 AND 143 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 four 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 Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure 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.

- 3 Prior to the demolition of the buildings hereby permitted details of a construction contract for the redevelopment proposals hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the Council can satisfy itself that redevelopment of the consented proposals will follow swiftly after the demolition of the existing buildings so as to avoid harm to the Borough High Street Conservation Area due to vacant sites being created due to premature demolition in order to accord with Saved Policy 3.16 Conservation Areas of the Southwark Plan 2007 and Strategic Policy 12 - Design and Conservation of The Core Strategy 2011.

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).

- 4 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

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