
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	Elephant & Castle Properties Co Ltd	Reg. Number	16/AP/4525
Application Type	Listed Building Consent	Case Number	TP/1541-14
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

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

Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).

At: METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON SE1 6SD

In accordance with application received on 07/11/2016

and Applicant's Drawing Nos. Drawing numbers 935_02_07_210 Rev P2, 935_02_07210 Rev P3, Design and Access Statement, Townscape Built Heritage and Visual Assessment.

Subject to the following two conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall be begun before the end of ten years from the date of this permission.

Reason:

In recognition that this listed building consent is linked to a strategic, phased redevelopment with a long build period.

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.

- 2 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; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.