

Item No. 7.2	Classification: Open	Date: 12 December 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 18/AP/2520 for: Full Planning Application Address: 114 GREAT SUFFOLK STREET, LONDON SE1 0BE Proposal: Refurbishment and renovation of Smale House consisting of the construction of a new entrance atrium together with a single storey roof extension at third floor level; re-configuration of an associated roof terrace; the installation of additional air conditioning equipment on the roof and hard and soft landscaping works to front courtyard		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning		
Application Start Date 01/08/2018		Application Expiry Date 26/09/2018	
Earliest Decision Date 12/09/2018			

RECOMMENDATION

1. Grant planning permission subject to conditions.

Site location and description

2. The application site is a part three, part four storey office building at the junction of Great Suffolk Street and Webber Street.
3. The site is located within:
 - The Central Activities Zone
 - The Air Quality Management Area
 - The Bankside and Borough District Town Centre and
 - The Bankside, Borough and London Bridge Opportunity Area.
4. The property is not listed or within the setting of a listed building. It is not in a conservation area, but King's Bench Conservation Area is located to the west of the site across Glasshill Street and the Liberty of Mint Conservation Area is located 60m to the east of the site.

Details of proposal

5. Planning consent is sought for construction of a new atrium to the front of the office building at the height of four storeys, with a new roof extension to link the new atrium space to current office space to the rear of the building at fourth floor level. This would reduce the area of the existing roof terrace, but access to some outdoor space would be retained on the side of Great Suffolk Street. New cladding would be applied to the existing building where it connects with the proposed atrium extension on the south east and north east elevations. Lastly, additional ventilation equipment would be

placed in the established plant area on the roof behind the atrium.

Planning history

6. 15/AP/2927 Application type: Full Planning Application (FUL)
Installation of new curtain wall glazing to front facade, removal of existing concrete canopy and installation of new glazed lobby and reception entrance
Decision date 21/09/2015 Decision: Granted (GRA)
7. 15/AP/2893 Application type: Full Planning Application (FUL)
Installation of new air conditioning condenser units on roof to replace existing
Decision date 12/10/2015 Decision: Granted (GRA)
8. 15/AP/3907 Application type: Full Planning Application (FUL)
Removal of existing roof top plant and replacement with new plant in same location
Decision date 04/01/2016 Decision: Granted (GRA)
9. 15/AP/4626 Application type: S.73 Vary/remove conditions/minor alterations (VAR)
Variation of condition 2 of planning permission ref. no. 15/AP/2893 'Installation of new air conditioning condenser units on roof to replace existing' to read: 'The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 4816 EX-PR Rev A.'
Decision date 18/01/2016 Decision: Granted (GRA)
10. 18/EQ/0112 Application type: Pre-Application Enquiry (ENQ)
Refurbishment and renovation of Smale House consisting of: New entrance atrium; Terrace extension; Roof extension and Screening for communications tower.
Decision date 26/04/2018 Decision: Pre-application enquiry closed (EQC)
11. 18/AP/1035 Application type: Full Planning Application (FUL)
Replacement of 2 existing windows with 2 new windows with louvres and installation of new heating, ventilation and air conditioning unit and two louvres to south east elevation facing internal courtyard
Decision date 08/06/2018 Decision: Granted (GRA)
12. 18/AP/2547 Application type: Full Planning Application (FUL)
Reinstatement of windows to the ground floor along Glass Hill Street; replacement of existing hooded ventilation grilles at first floor level with blank panels on Great Suffolk Street elevation and installation of new doors to enclosed bicycle area re-located from front courtyard
Decision date 14/09/2018 Decision: Granted (GRA)
13. 14/EN/0521 Enforcement type: Unauthorised building works (UBW)
Roof level mobile phone mast
Sign-off date 06/08/2018 Sign-off reason: Final closure - no breach of control (FCNB)

Relevant planning history of adjoining sites

Global House, 96-108 Great Suffolk Street

14. 11/AP/1607 Full planning application for:
Construction of a fourth floor additional storey for office use within Class B1) to create a five storey office building together with alterations to the existing elevations including new cladding, windows and entrance.

Granted permission with Unilateral Undertaking on 04/10/2011

15. 13/AP/0309 S.73 application for:
Variation of condition 2 (approved plans) of permission reference 11-AP-1607 (which was for the construction of a fourth floor additional storey for office use within Class B1, to create a five storey office building together with alterations to the existing elevations including new cladding, windows and entrance) to enable the following minor material amendment: Provision of three additional windows at third and fourth floor levels to the rear elevation.

Granted permission on 07/06/2013

16. 13/AP/2788 S.73 application for:
Variation of condition 2 (approved plans) and condition 3 (materials) to amend materials and entrance area of the principal facade for planning permission 11-AP-1607, granted 04/10/2011 for: Construction of a fourth floor additional storey for office use within (Class B1) to create a five storey office building together with alterations to the existing elevations including new cladding, windows and entrance.

Granted permission on 11/10/2013

Summary of main issues

17. The main issues to be considered in respect of this application are:
- a) Impact on amenity of adjoining occupiers;
 - b) Design quality;
 - c) Transport impacts;

Planning policy

National Planning Policy Framework 2018 (the Framework)

18. Chapter 2 - Achieving sustainable development
Chapter 6 - Building a strong, competitive economy
Chapter 9 - Promoting sustainable transport
Chapter 10 - Supporting high quality communications
Chapter 11 - Making effective use of land
Chapter 12 - Achieving well-designed places
Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
Chapter 16 - Conserving and enhancing the historic environment

The London Plan 2016

19. Policy 2.12 - Central Activities Zone - predominantly local activities
Policy 4.1 - Developing London's economy
Policy 4.2 - Offices
Policy 6.9 - Cycling
Policy 6.13 - Parking
Policy 7.4 - Local character
Policy 7.5 - Public realm
Policy 7.6 - Architecture
Policy 7.15 - Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
Policy 7.21 - Trees and woodlands

Core Strategy 2011

20. Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport
Strategic Policy 10 - Jobs and businesses
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

21. The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 3.1 -Environmental effects
Policy 3.2 - Protection of amenity
Policy 3.11 - Efficient use of land
Policy 3.12 - Quality in design
Policy 3.13 - Urban design
Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
Policy 5.2 - Transport impacts
Policy 5.3 - Walking and cycling
Policy 5.6 - Car parking

Draft New Southwark Plan (2018)

22. P11 - Design of places
P12 - Design quality
P15 - Efficient use of land
P50 - Cycling
P52 - Car parking
P54 - Protection of amenity
P60 - Trees
P67 - Reducing noise pollution and enhancing soundscapes

Summary of neighbour consultation responses

23. Three objections to the proposal have been submitted, detailing similar concerns. These are:
1. Access to light would be negatively affected for adjoining occupiers.
 2. That the conclusions of the daylight and sunlight assessment are incorrect - one-bedroom units in the Wireworks building are studios; justification for those occasions where impact would be noticeable but has been described as acceptable is questionable.
 3. Concerns over noise created by air conditioning units and loading vans.
24. The concerns raised in objection are material planning considerations which have been addressed below in the report.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

25. The proposed extension would extend forward towards the corner of Webber and Great Suffolk Street. As such, the location of additional massing is likely to have

some impact on the occupiers of The Wireworks building, 91 Great Suffolk Street as well as those occupiers who live on the north eastern side of 134-144 Southwark Bridge Road.

26. The proposed additional massing would be utilised as a new atrium to the current building, and residents' privacy is likely to be protected simply by the time of use of the office building, but also due to the use of the atrium as a space to move through rather than spend time in.
27. Where a roof extension is proposed to link the new atrium with the existing building, this element is proposed to be set back from the existing side facade by 3.3m. The roof space remaining open to air is proposed to be used for the purpose of a roof terrace, which is already an established use. As such, any impact in terms of overlooking towards occupiers along the other side of Great Suffolk Street would likely actually be reduced as the space available for the roof terrace would be reduced.
28. A daylight and sunlight impact assessment has been submitted. The conclusions show that the majority of the surrounding units receive good levels of daylight and this would not be significantly altered.
29. Five windows serving dwellings at 91 Great Suffolk Street would have their vertical sky component reduced by more than 20%, a level above which the reduction would be noticeable.
30. However, daylight distribution analysis for those rooms confirms that while the individual smaller windows would be affected, reduction in light within those corner rooms would not be more than 20% and thus not be a transgression as defined in the guidance published by the Building Research Establishment.
31. Rooms in 134 - 144 Southwark Bridge Road facing the application site have been identified as falling below the acceptable impact level based on initial appraisal, but achieve acceptable levels of light reduction once the further analysis without the balcony (referred to as a soffit in the daylight and sunlight report) is taken into account.
32. Daylight distribution in two of these rooms would be reduced to levels below the BRE guidance (22% and 33%), even based on analysis without the balcony, while the reduction in the third room would not be noticeable (8%). In the case of the two living rooms, the impact is arising due to depth and single aspect outlook of the rooms as well as the fact that they are set behind balconies. As such, it is considered that the amount of light received to these rooms following construction of proposed development would be compromised mainly due to design of the building that these rooms are contained within rather than the proposed development.
33. All objections received in response to the proposed development are from neighbours living at the Wireworks building. One window at first floor level of Wireworks would see the reduction of 21%, thus marginally exceeding the 20% mark. In terms of daylight distribution, two windows at first floor level would be noticeably affected, though they serve bedrooms and as such are less likely to have a negative impact on the amenity of occupiers than if they served living rooms or kitchens. As the impact on main living space is in keeping with the guidelines, and considering that only two rooms of the adjoining building would be affected, on balance the proposal remains acceptable.
34. A variation of analysis has also been submitted by the applicant following comments from neighbours residing within the Wireworks that the flats are studios rather than

one bedroom flats. The analysis shows that in the scenario of flats being studios impact on daylight distribution would not be noticeable.

35. The new addition would largely be of the same height as the established main part of the building and so is unlikely to cause sense of enclosure or negatively affected outlook for surrounding occupiers. It is possible that established views from surrounding windows would appear different to existing, though it is important to note that development affecting views is not a planning consideration.
36. Additional ventilation equipment would be installed within the already established roof area for this purpose. A noise impact assessment has been submitted to set out the impact the addition of new equipment would have on the adjoining occupiers. The report has been reviewed by the Environmental Protection team who do not object to the addition of new equipment.
37. In light of the benefits resulting from the proposed development whereby the use of an office building in the Central Activities Zone would be improved, it is considered that the impact arising on some of the adjoining occupiers is acceptable.

Design quality

38. The main purpose of the application is to provide a new atrium to the current office building which looks out of date, visually. The new atrium would be set in from the sides and would follow the established curved facade shape. It would extend above the current height of the building to the front, but would be only 20cm higher than the current four storey element of the office block and would connect to it in order to create direct access from the atrium to conference space.
39. In terms of scale and massing, the proposed extension is considered appropriate. The increase in height would be off-set by setting in the atrium from sides and by linking the extension to the existing building of similar height.
40. The new atrium would be clad in zinc interlocking panels while parts of the existing building would be covered in metal mesh to connect the new atrium with the existing building. Existing curtain walling panels on Great Suffolk Street and Webber Street elevations would be replaced by new powder coated aluminium panels.
41. The proposed materials are considered to be acceptable and are likely to aid in creating a visually attractive front facade. In order to ensure that the proposal would be carried out in materials of high quality, a condition is recommended requiring material samples to be presented on site for approval before works start above grade.

Transport issues

42. Alongside improvements to the facade of the building, alterations are proposed to take place within the front courtyard to create a more inviting entrance to the office building. To allow for increased landscaped area, 17 car parking spaces would be removed. Three car parking spaces would be retained and one new disabled car parking space would be added.
43. Cycle parking for the use by employees of the office is proposed to be re-located to the central courtyard with access from Great Suffolk Street. An application to this effect (18/AP/2547) was approved on 14/09/2018. Some temporary visitor cycle parking spaces would be positioned along the perimeter of the new front courtyard space, which is found acceptable.

44. Negotiations between the applicant and the Highways Authority have been ongoing regarding the proposed access to parking to ensure that good visibility would be created allowing safe movement in and out of the parking space. The current proposed works are considered acceptable as visibility for movement in and out of the parking area would not be obstructed. However, the applicant will be required to enter into an agreement with the Highways Authority to repave the footway, upgrade existing crossovers, upgrade existing utility covers and rectify any damaged footways, kerbs, inspection covers and street furniture.

Other matters

45. The Mayoral CIL payment required for this development would be £19,045.98. No Southwark CIL payment would be required.
46. The current landscaping plan is considered acceptable, though further details of specific type of planting and the planting schedule are recommended to be requested via a condition.

Conclusion on planning issues

47. In light of the above, the proposal would result in a high quality addition and refurbishment of the existing office building which would have a positive impact on the appearance of the surrounding area. The impact arising on the amenity of some of the adjoining occupiers is considered to be minor weighed against the benefits of the proposed development. The application is therefore recommended for approval.

Consultations

48. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

49. Details of consultation responses received are set out in Appendix 2.

Community impact statement / Equalities Assessment

50. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
 - c) The need to foster good relations between persons who share a relevant

protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

51. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
52. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
53. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

54. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
55. This application has the legitimate aim of providing additional commercial space. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1447-B Application file: 18/AP/2520 Southwark Local Development Framework and Development Plan Documents	Place & Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7708 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Lasma Putrina, Planning Officer	
Version	Final	
Dated	20 October 2018	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		28 November 2018

APPENDIX 1

Consultation undertaken

Site notice date: 20/08/2018

Press notice date: 16/08/2018

Case officer site visit date: 21/08/2018

Neighbour consultation letters sent: 07/08/2018

Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Highway Development Management

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat A Victoria Buildings SE1 0BU
Global House 96-108 Great Suffolk Street SE1 0BE
Flat C Victoria Buildings SE1 0BU
Flat B Victoria Buildings SE1 0BU
Third Floor Global House SE1 0BE
Second Floor Global House SE1 0BE
Unit 2 Wireworks Court SE1 0BU
Flat 114 Great Suffolk Street SE1 0NS
Flat D Victoria Buildings SE1 0BU
Flat J Victoria Buildings SE1 0BU
Flat I Victoria Buildings SE1 0BU
Flat L Victoria Buildings SE1 0BU
Flat K Victoria Buildings SE1 0BU
Flat F Victoria Buildings SE1 0BU
Flat E Victoria Buildings SE1 0BU
Flat H Victoria Buildings SE1 0BU
Flat G Victoria Buildings SE1 0BU

First Floor Global House SE1 0BE
6 Wireworks Court 79 Great Suffolk Street SE1 0BU
5 Wireworks Court 79 Great Suffolk Street SE1 0BU
8 Wireworks Court 79 Great Suffolk Street SE1 0BU
7 Wireworks Court 79 Great Suffolk Street SE1 0BU
2 Wireworks Court 79 Great Suffolk Street SE1 0BU
1 Wireworks Court 79 Great Suffolk Street SE1 0BU
4 Wireworks Court 79 Great Suffolk Street SE1 0BU
3 Wireworks Court 79 Great Suffolk Street SE1 0BU
9 Wireworks Court 79 Great Suffolk Street SE1 0BU
83 Great Suffolk Street London SE1 0BU
14 Wireworks Court 79 Great Suffolk Street SE1 0BU
Ground Floor Global House SE1 0BE
77 Great Suffolk Street London SE1 0BU
11 Wireworks Court 79 Great Suffolk Street SE1 0BU
10 Wireworks Court 79 Great Suffolk Street SE1 0BU
13 Wireworks Court 79 Great Suffolk Street SE1 0BU
12 Wireworks Court 79 Great Suffolk Street SE1 0BU

Re-consultation: 02/10/2018

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

12 Wireworks Court 79 Great Suffolk Street SE1 0BU

3 Wireworks Court 79 Great Suffolk Street SE1 0BU

4 Wireworks Court 79 Great Suffolk Street SE1 0BU