

Item No. 7.5	Classification: Open	Date: 12 June 2019	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 19/AP/0277 for Approval of Details - Article 30 DMPO Address: 153-159 BOROUGH HIGH STREET, LONDON SE1 1HR Proposal: Details of Condition 4 - section detail drawings for planning permission 15/AP/4980 (Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level)		
Ward(s) or groups affected:	Chaucer		
From:	Director of Planning		
Application Start Date 29/01/2019		Application Expiry Date 26/03/2019	
Earliest Decision Date 21/02/2019			

RECOMMENDATION

1. That the approval of the submitted details be given.

BACKGROUND INFORMATION

2. Members of planning sub-committee A resolved to grant planning permission for the hotel (reference 15/AP/4980) on 19 July 2016 with a stipulation that details of sections through facades; parapets; roof edges and openings for the building should be presented to Planning Sub-Committee A for determination.
3. The detailed background information relating to this development is set out in the report on the original planning application 15-AP-4980 granted 19/01/2017 for:

“Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level.”

Details of proposal

4. Condition 4 states:

“Section detail-drawings at a scale of 1:5m through: the facades; parapets and roof edges; and heads, cills and jambs of all openings, to be constructed in the carrying out of this permission, (i) shall be submitted to the Local Planning Authority and, (ii) shall be approved by the Council's Planning Sub-A Committee and, (iii) the decision shall be issued in writing, all of which shall be done before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given. In addition, and notwithstanding the drawings hereby approved, 1:20m sections and elevations of the shop-front design, showing greater articulation in accordance with the council's shop

front design guidance shall also be submitted and approved.

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; Policy 3.15 Conservation of the historic environment; Policy 3.16 Conservation areas; Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan (UDP) July 2007.”

5. Detailed construction drawings have now been submitted in order to discharge this condition.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

6. The main issue to be considered in respect of this application whether the details submitted acceptable in terms of policy and are they sufficient to discharge the terms of the condition and reason for the imposition of the condition.
7. The committee report that accompanied application 15/AP/4980 stated:

“Each of the shop front windows within this arrangement consists of a single pane of glass. This would be contrary to our shop front design guidance that discourages such an approach, particularly in historic locations such as this. Instead, a contemporary approach that utilised the traditional features of historic shop fronts, including stall risers and glazing bars to achieve an appropriate scale and proportion is encouraged. The shop front frames would be metal. Given the contemporary nature of the overall design, this is considered appropriate. It is recommended that a further revision to the proposed shopfronts in line with the council’s shopfront design guidance is secured by a condition.”
8. The design of the shopfront of the scheme have been altered from that originally submitted and now uses a richer mix of materials. The shopfront would consist largely of plate glass which will project in a thin frame beyond the rest the shopfront surround (which is as before is a black finished metal). The doors and solid panels within the shop fronts, along with the mullions that divide the plate glass units, would have a metal 'pewter' finish.
9. The rest of the submission covers all the details of the construction of the main facades - roof / wall junctions, window / wall junctions etc. at a very large scale. In effect they are the 'instructions' to the contractors as to how to build the building.

Planning policy

10. The revised National Planning Policy Framework ('NPPF') was published in July 2018 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
11. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.
12. The detailed planning policy relating to this development is set out in the report on the original planning application. Any specific policy considerations relating to the submitted details are set out below.

Acceptability of the submitted details

13. The proposed shopfront detailing is crisp and modern. It would be an elegantly and minimally metal framed glass 'box' that would project slightly from the rest of the building. In this respect it would look a bit like the 'shopfront' that serves the new Science Gallery that is located on the flank wall of the listed Old Guy Hospital building. This is appropriate to the architecture of the building.
14. The rest of the submitted drawings show what would be a carefully constructed building with details which meet the design intentions of the approved scheme. The drawings will ensure a refined modern building with careful proportions and detailing which responds to the refined Georgian and Victorian architecture which forms its context.
15. Officers consider that the details are acceptable and recommend that the details submitted be approved.

Consultation

16. None.

Community impact statement / Equalities Assessment

17. 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.
18. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
19. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
20. The council has given due regards to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

21. 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.
22. This application has the legitimate aim of providing a facade to a new building. 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/1140-151 Application file: 19/AP/0277 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing 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 1818 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	Martin McKay, Team Leader	
Version	Final	
Dated	30 May 2019	
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		31 May 2019

APPENDIX 1

Consultation undertaken

Site notice date: n/a

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: n/a

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

n/a

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None