

## Contents

RECOMMENDATIONS .....	2
BACKGROUND INFORMATION.....	2
The surrounding area .....	3
Details of proposal.....	3
Planning history .....	3
KEY ISSUES FOR CONSIDERATION.....	4
Summary of main issues .....	4
Legal Context .....	4
Planning policy .....	4
Consultation responses from members of the public .....	7
Principle of the proposed development in terms of land use.....	7
Impact of proposed development on amenity of adjoining occupiers and surrounding area .....	9
Design quality .....	10
Transport and highways .....	10
Community involvement and engagement .....	10
Other matters .....	10
Community impact and equalities assessment .....	10
Human rights implications .....	11
Positive and proactive statement .....	11
CONCLUSION .....	12
Background Information.....	12
Background Documents .....	12
Appendices .....	13
Audit Trail.....	13

<b>Item No.</b> 7.3	<b>Classification:</b> Open	<b>Date:</b> 7 December 2020	<b>Meeting Name:</b> Planning Sub Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 20/AP/1874 for: Planning Permission  <b>Address:</b> MARKET PLACE,BERMONDSEY,LONDON,SOUTHWARK,SE16 3UQ  <b>Proposal:</b> Demolition of B1 office unit to make way for new pedestrian access/right of way, connecting Market Place with Blue Anchor Lane. Erection of two permanent market stall canopy structures in Market Place. Erection of market cross/clock tower (with drinking fountain) in Market Place. Modification to external bin store on Blue Anchor Lane. Installation of signage - 1 overhead sign in new pedestrian access route and 1 signage on external of existing lift shaft.		
<b>Ward(s) or groups affected:</b>	South Bermondsey		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 21/07/2020		<b>Application Expiry Date</b> 11/12/2020	
<b>Earliest Decision Date</b> 07/12/2020			

## RECOMMENDATIONS

1. Grant planning permission.

## BACKGROUND INFORMATION

### Site location and description

2. The site refers to the existing market place plaza within the Blue Town Centre. The site contains 12 commercial units, with some residential properties at the upper levels. The site is also host to the Blue Anchor library. The built form of the blocks within the site ranges from one to four storeys in height.
3. The site is located within:
  - The Blue Local Town Centre
  - Urban Density Zone
  - Air Quality Management Area

The 12 commercial units are also within protected shopping frontages.

The site has a PTAL of 3

4. The site contains neither listed buildings, nor are there any in the immediate vicinity of the site. Similarly, the site is not located within or near to any conservation areas.

### **The surrounding area**

5. The surrounding area is varied in terms of use, typical of a town centre. This range of uses includes low to medium density mixed use developments with commercial aspects at ground floor level with flats overhead.

### **Details of proposal**

6. The proposal calls for the redesign of the existing marketplace to incorporate a range of new features, which include:
  - New paving across the plaza
  - Tree planting
  - 2 x fixed market stalls
  - 2 x fixed gazebos
  - Timber bollards running adjacent to Southwark Park Road
  - 13 x cycle stands
  - Concrete seating and benches
  - 5 x new lighting columns
  - Brick plinth for a lion statue
  - Planters to be constructed around existing trees on site
7. A centrepiece of the regeneration of the square would be the proposed clocktower, which would be 6.80m in height, and 3m in both width and depth. This feature would contain a drinking fountain underneath, and be clad in a tin can end finish as a reference to the heritage of Bermondsey.
8. An existing office unit would be demolished to create a new throughway from Rock Grove Way to the site. This unit is currently in use as a project office and consultation hub by council officers, and was vacant for one year prior to this. The entrance way to the Rock Grove Way would include further new paving and bollards.

### **Planning history**

9. See Appendix 1 for any relevant planning history of the application site.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

10. The main issues to be considered in respect of this application are:

- Principle of the proposed development in terms of land use;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Design quality;
- Transport and highways;
- Environmental impacts;
- Community involvement and engagement;

11. These matters are discussed in detail in the 'Assessment' section of this report.

## **Legal Context**

12. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.

13. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

## **Planning policy**

### **National Planning Policy Framework (the Framework)**

14. The revised National Planning Policy Framework ('NPPF') was published in February 2019 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. Paragraph 215 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

15. The relevant chapters from the Framework are:

- Chapter 2 Achieving sustainable development
- Chapter 6 Building a strong, competitive economy
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 15 Conserving and enhancing the natural environment

### **London Plan 2016**

16. The relevant policies from the London Plan 2016 are:

- Policy 2.15 Town centres
- Policy 3.16 Protection and enhancement of social infrastructure

- Policy 4.1 Developing London's economy
- Policy 4.2 Offices
- Policy 4.7 Retail and town centre development
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 7.2 An inclusive environment
- Policy 7.3 Designing out crime
- 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

## **Core Strategy 2011**

17. The relevant policies from the Core Strategy 2011 are:

- Strategic Policy 1 – Sustainable development
- Strategic Policy 2 – Sustainable transport
- Strategic Policy 3 – Shopping, leisure and entertainment
- Strategic Policy 4 – Places for learning, enjoyment and healthy lifestyles
- Strategic Policy 12 – Design and conservation
- Strategic Policy 13 – High environmental standards

## **Southwark Plan 2007 - saved policies**

18. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant saved policies of the Southwark Plan 2007 are:

- Policy 1.4 Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations
- Policy 1.7 Development Within Town And Local Centres
- 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 3.14 Designing Out Crime
- Policy 5.2 Transport Impacts
- Policy 5.3 Walking And Cycling

## **Emerging planning policy**

### **Draft New London Plan**

19. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan, which was published in December 2019.
20. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.
21. The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

## **New Southwark Plan**

22. For the last 5 years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.
23. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the Council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version.
24. In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further round of consultation take place in order to support the soundness of the Plan. Consultation is due to take place on this version of the NSP between June and August 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP).
25. It is anticipated that the plan will be adopted in late 2020 following the EiP. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

## **Consultation responses from members of the public**

26. 8 comments have been received as part of the public consultation undertaken for this application. This includes 7 objections and 1 neutral comment. The relevant planning matters raised are:
- Impact from construction
  - Noise from the completed development

These matters are addressed in the relevant preceding parts of this report.

## **Assessment**

### **Principle of the proposed development in terms of land use**

27. The proposal would see the loss of the existing office B1 unit (which is now a Class E use under the amended Use Classes Order.) within the shopping parade to facilitate the creation of the new access route to the plaza.
28. Saved Policy 1.4 [Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations] states:
29. Development will be permitted provided that the proposal would not result in a net loss of floorspace in Class B use. An exception to this may be made to this where:
- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
  - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
  - c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses.
30. No evidence has been supplied to indicate attempts to dispose of the site as an office, nor would the site necessarily be unsuitable for redevelopment along these lines. Thus the proposal would not comply with criteria a) or b) above. However, in line with criterion c), the proposal is located within the Blue Town Centre, saved policy 1.7 [Development within Town & Local Centres] would apply, which states:

Within the centres, the LPA will permit developments providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment (Class B1) uses, where the following criteria are met (assessment against the criteria are in bold):

- i) The scale and nature of the proposal is appropriate to the character and function of the centre and the catchment area it seeks to serve. The

proposed function is sensible and appropriate in the context of the redevelopment of the site in terms of both character and function.

- ii) The proposal will not harm the vitality and viability of the centre. The loss of the singular B1 unit does not pose a threat to the wider viability of the town centre, and similar alternative sites for office use are located nearby.
- iii) A mix of uses is provided where appropriate; a mix of uses has not been proposed though this is considered acceptable given the wider benefits from the improvement of the plaza.
- iv) Any floorspace currently in A Class use should be retained or replaced, unless the proposed use provides a direct service to the general public and the proposal would not harm the retail vitality and viability of the centre (where the proposal site is located within a protected shopping frontage, the proposal should comply with Policy 1.9). The existing floorspace is not A1 and thus this criterion would not apply.
- v) The proposal would not materially harm the amenities of surrounding occupiers; Discussed below:
- vi) Where developments which are likely to attract a lot of people are proposed, the site should be highly accessible by sustainable modes of transport; The site benefits from a reasonable PTAL and cycle parking enhancements are proposed, as such it would comply with criterion vi.
- vii) The road network has sufficient capacity to take any additional servicing traffic generated by the proposal without causing adverse effects on the environment, traffic circulation, or air quality. The proposal would not create significant additional traffic demand and as such this criterion would not apply.
- viii) The development addresses the street, provides an active frontage on pedestrian routes and would not erode the visual continuity of a shopping frontage. The proposal would retain an active aspect of the shopping parade by creating a pedestrian thoroughway with further visual enhancements, as such it is deemed to comply with criterion viii.
- ix) The proposal provides amenities for users of the site such as public toilets, where appropriate. The proposal calls for the wider improvement of the site which would contribute to the public amenities of the area, and as such is deemed to comply with criterion ix.

31. The proposal is considered to comply with Saved Policy 1.7. However, there would not be a specific planning use created by the public thoroughfare created, and as such the proposal cannot be viewed as complying with criterion c) of Saved Policy 1.4, which requires “*suitable Class A or other town centre uses*”. Notwithstanding this, the loss of the B1 unit would result in a significant improvement to the public realm, and in particular access to the Blue from the North. This, in combination with the wider public realm enhancements proposed

are a significant material consideration of the scheme. As such, in this instance the non-compliance with Saved Policy 1.4 would be outweighed by the aforementioned benefits, and the proposal would be acceptable on balance in this regard.

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

### Noise

32. A number of objectors have raised the issue of noise in relation to the market stalls. The stalls would be a combination of timber frames with corrugated steel overhead, and would be open at all sides. This would mean any echoing effect from the stalls would be minimal. Furthermore, the hours of use, and the playing of any music, from these stalls would be controlled by the licencing regime. As such, it is considered the noise from the stalls would be minimal and controlled via licencing. Finally, sound proofing has been proposed as part of the throughway to mitigate noise risk to flats overhead. Therefore, the proposal is not deemed to present a risk to local amenity in terms of noise. Objectors have raised the issue of construction and potential on residents during the course of development. While the scheme is of a small scale which would not typically warrant the imposition of a construction management plan, The council's regeneration officers have engaged with residents to discuss concerns prior to works, and shall engage with resident's during development to mitigate any issues that may arise. Noise and dust from construction can be controlled through environmental legislation.

### Daylight/Sunlight

33. The proposed clock tower and market installations would sit below the midpoints of surrounding residential property's windows, and as such would meet the 25 degree daylight/sunlight test. As such, the proposal is not deemed to present a risk to nearby properties in terms of daylight/sunlight access.

## **Design quality**

34. The proposal would present a significant upgrade to the public realm, with the new paving and tree planting offering wide reaching enhancements; while the new clock tower would serve as an attractive centrepiece to the plaza. The material choice of the clock tower is modern, an interwoven series of metal disks creating an almost fishscale effect. The disks are a nod to Bermondsey's industrial heritage as the site of the world's first tin can factory. The finished effect is an attractive design which would sit upon appropriate oak structure. In summary, the proposed design would offer a number of attractive enhancements to the site, and is acceptable in design terms.
35. It is noted that a number of signage items are noted in the plans, though these would be subject to a separate advertisement consent application.

## **Transport and highways**

36. The proposal would introduce 13 new cycle stands, as well as improving access towards Bermondsey Station. Combined these present a significant enhancement to sustainable transport modes for the area, and this is a welcomed aspect of the scheme.

### **Community involvement and engagement**

37. It is noted the scheme has been subject to extensive pre-consultation and community involvement by the applicant. This has included public drop in sessions, local history research groups, and a design programme with a local children's summer camp. These sessions have led to valuable contributions to the final scheme, and the community engagement campaign conducted by the applicant is welcomed.

### **Other matters**

38. The proposed throughway would benefit from internal lighting, which is unlikely to pose a risk to nearby residential amenity, while mitigating against potential loitering or anti-social behaviour.

### **Community impact and equalities assessment**

39. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
40. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
41. 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:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
  2. 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

3. 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.
42. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

### **Human rights implications**

43. This application has the legitimate aim of providing public realm enhancements. 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.

### **Positive and proactive statement**

44. The council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
45. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.
46. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	No
If the pre-application service was used for this application, was the advice given followed?	N/A
Was the application validated promptly?	Yes
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	Yes
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	A time extension has been sought to bring this case to a planning committee

## CONCLUSION

47. The proposal offers a number of sensible and attractive enhancements to the public realm and therefore a significant public benefit. There are minimal risks to neighbouring amenity, and the applicant has demonstrated frequent engagement with local residents throughout the process. As such, it is recommended that planning permission is granted.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: H68 Application file: 20/AP/1874  Southwark Local Development Framework and Development Plan Documents	Chief Executive's 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 0254 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

## APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

## AUDIT TRAIL

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Glenn Ruane, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	17 November 2020	
<b>Key Decision</b>	No	
<b>Consultation with Other Officers / Directorates / Cabinet Member</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		18 November 2020

## 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:** 30/07/2020

### Internal services consulted

Design and Conservation Team [Formal]

### Statutory and non-statutory organisations

### Neighbour and local groups consulted:

The Blue Market Market Place London  
 32 Market Place London Southwark  
 26C Camilla Road London Southwark

Flat 13 Racs Flats 193-221 Southwark  
 Park Road  
 Rouel Tenants Association Market Place

London	1 Maria Close London Southwark
26B Camilla Road London Southwark	8 Camilla Road London Southwark
24A Camilla Road London Southwark	236 Southwark Park Road London Southwark
21 Market Place London Southwark	230 Southwark Park Road London Southwark
10 Market Place London Southwark	6 Market Place London Southwark
13A Market Place London Southwark	33 Market Place London Southwark
Flat 12 Racs Flats 193-221 Southwark Park Road	19 Market Place London Southwark
222 - 226 Southwark Park Road London Southwark	2 Maria Close London Southwark
18 Camilla Road London Southwark	Flat 7 243 Southwark Park Road London
18 Market Place London Southwark	Flat 1 243 Southwark Park Road London
Flat 8 243 Southwark Park Road London	Ground Floor 243 Southwark Park Road London
238 Southwark Park Road London Southwark	9 Market Place London Southwark
22 Camilla Road London Southwark	31 Market Place London Southwark
20 Camilla Road London Southwark	Blue Anchor Library Market Place London
10 Camilla Road London Southwark	Flat 11 Racs Flats 193-221 Southwark Park Road
240-242 Southwark Park Road London Southwark	4 Market Place London Southwark
29 Market Place London Southwark	3 Market Place London Southwark
25 Market Place London Southwark	20 Market Place London Southwark
Flat 4 243 Southwark Park Road London	Flat 2 243 Southwark Park Road London
Flat 1 Racs Flats 193-221 Southwark Park Road	241 Southwark Park Road London Southwark
42 Rock Grove Way London Southwark	214 Southwark Park Road London Southwark
Flat 2 Racs Flats 193-221 Southwark Park Road	210-212 Southwark Park Road London Southwark
Flat 22 193-221 Southwark Park Road London	246 Southwark Park Road London Southwark
220 Southwark Park Road London Southwark	35 Market Place London Southwark
Flat 21 193-221 Southwark Park Road London	24 Market Place London Southwark

Flat 4 Racs Flats 193-221 Southwark Park Road	Flat 19 193-221 Southwark Park Road London
209-221 Southwark Park Road London Southwark	193-195 Southwark Park Road London Southwark
12A Market Place London Southwark	26A Camilla Road London Southwark
234 Southwark Park Road London Southwark	34 Market Place London Southwark
2 Camilla Road London Southwark	26 Market Place London Southwark
232 Southwark Park Road London Southwark	13 Market Place London Southwark
228 Southwark Park Road London Southwark	Flat 6 Racs Flats 193-221 Southwark Park Road
24 Camilla Road London Southwark	Flat 17 193-221 Southwark Park Road London
17 Market Place London Southwark	Unit 1 197-221 Southwark Park Road London
Unit 4 197-221 Southwark Park Road London	197-221 Southwark Park Road London Southwark
Flat 15 Racs Flats 193-221 Southwark Park Road	First Floor 243 Southwark Park Road London
242 Southwark Park Road London Southwark	15 Market Place London Southwark
28 Market Place London Southwark	Flat 7 Racs Flats 193-221 Southwark Park Road
22 Market Place London Southwark	Flat 5 Racs Flats 193-221 Southwark Park Road
2 Market Place London Southwark	8 Market Place London Southwark
Flat 9 Racs Flats 193-221 Southwark Park Road	16 Camilla Road London Southwark
Flat 16 Racs Flats 193-221 Southwark Park Road	244 Southwark Park Road London Southwark
Unit 2 197-221 Southwark Park Road London	20A Camilla Road London Southwark
Unit 5 197-221 Southwark Park Road London	Flat 10 Racs Flats 193-221 Southwark Park Road
Flat 3 243 Southwark Park Road London	3 Maria Close London Southwark
6 Camilla Road London Southwark	Flat 20 193-221 Southwark Park Road London
12 Camilla Road London Southwark	Flat 18 193-221 Southwark Park Road London
23 Market Place London Southwark	Flat 6 243 Southwark Park Road London

Bon Burguer Southwark Park Road Southwark  
Market Southwark Park Road  
4 Camilla Road London Southwark  
14 Camilla Road London Southwark  
239 Southwark Park Road London  
Flat 8 Racs Flats 193-221 Southwark Southwark  
Park Road  
30 Market Place London Southwark  
Flat 3 Racs Flats 193-221 Southwark  
Park Road  
16 Market Place London Southwark  
27 Market Place London Southwark  
12 Market Place London Southwark  
14 Market Place London Southwark  
5 Market Place London Southwark  
11 Market Place London Southwark  
Flat 14 Racs Flats 193-221 Southwark  
Park Road  
22A Camilla Road London Southwark  
Unit 3 197-221 Southwark Park Road  
Flat 5 243 Southwark Park Road London  
London  
223 Southwark Park Road London

**Re-consultation:**

## APPENDIX 2

### Consultation responses received

#### Internal services

#### Statutory and non-statutory organisations

#### Neighbour and local groups consulted:

18 Market Place Blue Anchor Lane  
London

17 Market Place Blue Anchor Lane  
London

243 Southwark Park Road London  
SE163TS

26 Market Place Bermondsey London

24 Market Place Bermondsey London

19 Market Place London SE16 3UQ

23 Market Place Bermondsey London

18 Market Place Blue Anchor Lane  
London

## APPENDIX 3

### Relevant planning history

Reference and Proposal	Status
<p><b>18/AP/2185</b> Install 1 new gate with glazed screens including an anti-climb barrier and with an integral audio door entry panel adjacent to the main (northern) staircase and lift within the communal walkway where the 2 communal walkways to both blocks join. One new gate with screens including an anti-climb barrier with an integral audio door entry panel to the top of the staircase to the south western end of Market Place at the left and side. 1 emergency escape gate is to be installed to the south eastern end of Market Place at the right and side to replace the existing gate on the ground floor. Emergency lighting is to also be installed along the communal walkways and staircases.</p>	<p>Granted 30/08/2018</p>

## APPENDIX 4

### 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.

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<b>Applicant</b>	Takeshi Hayatsu Hayatsu Architects	<b>Reg. Number</b>	20/AP/1874
<b>Application Type</b>	Minor application		
<b>Recommendation</b>	GRANT permission	<b>Case Number</b>	H68

### Draft of Decision Notice

#### Planning permission is **GRANTED** for the following development:

Demolition of B1 office unit to make way for new pedestrian access/right of way, connecting Market Place with Blue Anchor Lane. Erection of two permanent market stall canopy structures in Market Place. Erection of market cross/clock tower (with drinking fountain) in Market Place. Modification to external bin store on Blue Anchor Lane. Installation of signage - 1 overhead sign in new pedestrian access route and 1 signage on external of existing lift shaft.

Market Place, Bermondsey, London Southwark

#### **In accordance with application received on 8 July 2020 and Applicant's Drawing Nos.:**

Existing Plans

Proposed Plans

PROPOSED ELEVATION 1020\_03\_1305 received 08/07/2020

PROPOSED SITE PLAN 1100 REV C received 08/07/2020

PROPOSED FIRE ACCESS PLAN 1101 REV A received 08/07/2020

PROPOSED PLAN 1103 REV C received 08/07/2020

PROPOSED ELEVATIONS 1104 REV A received 21/07/2020

PROPOSED SECTIONS 1201 REV B received 21/07/2020

PROPOSED SOUTH FACING ELEVATION 1304 REV B received 21/07/2020

WATER FOUNTAIN DETAILS 4002 REV A received 21/07/2020

CUT THROUGH SIGN DETAILS 1020\_03\_1705 received 08/07/2020

LIFT SHAFT SIGN DETAILS 1020\_03\_1706 received 08/07/2020

CLOCK TOWER ISOMETRIC 4100 received 08/07/2020

BIN STORE DETAILS 1020\_03\_1701 received 21/07/2020

CLOCK TOWER DETAILS 1114 REV C received 21/07/2020

MARKET STALL DETAILS 1115 REV D received 21/07/2020

MARKET STALL\_CONFIGURATIONS 1117 REV B received 21/07/2020

PROPOSED SANCO SECTION 1020\_03\_1205 received 08/07/2020

Proposed Sanco Short Section B 1020\_03\_1206 received

Sanco lining details 1020\_03\_4200 received

Other Documents

SITE LOCATION PLAN 0000 REV A received 08/07/2020

THE GOOD GROWTH FUND BLUE MARKET COMMUNITY - LED  
REGENERATION PROGRAMME COMMUNI received 08/07/2020

DESIGN AND ACCESS STATEMENT received 08/07/2020

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.

Reason:

As required by Section 91 of the Town and Country Planning Act 1990 as amended.

**Permission is subject to the following Compliance Condition(s)**

3. MATERIALS TO BE AS SPECIFIED

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

**Informatives**