

<b>Item No.</b>  3	<b>Classification</b>  OPEN	<b>Decision Level</b>  BOROUGH AND BANKSIDE COMMUNITY COUNCIL	<b>Date</b>  26.3.2007
<b>From</b>  INTERIM HEAD OF DEVELOPMENT & BUILDING CONTROL		<b>Title of Report</b>  DEVELOPMENT CONTROL	
<b>Proposal</b> (06-AP-1217 )  The construction of a part two, part four and part six storey building comprising of facilities for the Blackfriars Settlement on the ground and first floors, including a creche, offices, workshops and the construction of 36 flats comprising 18, one bed, 15 two bed and 3, three bedroom flats. .		<b>Address</b>  BLACKFRIARS SETTLEMENT, 1-5 RUSHWORTH STREET, LONDON, SE1 0RB  <b>Ward</b> Cathedrals	

## PURPOSE

- 1 To consider the above application which is for Community Council consideration due to the number of objections received.

## RECOMMENDATION

- 2 Grant Planning Permission subject to conditions, negotiation of a S106 Obligation in respect to affordable housing, Green Travel Plan, change in the Traffic Management Order to prevent future occupiers of the flats from obtaining parking permits, contribution towards sustainable transport and travel awareness, contribution towards public transport nodes, public realm and cycle routes.

## BACKGROUND

### Site location and description

- 3 The application site is situated on the corner of Rushworth Street and Pocock Street and is owned by the Blackfriars Settlement. The site comprises of a two storey brick building and within the car park area is situated a double height (two storey) temporary building. On the elevation facing Pocock Street there is a strip of land that is being used as a garden.
- 4 The Blackfriars Settlement is a charitable organisation which was originally established in Nelson Square SE1. It was set up in 1887. The Settlement was originally designed to provide accommodation for privileged young men and women in disadvantaged urban areas who would carry out voluntary work. Today its services are run from the application site and Waterloo Road. Among its services it provides a 'Work Centre' with IT facilities, craft workshops etc which enables 36 users of mental health services to develop work related and social skills. It provides basic courses in literacy, numeracy and English for Speakers of Second Languages. It runs clubs and provides services for older people in the community and provides young people's services. To conclude it provides a large range of services for all member of the local community. It was originally and has remained a local charity.
- 5 The application site is not located within a conservation area nor is the site listed. The

area is predominantly residential with two/three storey high buildings predominantly in flats. To the south east of the site is the Friars primary school To the east is St Alphege Church and house which is converted into flats and to the north west is an eight storey block known as Manna Ash House which is in use as offices and student accommodation. To the north is a storey block of flats called Pakeman House and to the south are commercial units. The area is located within a controlled parking zone.

### **Details of proposal**

- 6 The proposal is to erect a six storey building which is staggered from two to six storeys and is of a modern/contemporary design. The elevation facing Rushworth Street comprises of four storey element with the fifth floor set back from the main elevation. The ground and first floor provide non residential accommodation for the Blackfriars Settlement and comprise of a two storey glazed frontage with render and brick work panels. The upper floors comprise of a brick elevation and third and four floor levels with zinc cladding at fifth floor level with a metal standing seam roof. Galvanised steel balconies are proposed on this elevation at third and fourth floors with roof terraces on the fifth floor formed from this storey being set back from the front elevation.
- 7 On the Pocock Road elevation the first two storeys are glazed with a brickwork panel, and brickwork at second and third floor levels with a set back fourth level with zinc cladding. The rear elevation comprises of a brick and render panel and glazing at ground and first floor with brick elevations at second, third, fourth and fifth floor levels. This elevation also has galvanised balconies on its elevation on the upper four floors. The side elevation comprises of brickwork and zinc cladding.
- 8 The building has a footprint of 49 metres to the rear, a frontage of 25 metres onto Pocock Street and a frontage of 38 metres onto Rushworth Street. The maximum height of the building is 19.3 metres. There are separate entrances to the Blackfriars Settlement accommodation from Rushworth Street and an entrance to the flats on Pocock Street. However, escape stairs for both elements are located on Rushworth Street. The density of the proposal is calculated on residential units and commercial floorspace is 1425 habitable rooms to the hectare which is above the Council's density range for the Central Activities Zone of 650-1100 habitable rooms to the hectare. If calculated by the London Plan method which does not include the commercial floorspace the density would be 845.5 habitable rooms to the hectare.
- 9 In terms of the buildings uses, the ground floor comprises of offices, lounges, ICT suite, business services, creche and other facilities for the Blackfriars settlement community centre. The first floor also provides facilities for the community centre and include a crafts room, woodwork room, offices and three classrooms.
- 10 The second floor provides 8 one bedroom, 3 two bedroom and 1 three bedroom flats. The third floor provides 8 one bedroom, 3, two bedroom and 1, three bedroom flats. The fourth floor provides 1, one bed 6, two bed and 1, three bed flats. Fifth floors provide 1, one bedroom and 3 two bedroom flats. Units have balconies or terraces. There is a total of 36 units provided, namely 18, one bed, 15 two bed and 3, three bedroom flats. The flats range from 48 square metres for the one bedroom flats to 71 square metres for the three bedroom flats.
- 11 The bin stores for the flats and centre are located on the ground floor as are 40 cycle spaces with an additional five cycle stands located outside the building. These are subject to a revised location as they are currently shown positioned under the three new trees which are likely to result in users not wanting to leave their bicycles there due to sap from the trees etc. A new disabled parking bay is shown in Rushworth

Street and also a dropping off zone. A small external landscaped area is provided to the rear of the building with three new trees planted to replace the loss of existing trees to the front facing St Alphege House.

- 12 Revised drawings were submitted showing amendments to the cycle and bin stores as requested by the Traffic Team. A Green Travel Plan was also submitted.

### **Planning history**

- 13 An application for the erection of a part two, part four storey building to provide a new community centre with office was withdrawn in March 2003.
- 14 Permission was granted in 1999 for the erection of a two storey temporary building on the car park for use by the Blackfriars Adventure Playgroup.
- 15 Planning permission was granted in 1995 and 1997 for the continued use of part of the site for car parking.
- 16 The erection of a two storey extension to the rear of the building for community use was approved in March 1997.

### **Planning history of adjoining sites**

- 17 Planning permission was granted in 1999/2000 for the erection of an eight storey building comprising of offices and student accommodation at 8-20 Pocock Street. Further permissions granted in 2001/2002 for plant and air conditioning units.
- 18 Permission was granted in 2006 for external alterations to the estate office at Pakeman House Pocock Street.
- 19 At Friars Primary School permission was granted for temporary buildings in 2001 and 2003. In 2005 permission was granted for external alterations, single storey extension, external canopy, store, playhouse and external escape staircase.
- 20 Electra House 10-13 Rushworth Street, permission was granted in 1997 for the conversion of the property into offices and sound studio.
- 21 Permission was granted in 1999 for the conversion of the ground floor of St Alphege House into flats.

## **FACTORS FOR CONSIDERATION**

### **Main Issues**

- 22 The main issues in this case are:
- 23 a] the principle of the development in terms of land use and conformity with strategic policies, including protection of a community facility.
- 24 b] the impact of the proposal on the amenities of adjoining occupiers and future occupiers of the proposal
- 25 c] parking or traffic implications; and
- 26 d] whether the detailed design, height, scale and bulk of the proposal is acceptable

### **Planning Policy**

- 27 At its meeting on 24<sup>th</sup> January 2007 the Council resolved to adopt the emerging Southwark Unitary Development Plan [Jan. 2007] subject to referral to the Secretary of State. The policies in the Southwark Unitary Development Plan 2007 now have significant weight in the determining of planning applications. Whilst the 1995 Unitary Development Plan remains the statutory development plan until such time as the Southwark Unitary Development Plan 2007 is formally adopted, the Council will give predominant weight to the 2007 plan policies in determining pending applications unless material considerations indicate otherwise.

#### Emerging Southwark Unitary Development Plan [Jan 2007]

##### Central Activities Zone

Policy 1.4 Employment Sites Outside Preferred Office and Industrial Locations and Preferred Industrial Locations:

Policy 3.2 Protection of Amenity:

Policy 3.11 Efficient use of Land

Policy 3.12 Quality in Design

Policy 3.14 Designing out Crime:

Policy 3.13 Urban Design:

Policy 4.1 Density of Residential Development:

Policy 4.2 Quality of Residential Accommodation:

Policy 4.3 Mix of Dwellings :

Policy 4.4 Affordable Housing

Policy 5.2 Transport Impacts:

Policy 5.6 Car Parking:

Policy 5.3 Walking and Cycling

#### Southwark Unitary Development Plan 1995 [UDP]

Policy B.1.2 Protection Outside Employment Areas

Policy E.2.2 Heights of Buildings

Policy E.2.3 Aesthetic Control

Policy E.3.1 Protection of Amenity

Policy T.1.2 Location of Development in Relation to the Transport Network:

Policy T.1.3: Design of Development & Conformity with Council Standards & Controls:

Policy H.1.4 Affordable Housing:

Policy H.1.5 Dwelling Mix of New Housing:

Policy H.1.7 Density of new Residential Development:

Policy H.1.8 Standards for New Housing:

Supplementary Planning Guidance 1 (Layout of New development)

5 Residential Design Standards 5:

#### London Plan 2004

2A.2 - Opportunity Areas

3A.8 - Affordable housing

4B.4 - Enhancing the quality of public realm

### **Consultations**

Site Notice 6/7/2006

Press Notice 6/7/2006

Internal Consultees

Metropolitan Police  
Traffic  
Environmental Health  
Housing

Statutory and non-statutory consultees

Environment Agency

Neighbour consultees

Alphege House (all flats), Manna House, 2, 18, 20, Flats 1-53 1b Estate Office  
Pakeman House Pocock Street  
1-5, 3A-D St Georges Cottages, washroom 36, 38-40, Glasshill Street  
38-40 Glasshill Street  
10-13, 14, 15-16, 16, 17, 18, 19, 20, 21, 33 units 11-24 33, 35-37, 37, 48, 50, 51, 52  
Flats 1-12 Ripley House, 1-12 Merrow House, Friars Court Rushworth Street,  
St Alpheges Church, 1-3, 3, 5, 7, 7a, 7b, 20-24, Flats 1-12 Kings Bench Apartments  
22, 24, 28, 30 Kings Bench Street,  
Friars Primary School, 59A Webber Street  
Pocock Street Garage Great Suffolk Street

Re-consultation

N/A

**Consultation replies**

Internal Consultees

Traffic - Raised concerns to the previous drawings and lack of justification for a car free proposal when there is an existing carpark.

No objection following receipt of revised drawings and Green Travel Plan except for cycle stands underneath trees and subject to Section 106 Obligation.

Metropolitan Police Design Advisor - The access gate can be adequately designed to prevent unauthorised access. It should be at least 1.8 metres in height with no climbing aids ie no cross members. Suggests that anti-climb paint would help with a sign pointing out the gate is protected.

Housing - No objection to proposed affordable housing following assessment of financial appraisal.

Statutory and non-statutory consultees

No reply

Neighbour consultees

The applicants carried out a pre-application consultation process with local residents and businesses for the submission of this application. These included open evenings on 4.5.2006, 4.8.2006 and an open afternoon/evening in March 2006 and leaflets which were distributed with questionnaires.

2 St Alphege House Pocock Street - Concerns about loss of light to ground floor flat and loss of trees.

43 Pakeman House - Already a monster building in our street, people prying into their front room and bedrooms. Noisy parties late into the early hours. Natural light will be blocked.

Care International UK 10-13 Rushworth Street - High levels of noise during construction, debris and dust; disruption to power supply and equipment, disruption to IT services and concerns about infrastructure; concerns about impact on ventilation and air quality; reduced light and restricted view; negative effect on value of lease; concerned that road will closed which would create a problem for delivery drivers and

contractors; like guarantees that our building will not be affected by electricity, water, gas shut downs at any stage; concerns about asbestos in current building; concerns about security of materials and equipment and security at night; asks who the proposed residents are and how long the building works will take.

Shaftesbury Student Housing owners of 8-20 Pocock Street - Supports proposal as it will have no impact on their property. However, would like the Council to restrict hours of construction due to students studying to after 9.00 and before 18.00.

Friars Primary School - Supports the application in principle but raises the following concerns:-

- Concerns that use of the outside play area could be curtailed due to objections from future residents of the flats. Want reassurance that there will be no valid objections by residents to the ordinary noise of children playing outside.
- The school playground has floodlights for games activities. While the School would take care that they did not shine into peoples windows they are needed for after-school playground use in winter. We would appreciate some guarantee that the development will permit their continued use.
- The plans include a gate between the school and the Settlement site. This can be of benefit to the school and easier communication and good relations. However there are concerns that children using the Settlement facilities would climb over the gate and into the school playground. Concerns about the break-ins and vandalism. They would therefore request that the gate is of a height and type that prevented unauthorised access and is kept locked except when in use.

Re-consultation

Not required

## **PLANNING CONSIDERATIONS**

### **Principle of development**

- 28 The principle of the redevelopment of the site to provide improved facilities for the Blackfriars Settlement and a housing development is considered acceptable. The scheme has a density higher than the Council's density range for this area. However, the proposal complements the streetscene and the height is in accordance with Council policy for this area. The proposal will ensure the continuing development of this important community facility with a larger and improved facility which serves all sectors of the local community.

### **Environmental impact assessment**

- 29 None required

### **Impact on amenity**

- 30 Adjoining residential and commercial occupiers have raised concerns about loss of light, loss of privacy, noise and disruption from buildings works.

### Daylight Implications

- 31 In respect to loss of light issues the applicant has had undertaken a sunlight and daylight report. The report examined the impact of the building in respect to daylight on the following buildings:-

Friars Primary School - concluded that there would be very little impact and that the Building Research Establishment's (BRE) guidelines would not be infringed.

Student Accommodation - concluded that there would be no impact on the property in terms of loss of daylight.

Welfare Centre (Commercial) - not assessed.

Pakeman House - There will be 'moderate losses' in respect to Vertical Sky Component, however it concludes that resultant daylight will be within the parameters set by the BRE guidelines and according to the report the proposal would not pose a planning risk.

St Alphege House - There are some significant losses in the Vertical Sky Component, however, all but one room on the ground floor would still meet the BRE guidelines and if this was a living room it would meet the Average Daylight Factor (ADF). The report concludes that the property would still have sufficient daylight

50 Rushworth Street - There would be several windows that would be moderately affected but would meet the BRE guidelines in terms of daylight.

### Sunlight Implications

- 32 Only windows which face within 90 degrees of due south need to be assessed.  
Friars Primary School and the Student Accommodation have no windows that face within 90 degrees of due south.  
Pakeman House - There will be a slight reduction in sunlight to several windows mainly in the winter months. However, the Average Probable Sunlight Hours are said to be adequate with windows obtaining levels which are double that advised in the BRE guidelines for living rooms.  
St Alphege House - There will be some reduction in Sunlight to several windows. In general, in the summer months, there will be a satisfactory levels which are close to the BRE ideal for living rooms.  
50 Rushworth Street was not assessed as it was a commercial building.
- 33 Officers expressed concern that the Vertical Sky Component did not comply with the Building Research Establishments requirements and produced further information to justify the impact on neighbouring residential properties.
- 34 **'Blackfriars Settlement - Calculation of effect of proposed development on the Daylight of adjacent buildings.**
- 35 *The following is a summary of the approach and results of the Daylight studies carried out on the proposed development.*

### **Methodology**

- 36 *A number of buildings were examined for Daylight and Sunlight. Of these Pakeman House and St Alphege House are the only two residential buildings that are applicable for consideration.*
- 37 *Initially the study examined the adjacent buildings by calculating the existing and proposed Vertical Sky Component (VSC) . This is taken on the façade at the point where windows occur . As has been noted, there are a number of windows where the difference (loss) in VSC is greater than 20%. These are shown in the tables in Appendix 2.*
- 38 *However the VSC calculation method is a fairly straightforward initial calculation method. The windows were then calculated against the Average Daylight Factor (ADF) as covered in BS 8206 Part II. This recommends the following ADF in differing room uses as follows:*

<i>Kitchens</i>	<i>2%</i>
<i>Living Rooms</i>	<i>1.5%</i>
<i>Bedrooms</i>	<i>1%</i>

*The advantage of the ADF calculation is that it works out the actual light in the room*

39 *by including the number of windows serving the room, the room use and the size, layout and finishes of the room.*

40 *The ADF calculations are shown on the right hand side of the table in Appendix 2. the existing and proposed ADFs are shown. The column entitled "Total" gives the total ADF where a room has more than one window. The results are as follows:*

#### **Pakeman House**

41 *The ADF calculation demonstrates that there are only two rooms that are below the 2% threshold - RR5/101 and R5/102. These rooms have an ADF of 1.67% and 1.82%. However the kitchen windows of Pakeman house are on the north elevation, the windows on this elevation are living rooms and bedrooms. All the rooms of Pakeman House will retain an ADF that complies with the British Standard.*

#### **St Alphege House**

42 *The ADF calculation for St Alphege House demonstrates that there are 5 rooms that are below the 2% threshold. (There are a number of windows that serve one room thus increasing the ADF in that room above the threshold.) Of these, four windows R1/202, R2/202, R3/202, R4/202, are known to serve bedrooms, and here the ADF figures are above 1%. One window, R4/200 has an ADF of 1.45%. This room is believed to be a living room and has an ADF only marginally below the recommended 1.5%. The Daylight specialists who prepared the report advised that in their opinion this property will have sufficient Daylighting.*

#### **Conclusion**

43 *Our Daylight consultants concluded that both the residential buildings affected by the proposed development will have sufficient Daylighting once the proposed scheme is implemented.'*

44 Objections have been raised by the occupier of 2 St Alphege House Pocock Street, in respect to concerns about loss of light to ground floor flat and from a resident at 43 Pakeman House. As stated in the report there will be some reduction in sunlight and daylight to these properties as there would be a loss of more than 20% of the Vertical Sky Component. However, the sunlight and daylight report concluded that the Average Daylight Factor would still comply with the BRE guidelines that there would not be a sufficient loss of daylight or sunlight to justify refusal of planning permission.

#### Other issues

45 Privacy issues have been raised by a resident in Pakeman House. The new building will be over seventeen metres at the closest point from Pakeman House to the proposed development. This is a reasonable distance due to Pocock Street being a relatively wide road. It is considered that this is a sufficient distance to ensure that there will be no loss of privacy to residents in Pakeman House.

46 Noise, disturbance and security issues during the construction period have also been raised by residents. However, these are not material planning considerations but an informative can be imposed making the developers aware of the Council's code of construction practice which requires them only to work at certain times. Noisy parties late into the early hours would be controlled by Environmental Health.

#### **Impact of adjoining and nearby uses on occupiers and users of proposed development**

47 The proposal is situated in an area containing a mix of residential and commercial

uses. The future residents will be situated above the Blackfriars Settlement which contains a number of uses. The floor below the flats contain a crafts room, woodwork room, offices and three classrooms. However, the applicants have confirmed that the building will not only comply with Building Regulation requirements but a Sound Consultant is also advising on sound attenuation measures to prevent noise problems from the community centre affecting the local environment and the flats above.

48 The property adjoins a school and a playground. There are numerous examples within the Borough where residential developments backing onto schools without any concerns. It would be unreasonable to restrict the hours of use of the playground and the use of flood lighting where these facilities currently exist and this is not possible under current planning legislation.

49 A gate is proposed between the application property and the school and was developed jointly with the school. The Metropolitan Police Design Advisor has suggested a gate that would not give rise to security issues and a condition requiring details of the gate to be submitted has been recommended.

### **Traffic issues**

50 The application site is within an area with good public transport and the proposal does not retain an existing parking area. A Green Travel Plan has been submitted by the applicants which states that the property currently has a paved external area which accommodates six cars. That the area is used infrequently for car parking and only by elderly people or trades people who are servicing the property. The parking area is used by local charitable organisations but only when they are having special events.

51 The proposed Settlement building will have no dedicated parking provision. Users of the building will be encouraged to seek alternative means of transportation. The elderly users could use Dial a Ride, taxi/minicabs or use a car club. Companies servicing the building will use the on street paying car spaces, although they consider they will be less need to carry out servicing than required by existing dilapidated building. Other charitable organisations will have to make their own parking arrangements.

52 In respect to the residential accommodation future residents will be exempted from obtaining parking permits as there is insufficient capacity within the Controlled Parking Zone.

53 Subject to the relocation of the external cycle stands and the entering into a Section 106 Obligation for improvements to sustainable transport initiatives and improvements to public transport nodes and cycle routes etc. the proposal is considered to be acceptable.

### **Design issues**

#### Effect of the Proposal on its Surroundings:

54 The proposal site is located at the junction of Pocock Street and Rushworth Street. The proposal is for the demolition of the existing structures and the erection of a modern mixed-use, part 4, 5 & 6 storey building comprises of a community centre and 36 flats. The site is currently underdeveloped and the proposal would result in an appropriate scale of development and uses for the site. There is no objection in principle to the proposal.

#### Bulk, Height and Massing

- 55 The Design and Conservation team raise no objection to the proposal in terms of its bulk, height and massing. The proposed design responds thoughtfully to the local surroundings by maintaining a 4-storey element along Rushworth Street and steps up to 6 storeys against the significantly taller Manna Ash House. The projecting two storey element would clearly establish and identify the entrance to the community centre at Rushworth Street. The entrance to the residential use is discrete and located at Pocock Street.

#### Detailed Design

- 56 In terms of its appearance, the proposal would use a somewhat elaborate palette of cladding materials, including: facing brick, self-coloured render, galvanised steel, zinc cladding, timber, and glass. Whilst each of the cladding materials is used in specific application, the scheme could benefit from a more restrained approach in cladding choices. Given the limited use of self-coloured render in the elevations and the predominance of brick in the local area, the design and conservation team would encourage the applicant to consider cladding those areas indicated as render in brick. Further, the glass balustrade that would occur at the 2nd and 4th floors should be set further back from their respective parapet lines.

#### **Impact on character and setting of a listed building and/or conservation area**

- 57 The application site is not situated in or near a conservation area or listed buildings.

#### **Planning obligations [S.106 undertaking or agreement]**

- 58 The proposal is subject to a section 106 obligation in respect to affordable housing. Although 40% of units will be affordable the mix of tenure does not comply with the Council's policy on affordable housing as they are all to be intermediate affordable housing ie shared ownership. The applicant submitted a financial appraisal prior to the submission of this application which was assessed by the Council's property Team. The Property Team concluded that a proposal which would comply with the Council's affordable housing policy would not be viable. Therefore the shared ownership units and social rented units were considered acceptable in this instance.

- 59 The Section 106 Obligation also seeks money to off-set problems in respect to the loss of existing parking spaces currently on the site and the provision of a car free proposal. The Traffic Group request the following items

- 60 £2,500 for the change in the Traffic Management Order to prevent future residents from obtaining parking permits.

£5, 000 towards sustainable transport and travel awareness initiatives.

- 61 £50,000 towards improvements to public transport nodes, public realm and cycle routes.

This sum is also subject to a 2% admin charge.

#### **Conclusion**

- 62 The proposal will result in the provision of an enhanced and much needed community facility provided by the Blackfriars Settlement and would also provide much needed housing.

#### **COMMUNITY IMPACT STATEMENT**

- 63 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual

orientation. Consultation with the community has been undertaken as part of the application process.

- 64 a] The impact on local people is set out above.
- 65 b] There are no issues relevant to particular communities/groups likely to be affected by the proposal.
- 66 c] There are no likely adverse or less good implications for any particular communities/groups and these have been also been discussed above.

### **SUSTAINABLE DEVELOPMENT IMPLICATIONS**

- 67 The proposal will make more efficient use of this brownfield site.

LEAD OFFICER	Mr David Stewart	Interim Head of Development & Building Control
REPORT AUTHOR	Michèle Sterry	Team Leader Development Control [tel. 020 7525 5453]
CASE FILE	TP/1445-B	
Papers held at:	Regeneration Department, Council Offices, Chiltern, Portland Street SE17 2ES [tel. 020 7525 5403]	

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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>	Julie Corbett-Bird	<b>Reg. Number</b>	06-AP-1217
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1445-B
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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The erection of a part 2, part 4, part 5 and part 6 storey building comprising of the provision of a new community centre for the Blackfriars Settlement on the ground and first floors and the construction of 18, one bed, 15 two bed and 3, three bedroom flats a total of 36 units (15 units being for shared ownership).

**At:** BLACKFRIARS SETTLEMENT, 1-5 RUSHWORTH STREET, LONDON, SE1 0RB  
**Planning Permission was GRANTED for the following development:**

**In accordance with application received on 22/06/2006**

**and Applicant's Drawing Nos.** (00)001 P, 003 P, 011 P1, 012 P, 013 P, 014 P, 015 P, 016 P, 021 P, 022, 031 P, 032 P, 033 P, 034 P, 035 P, 041P, 042P Planning Report, Transport Statement, Sunlight and Daylight Report, Supplementary Sunlight and Daylight Report and Green Travel Plan

**Subject to the following conditions:**

- 1 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

- 2 Samples on board of the exterior facing materials shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the works shall not be carried out otherwise than in accordance with any such approval given.

Self-coloured render (colour sample)  
Facing brick  
Planar glazing  
Glazed balustrade  
Glass canopy  
Zinc cladding  
PPC metal window frames  
Galvanised steel  
Promeda timber panels  
Standing seam roofing

Reason

In order that the Local Planning Authority may be satisfied as to the details of materials in the interest of the appearance of the building in accordance with Policy E.2.3 'Aesthetic Control' and E.4.6 of the Southwark Unitary Development Plan (July 1995) and Policy 3.12 'Quality in Design' and 3.13 'Urban Design' of the emerging Southwark Unitary Development Plan [Jan 2007]

- 3 Detailed, fully dimensioned wall section drawings at a scale of 1:20 (annotated to show materials used), showing a typical glass balustrade and parapet wall shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the works shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the detailed design in the interest of the

appearance of the building in accordance with Policy E.2.3 'Aesthetic Control', of the Southwark Unitary Development Plan (July 1995) and Policy 3.12 'Quality in Design' and 3.13 'Urban Design' of the emerging Southwark Unitary Development Plan [January 2007].

- 4 Detailed drawings of the proposed gate between the application site and the adjoining Friars Primary School (2 copies) shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the gate in the interest of the appearance of the building in accordance with Policy 3.12 'Quality in Design' of the emerging Southwark Unitary Development Plan [Jan 2007] and Policy E.2.3 'Aesthetic Control' of the Southwark Unitary Development Plan.

- 5 The use hereby permitted for community purposes shall not be begun until full particulars and details of a scheme to insulate the premises against the transmission of airborne and impact sound has been submitted to (2 copies) and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Any such scheme shall be so designed that noise from the use does not, at any time, increase the ambient equivalent noise level measured immediately outside any of the adjoining or nearby premises (or in the case of separate units of occupation within the same building then inside those units).

Reason

In order to protect neighbouring occupiers from noise nuisance thereby protecting the amenity of neighbouring occupiers in accordance with Policy 3.2 Protection of Amenity of the emerging Southwark Unitary Development Plan [Jan 2007] and Policy E.3.1: Protection of Amenity of Southwark's Unitary Development Plan and Planning Policy Guidance 24 Planning and Noise.

- 6 The dwellings hereby permitted shall not be occupied before details of the arrangements for the storing of domestic refuse have been submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided and are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 7 The use hereby permitted shall not be commenced before details of the arrangements for the storing of refuse have been submitted to (2 copies) and approved by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy E.3.1: Protection of Amenity and Policy T.1.3: Design of Development and Conformity with Council's Standards and Controls of Southwark's Unitary Development Plan.

- 8 Detailed drawings of a landscaping scheme (2 copies), including provision for the planting of suitable trees and shrubs, showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

- 9 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species in the first suitable planting season.

Reason

- 10 Details of a survey and investigation of the soil conditions of the site (2 copies), sufficient to identify the nature and extent of any soil contamination, together with a schedule of the methods by which it is proposed to neutralise, seal, or remove the contaminating substances, shall be submitted to and approved by the Local Planning Authority and thereafter shall be carried out before any works in connection with this permission are begun.

Reason

In order to protect construction employees and future occupiers of the site from potential health-threatening substances in the soil in accordance with Policy E.1.1: Safety and Security in the Environment of Southwark's Unitary Development Plan.

- 11 The cycle storage facilities as shown on drawing (00)035 P apart from the external cycle stands in Rushworth Street shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy 5.3 'Walking and Cycling' of the emerging Southwark Unitary Development [Jan 2007], Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan.

- 12 Detailed drawings showing the following alteration(s) to the scheme shall be submitted to (3 copies) and approved by the local planning authority before any work is commenced on the site: Details of externally located five bicycle stands. This part of the development shall be completed only in accordance with the alteration(s) thus approved.

Reason

To ensure the satisfactory location of the cycle stands in compliance with Policy 5.3 'Walking and Cycling' of the emerging Southwark Unitary Development [Jan 2007], Policy E.3.1 'Protection of Amenity' and T.1.3 'Design in Conformity with Council Standards' of the Southwark Unitary Development Plan.

### **Reasons for granting planning permission.**

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 1.4 Employment Sites Outside Preferred Office and Industrial Locations and Preferred Industrial Locations: 3.2 Protection of Amenity: 3.11 Efficient use of Land : 3.12 Quality in Design: 3.14 Designing out Crime: 3.13 Urban Design: 4.1 Density of Residential Development: 4.2 Quality of Residential Accommodation: 4.3 Mix of Dwellings: 4.4 Affordable Housing: 5.2 Transport Impacts: 5.6 Car Parking: 5.3 Walking and Cycling of the emerging Southwark Unitary Development Plan [Jan. 2007].
- b] Policies B.1.2 Protection Outside Employment Areas: E.2.2 Heights of Buildings: E.2.3 Aesthetic Control: E.3.1 Protection of Amenity: T.1.2 Location of Development in Relation to the Transport Network: T.1.3: Design of Development & Conformity with Council Standards & Controls: H.1.4 Affordable Housing: H.1.5 Dwelling Mix of New Housing: H.1.7 Density of new Residential Development: H.1.8 Standards for New Housing: Supplementary Planning Guidance 1 (Layout of New development): 5 Residential Design Standards 5: of The Southwark Unitary Development Plan 1995
- c] Policies [insert policy references] of the London Plan [2004].

d] Planning Policy Statements [PPS] and Guidance Notes [PPG] [insert references].

Particular regard was had to the high density of the proposal and impact on the amenities of local residents that would result from the proposed development but it was considered that this would be outweighed by the provision of an enhanced community facility and a high quality building that would follow from the proposed development. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

- 1 Refuse storage accommodation must conform to BS 5906 and be formally approved by Council. You are advised to consult the Council's Waste Management, Manor Place Depot, 34-36 Penrose Street, SE17 3DW telephone (020) 7525 2399 with regard to how best comply with the terms of Conditions 6 and 7 of this permission.
- 2 You are advised that prior to the commencement of works you must obtain the approval of the Council for any changes, alterations or other works to the highway or footway. Please contact the Highways Structure Team at Walworth Road London SE17 . (tel: 020 7525 5000).
- 3 The developer should consult the Environment & Leisure Department to agree how the Council's Code of Construction Practice will be applied to the proposed development. Please contact the Pollution section, Chaplin Centre, Thurlow Street, SE17 (tel: 020 7525 5000).

## **Informatives**