

Item No. 7.3	Classification: Open	Date: 4 July 2018	Meeting Name: Planning Sub-committee B
Report title:	Development Management planning application: Application 17/AP/4668 for: Full Planning Application Address: 55 GREAT SUFFOLK STREET, LONDON SE1 0BB Proposal: Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning		
Application Start Date 14/12/2017		Application Expiry Date 15/03/2018	
Earliest Decision Date 15/02/2018			

RECOMMENDATION

1. a. That planning permission is granted subject to conditions and the completion of a legal agreement.
- b. In the event that the legal agreement is not completed by 3 September 2018, that the director of planning be authorised to refuse planning permission for the reasons set out in paragraph 57 of this report.

BACKGROUND INFORMATION

2. This application has been referred to the planning sub-committee to determine because it is contrary to provisions of the local development framework in that there is a loss of business floorspace proposed.

Site location and description

3. The application site is 55 Great Suffolk Street. The site is a seven storey building on the eastern side of Great Suffolk Street at the junction with Loman Street.
4. The surrounding area is densely developed and is characterised by its mix of residential and commercial buildings.
5. Originally constructed in the mid-19th century as a speculative warehouse, during World War II the building was leased by an engineering firm and they continued to use it until the early 1960s.

The ground floor was used as a machine shop and the upper floors as assembly areas. During the 1970s the warehouse was used by exporters and importers. By the 1980s the building was being used as either storage or offices by Sea Containers Services. In 1997 planning permission was granted for conversion of the building into 6 business units, including an additional storey and 7 storey rear extension. However, the planning consent was never implemented and in 2009 the building was statutorily listed. The building has been empty for some time and more recently as a venue for art installations. In 2014 the building was placed on Historic England's Heritage at Risk Register. A restrictive covenant on the building dating from 1911 and relating to a road widening scheme was finally lifted in 2014, enabling redevelopment of the building possible.

6. The site is located within the central activity zone, air quality management area, Bankside and Borough District Town Centre, Bankside, Borough and London Bridge opportunity area as identified by the Development Plan. The proposal site is Grade II listed and not within a conservation area; however it is in the setting of the King's Bench Conservation Area.

7. The site is located within:

Controlled Parking Zone (CPZ): Mon-Fri: 08:00 to 18:30 and Sat 09:30 to 12:30
 Flood Zone 3
 PTAL of 6b

Details of proposal

8. Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3 bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.

Schedule of accommodation:

9. Ground floor providing 160m² of commercial floorspace within Use Classes B1.

Unit	Floor	Type	Size	Minimum unit size required
Flat A	first	3b6p	97	95
Flat B	first	2b4p	74	70
Flat A	second	3b6p	97	95
Flat B	second	2b4p	74	70
Flat A	third	3b6p	97	95
Flat B	third	2b4p	74	70
Flat C	fourth	3b6p	246	95

Planning history

10.

55 Great Suffolk Street- Granted - 22/10/1997 Refurbishment and conversion to form 6 business units; including new 6th floor, new roof, 7 storey rear extension; external fire escape stairs; alterations to elevations; re- arrangement of rear yard with repositioned vehicular access
10/EN/0153 Enforcement type: Unauthorised advertisement (ADV) Unauthorised display of advertisement signs (x3) Sign-off date 25/05/2010 Sign-off reason: Final closure - breach ceased (FCBC)
14/EQ/0194 Application type: Pre-Application Enquiry (ENQ) Alterations to and change of use of the existing building from B class use to provide a mixed-use development comprising A/B class use at ground floor level and the creation of 7 residential units on the upper floors. Decision date 03/07/2015 Decision: Pre-application enquiry closed (EQC)
17/EQ/0222 Application type: Pre-Application Enquiry (ENQ) Follow up pre-app for proposed alterations and change of use to listed building comprising office (use class B1) at ground and/or ground and first floor levels with residential units (use class C3) above Decision date 03/07/2017 Decision: Pre-application enquiry closed (EQC)
17/AP/4715 for: Listed Building Consent for alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2 bed, 3 x 3 bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works. Decision pending

Planning history of adjoining sites

11.

Address:

LAND TO THE EAST OF 63 GREAT SUFFOLK STREET, LONDON SE1 0BS

11/AP/1416 Application type: Full Planning Permission (FUL)

Erection of new steel mesh fencing to seated recreation area, to restrict access for maintenance purposes only.

Reasons for refusal:

1. The proposal would detract from the prevailing openness of the site and would fail to enhance public access to the designated Open Space (OS11). As such it would be contrary to saved policy 3.27 Other Open Space of the Southwark Plan 2007, and SP11 Open Spaces and Wildlife of the Core Strategy 2011.
2. The proposed fence would appear incongruous and forbidding in the streetscene due to its excessive height, which would be contrary to saved policy 3.12 Quality in Design of the Southwark Plan (2007) and SP12 Design and Conservation of the Core Strategy 2011.

12.

Address: 57-59 GREAT SUFFOLK STREET, LONDON SE1 0BB

13/AP/3188 Application type: Full Planning Permission (FUL)

Two storey roof extension to existing building to provide eight new residential dwellings with associated private amenity spaces plus cycle and refuse storage.

Decision date 15/01/2014 Decision: Refused (REF)

Reasons for refusal:

1. The proposed development, by reason of its height, scale, bulk and detailed design, would fail to respond positively to its surroundings and would result in an overly dominant and incongruous building on this prominent corner. As such the proposal would adversely affect the visual appearance of the area contrary to saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.20 Tall Buildings of The Southwark Plan 2007, Strategic Policy 12 Design and Conservation of the Core Strategy 2011, Policy 7.4 Local Character of the London Plan 2011 and Section 7 Requiring good design of the National Planning Policy Framework 2012.
 2. The proposed development, by reason of its height, scale, bulk and detailed design would not preserve or enhance the setting of the King's Bench Conservation Area and a Grade II listed building at 55 Great Suffolk Street or important views thereof. The views most significantly affected are from the west along Surrey Row and from the north along Great Suffolk Street, around the junction with Union Street. The proposed development would fail to safeguard Southwark's built heritage and would be contrary to criteria i) to iv) of saved Policy 3.18 of the Southwark Plan 2007, Strategic Policy 12 Design and Conservation of the Core Strategy 2011, Policy 7.8 Heritage Assets and Archaeology of the London Plan 2011 and Section 7 Requiring good design of the National Planning Policy Framework 2012.
13. **Address:** 57-59 GREAT SUFFOLK STREET, LONDON SE1 0BB
- 14/AP/1159 for: Full Planning Permission granted for the erection of a two storey roof extension to existing building to provide x8 no new residential dwellings with associated private amenity spaces plus cycle and refuse storage. Photovoltaic panels would be installed onto the roof.
14. **Address:** 70 GREAT SUFFOLK STREET
- 08-AP-0805 Planning permission granted for the erection of a six storey building comprising 174sqm of office floor space at ground and basement level and 9 residential units (5 x two bedroom and 4 x one bedroom units) on the upper floors, with balconies and terraces.
15. **Address:** 53 GREAT SUFFOLK STREET, LONDON SE1 0DB
- 14/AP/3550 for: Full Planning Permission granted for reconfiguration of façade and roof extension of existing building (B1 office use) to the corner of Great Suffolk Street and Loman Street. Demolition of single-storey building (B1 office use) to junction with Great Suffolk Street and Copperfield Street and replacement with four storey plus basement building to provide addition 1821m² GIA of office floor space across the two buildings.
16. **Address:** 46 LOMAN STREE, SE1
- 00/AP/0329 for: Full Planning Application granted for demolition of two existing part 1/2 storey buildings. Erection of a new part four, part three storey office building.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issues to be considered in respect of this application are:
- a) Principle of the development
 - b) Impact of proposed development on the amenity of adjoining occupiers and surrounding area
 - c) Impact of adjoining and nearby uses on occupiers and users of proposed development
 - d) Transport Issues
 - e) Design Issues
 - d) Impact upon the character and appearance of the Grade II listed building and the setting of King's Bench Conservation Area
 - f) Quality of accommodation and amenity for occupants of the development

Planning policy

National Planning Policy Framework (the Framework)

- 18.
- Section 4 - Promoting sustainable transport
 - Section 6 - Delivering a wide choice of high quality homes
 - Section 7 - Requiring good design
 - Section 10 - Meeting the challenge of climate change, flooding and coastal change
 - Section 11 - Conserving and enhancing the natural environment
 - Section 12 - Conserving and enhancing the historic environment

The London Plan 2016

- 19.
- Policy 3.3 Increasing housing supply
 - Policy 3.5 Quality and design of housing developments
 - Policy 3.8 Housing choice
 - Policy 6.3 Assessing effects of development on transport capacity
 - Policy 6.9 Cycling
 - Policy 6.13 Parking
 - Policy 7.2 An inclusive environment
 - Policy 7.3 Designing out crime
 - Policy 7.4 Local character
 - Policy 7.6 Architecture
 - Policy 7.7 Location and design of tall and large buildings
 - Policy 7.8 Heritage assets and archaeology

Mayor of London: Housing SPG (2012)

Core Strategy 2011

20. Strategic policy 1 - Sustainable development
Strategic policy 2 - Sustainable transport
Strategic Policy 5 – Providing new homes
Strategic Policy 7 – Family homes
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.

3.2 Protection of Amenity

3.7 Waste Reduction

3.12 Quality in Design

3.13 Urban Design

3.15 Conservation of the Historic Environment

3.17 Listed Buildings.

3.18 Setting of listed buildings, conservation areas and world heritage sites

4.2 - Quality of residential accommodation

5.2 - Transport impacts

5.3 - Walking and cycling

5.6 - Car parking

Relevant Supplementary Planning Guidance / Documents (SPG/SPD)

22. 2015 Technical Update to the Residential Design Standards (2011)
Sustainable Design and Construction (2009)
Sustainable Transport (2010)

Summary of consultation responses

23. No letters of objections or support received from neighbours but comments were received from statutory and internal consultees. There were no objections.

Principle of development

24. The proposal is for a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) into vacant office space at 55 Great Suffolk Street.
25. Southwark Plan policy 1.4 provides more detail on the issue. It states that loss of B Use Class floor space will be restricted, unless in exceptional circumstances, the applicant can demonstrate that:

a) Convincing attempts have been made 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 the 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 A Class or other town centre uses will be permitted in place of Class B uses. Where an increase in floor space is proposed, the additional floor space may be used for suitable mixed or residential use.
26. The existing building is a former warehouse and has remained vacant and incapable of use since 1960s. In 2014 the building was placed on Historic England's Heritage at Risk Register. The building has remained vacant for an number of reasons:
- a. There was a legal restriction that remained on the building until very recently in respect of proposed highway works in the area which cost a considerable amount to have lifted.
 - b. The existing use value of the building is £959,900 but the fabric repair cost to bring the building back into its original warehouse use is £1,531,251.
 - c. The market demand for warehouses in this part of the borough has diminished and the property does not lend itself to B8 use, primarily due to the lack of a yard, no loading facilities and relatively poor floor to ceiling height from an industrial occupiers' perspective. Furthermore, industrial occupiers prefer space located on the ground floor only and first floor warehouse space is very difficult to service and would therefore need to be discounted heavily.
27. For all of the above reasons the building has not been able to be marketed or occupied. As such, no marketing was provided with this application however a full viability report has been provided in lieu of this.
28. Given the above, with the building being on Historic England's Heritage at Risk Register, with the renovation costs exceeding the value of the building, the unit is not suitable, or certainly desirable, to continue as a B8 unit. The loss of B class floorspace is therefore considered to be compliant with Southwark plan policy 1.4 (b) in that it would not be suitable for redevelopment for a B class use, bar the ground floor. Weight is also given to the fact that this is a listed building and the fact that this proposal would bring the heritage asset back into use.

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

29. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 High Environmental Standards requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems. The council's residential design standards SPD also sets out the guidance for rear extensions which states that development should not unacceptably affect the amenity of neighbouring properties.
This includes privacy, outlook, daylight and sunlight.

30. Windows are proposed in the northern elevation fronting 53 Great Suffolk Street which is a four storey building in B1-office use. As such it is not considered that the proposed windows would result in loss of residential amenity as it fronts onto a commercial use.
31. The proposed development would not be extended, therefore neighbouring properties would not be subject to an increased in sense of enclosure, loss of daylight or overshadowing.
32. For the reasons given above it is not considered that the proposed development would not have any material impact on the amenity of neighbours.

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

33. The proposed windows in the northern elevation of the development site would be fronting onto 53 Great Suffolk Street a four storey commercial building. These would be secondary windows to bedrooms. It is not anticipated that the works would result in any adverse impact on the amenity of the proposal site as there is a full width road separating with a relationship that is common in parts of the borough where warehouses have been converted into dwellings.

Design issues

34. Saved policy 3.12 Quality in Design and 3.13 Urban design of The Southwark Plan 2007, seeks to ensure that new development will be of a high standard. Section 7 paragraph 56 of the NPPF states that good design is a key aspect of sustainable development while paragraph 58 goes on to states that 'planning policies and decisions should aim to ensure that developments respond to local character and history and reflect the identity of local surroundings and materials'. A number of external alterations to the listed building are proposed.

East elevation

35. As part of the works to the roof two conservation rooflights are to be installed along with an inverted dormer and associated roof terrace. The parapet will be taken down and rebuilt to match original dimensions and finish. Elsewhere on the east elevation the windows and loading bay doors and hoists will be retained and refurbished. A window will be removed, the sill dropped and a door installed. An existing doorway will be converted to a fixed window with a timber frame.

West elevation

36. The proposed works to the west elevation include the removal of an existing dormer and installation of two conservation rooflights along with a new inverted dormer and associated roof terrace. Similarly on the west elevation the windows and loading bay doors and hoists will be retained and refurbished. At ground floor level modern bars and windows will be replaced with steel windows to match the existing.

North elevation

37. The most significant alterations proposed are to the north elevation where a new opening with steel windows are to be installed.

The new windows will match the design of the existing windows and will provide a dual aspect to the apartments. Other works to the north elevation include the installation of two conservation rooflights and soil vent pipes.

38. It is considered that the proposed additional windows, door rooflights and dormers would be appropriately proportionate in size to the listed building and would not affect the appreciation of the property when viewed from either Loman Street or Great Suffolk Street.

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

39. The impact on the listed building and the need to preserve or enhance its historic interest is dealt with in the concurrent Listed Building Consent application LBS Reg: 17/AP/4715. The NPPF requires Local Planning Authorities to consider whether a proposal would result in harm to the significance of a heritage asset and to decide whether that harm would be 'substantial' or 'less than substantial'.
40. Paragraphs 133 and 134 of the NPPF also require local planning authorities to weigh any that harm against the public benefits of the development proposed, including securing the optimal viable use of the heritage asset.
41. While there would be some loss of original arrangement by the conversion, insertion of new windows within the northern elevation (fronting Loman Street), and harm to the significance of the Grade II listed building, the historic plan form in terms of the openness will remain legible and historic fabric restored; this harm is less than substantial. The public benefits of the scheme include additional residential accommodation, preservation of the significance of the heritage assets and bringing this vacant listed building back into beneficial use, would outweigh the harm as to comply with paragraph 134 of the NPPF.

Quality of residential accommodation

42. The application site is located within central activity zone where the acceptable levels of density are between 650 and 1100 habitable rooms per hectare. The proposed seven flats would result in the site containing 46 habitable rooms, out of which those larger than 27.5 sq.m would count as two habitable rooms.
43. The density of the proposed development would equate to 1,287hr/ha. Even though this proposal exceeds the recommended density level as recommended by Strategic policy 5 of the Core Strategy the proposed dwellings comply with space standards as set out in the residential design standards SPD (2011) and the London Plan. The proposed layout would be an efficient use of the building.
44. Saved policy 4.2 requires new residential development to provide a good standard of accommodation. The details of the proposed Schedule of Accommodation are shown above.
45. The overall size and layout of the dwelling would be acceptable as it accords with the council's minimum room size and floorspace standards.
46. The flats would be dual aspect and have access to daylight and living conditions would be good in this respect.

47. Due to the constraints of the site and the building being Grade II listed, the scheme only provides 5.4m² and 6.2m² of private amenity space to the top floor flat on two terraces. Nelson Square Garden is just 100m to the west and Mint Street Park 200m to the proposal site and as such allowing access to additional green open space, though a financial contribution to improve outdoor amenity space off-site will be included in the legal agreement.
48. In conclusion, the proposed development is considered to provide a good standard of accommodation for the seven residential units, taking into account the constraints of the site and nature of converting an existing building. It is therefore in conformity with saved Southwark Plan policies 3.12 Quality in Design, 3.13 - Urban design, 4.2 - Quality Of Residential Accommodation and the 2015 Technical Update to the Residential Design Standards SPD (2011).

Transport issues

49. The site falls under a highly accessible PTAL area of 6b. Buses and Railways are within a walking distance from the site and the applicant therefore proposed a sustainable approach to the redevelopment that will encourage the use of alternative modes.

Car parking

50. The proposed car-free development is appropriate given the PTAL level 6b rating of the site and is welcomed in line with policy promoting a shift towards sustainable modes of transport. Furthermore, the site is located within a Controlled Parking Zone and future residents, unless they are blue badge holders, will be prohibited from obtaining a parking permit.

Cycle parking

51. The proposal includes 14 spaces for residential use, one space for visitors and two spaces for commercial use. Policy 5.3 of the Southwark Plan states that planning permission for development will be granted if developments are designed to accommodate bicycles and provide sufficient cycle parking spaces.
52. As stated in policy 5.3(iii) of the Southwark Plan, cycle parking must also be convenient, secure and weatherproof. As such the cycle storage proposed complies with Saved Policy 5.3 Walking and Cycling.

Refuse/recycling storage

53. Refuse storage has been included on the drawings and it is considered that there is sufficient scope to provide adequate refuse storage in the courtyard of the site. This will be secured by conditions imposed on any consent issued.
54. The proposal provides a residential refuse store, located within the courtyard, with the following capacity:
- Refuse 1x1100L & 1x 360L Eurobins: 510L (3x2bed) + 720L (3x3bed) + 310 (1x4bed) = 1540x0.75=1155L
 - Recycling 1x 360L & 1x600L Eurobins: 1540x0.5 = 770L of 1 x 1100lt euro bin
 - A further commercial bin store is also located in the courtyard comprising 2 x 360lt bins for combined waste and recycling.

55. Collection would be arranged off Loman Street, which is a quiet backstreet but suitable for refuse vehicles.

Planning obligations (S.106 undertaking or agreement)

56. In accordance with Southwark's Section 106 Planning Obligations SPD, the following contributions are sought in order to mitigate the impacts of the development:
- Loss of employment floor space – 1069sqm NIA / 80 (B8 area per FTE m2) = 13.3 @ 10% = 1.33625 x £4300 = **£5,745.88**
 - Outdoor amenity space contribution – **£10,000**
 - Prohibition on future residents from obtaining a parking permit (except blue badge holders)
 - Highways (Section 278 agreement) with the Highways Authority. Details of these works will be confirmed at a later date but shall include:
 - Repaving the footway fronting the development including new kerbing on Great Suffolk Street & Loman Street using materials in accordance with Southwark's Streetscape Design Manual (SSDM).
 - Relocating existing cycle stands (2 units) located in Loman Street (new location to be decided prior to implementation of the development).
57. If these contributions are not secured through a legal agreement, the development would not sufficiently mitigate the impact it would cause and thus be contrary to saved policies 1.4 Employment sites outside the preferred office locations and preferred industrial locations, 2.5 planning obligations and 3.13 urban design of the Southwark Plan, Strategic Policies 10 jobs and employment, 12 design and conservation and 13 high environmental standards of the Core Strategy 2011 and the NPPF.

Other matters

58. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material 'local financial consideration' in planning decisions. The requirement for CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
59. The scheme would be liable for both the Mayoral and the Southwark CIL (although only the hotel use would be liable to pay any Southwark CIL).

Based on measurements:

MCIL Chargeable Area = $Gr - Kr - (Gr \times E/G) = 876 - 0 - (716 \times 1009 / 716) = 293\text{sqm}$

MCIL = $293\text{sqm} \times £35/\text{sqm} \times 313/223 = \underline{\underline{£10,255.}}$

SCIL Office Chargeable Area = $Gr - Kr - (Gr \times E/G) = 160 - 160 - (160 \times 0/1009) = 0\text{sqm}$

SCIL (Office Zone 2) = Nil

SCIL Resi Chargeable Area = Gr - Kr – (Gr x E/G) = - (716 x 1009 0/716) = 293sqm
SCIL (Resi. Zone 2) = 293sqm x £218/sqm x 313/280 = **£71,402.**

Conclusion on planning issues

60. Subject to the imposition of necessary conditions, the proposal is considered an acceptable form of development. Accordingly, it is recommended that planning permission be granted.

Community impact statement

61. 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.
- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of statutory and internal consultation responses

Metropolitan Police Service

64. As the development is less than ten residential units, the MPS Designing Out Crime Group will not comment, as the size of the development is not within our policy.

Historic England

65. Do not wish to offer any comments.

Transport for London

66. TfL Spatial Planning team has no comments to make on this planning application.

Ecology Officer

67. Recommended approval subject to conditions.

Highways

68. No objections; however requested that applicant enter into a S278.

Flood and Drainage Team

69. Raised no concerns.

Transport Officer

70. Recommended approval subject to conditions.

Environment Agency

71. Recommended approval subject to conditions.

Human rights implications

72. 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.

73. This application has the legitimate aim of providing residential accommodation. 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/1459-55 Application file: 17/AP/4668 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: 020 7525 5451 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	Neil Loubser, Senior Planning Officer	
Version	Final	
Dated	21 June 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 Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		22 June 2018

APPENDIX 1

Consultation undertaken

Site notice date: 18/01/2018

Press notice date: 18/01/2018

Case officer site visit date: 18/01/2018

Neighbour consultation letters sent: 16/01/2018

Internal services consulted:

Ecology Officer
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
Flood and Drainage Team
Highway Development Management
Waste Management

Statutory and non-statutory organisations consulted:

EDF Energy
Environment Agency
Historic England
London Fire & Emergency Planning Authority

Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 6 70 Great Suffolk Street SE1 0BL	Flat 4 59 Great Suffolk Street SE1 0BD
Flat 7 70 Great Suffolk Street SE1 0BL	Flat 1 59 Great Suffolk Street SE1 0BD
Flat 4 70 Great Suffolk Street SE1 0BL	Flat 2 59 Great Suffolk Street SE1 0BD
Flat 5 70 Great Suffolk Street SE1 0BL	Flat 1 59b Great Suffolk Street SE1 0BF
70a Great Suffolk Street London SE1 0BL	Flat 2 59b Great Suffolk Street SE1 0BF
70b Great Suffolk Street London SE1 0BL	Flat 5 59 Great Suffolk Street SE1 0BD
Flat 8 70 Great Suffolk Street SE1 0BL	Flat 6 59 Great Suffolk Street SE1 0BD
Flat 9 70 Great Suffolk Street SE1 0BL	First Floor 46 Loman Street SE1 0EH
Flat 3 70 Great Suffolk Street SE1 0BL	Fourth Floor 46 Loman Street SE1 0EH
Third Floor 57 Great Suffolk Street SE1 0BS	Ground Floor 53 Great Suffolk Street SE1 0BS
Second Floor 57 Great Suffolk Street SE1 0BS	Second Floor 53 Great Suffolk Street SE1 0DB
Fifth Floor Front 57 Great Suffolk Street SE1 0BS	Third Floor 46 Loman Street SE1 0EH
Fifth Floor Rear 57 Great Suffolk Street SE1 0BS	Ground Floor 46 Loman Street SE1 0EH
Flat 1 70 Great Suffolk Street SE1 0BL	Second Floor 46 Loman Street SE1 0EH
Flat 2 70 Great Suffolk Street SE1 0BL	Flat 3 59b Great Suffolk Street SE1 0BF
First Floor Unit A And Unit B 57 Great Suffolk Street SE1 0BS	Flat 15 59b Great Suffolk Street SE1 0BF
Fourth Floor 57 Great Suffolk Street SE1 0BS	Flat 16 59b Great Suffolk Street SE1 0BF
57a Great Suffolk Street London SE1 0BB	Flat 13 59b Great Suffolk Street SE1 0BF
76 Great Suffolk Street London SE1 0BL	Flat 14 59b Great Suffolk Street SE1 0BF
55 Great Suffolk Street London SE1 0BB	Flat 19 59b Great Suffolk Street SE1 0BF
57 Great Suffolk Street London SE1 0BB	Flat 20 59b Great Suffolk Street SE1 0BF
Arch 32 74 Great Suffolk Street SE1 0BL	Flat 17 59b Great Suffolk Street SE1 0BF
72 Great Suffolk Street London SE1 0BL	Flat 18 59b Great Suffolk Street SE1 0BF
Advocates Crown Court SE1 0BT	Flat 12 59b Great Suffolk Street SE1 0BF
Units 57c And 57d 57 Great Suffolk Street SE1 0BB	Flat 6 59b Great Suffolk Street SE1 0BF
57b Great Suffolk Street London SE1 0BB	Flat 7 59b Great Suffolk Street SE1 0BF
Jury Restaurant Crown Court SE1 0BT	Flat 4 59b Great Suffolk Street SE1 0BF
Crown Court 1 Pocock Street SE1 0BT	Flat 5 59b Great Suffolk Street SE1 0BF
80 Great Suffolk Street London SE1 0BE	Flat 10 59b Great Suffolk Street SE1 0BF
Cells Crown Court SE1 0BT	Flat 11 59b Great Suffolk Street SE1 0BF
First Floor 53 Great Suffolk Street SE1 0DB	Flat 8 59b Great Suffolk Street SE1 0BF
Flat 3 59 Great Suffolk Street SE1 0BD	Flat 9 59b Great Suffolk Street SE1 0BF

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Environment Agency

Historic England

Metropolitan Police Service (Designing out Crime)

Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

None