
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.

Applicant	Mr David Mayes	Reg. Number	19/AP/0698
Application Type	Listed Building Consent	Case Number	TP/240-30
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Construction of single-storey extension at roof level to provide four residential units (Use Class C3), together with the provision of car parking spaces and bicycle storage facilities

At: THE CIRCLE, QUEEN ELIZABETH STREET, LONDON SE1 2JU

In accordance with application received on 01/03/2019

and Applicant's Drawing Nos.

Amended plan - CPH- WTA-00-XX-DR-A-1115 (Rev A) - PROPOSED WEST UNIT ROOF PLAN AND SECTIONS
 Amended plan - CPH- WTA-00-XX-DR-A-1105 (Rev A) - PROPOSED SOUT WEST ELEVATION
 Amended plan - CPH- WTA- 00-XX-DR-A 1113 (Rev A) - PROPOSED EAST UNIT ROOF PLAN AND SECTIONS
 Amended plan - CPH- WTA-00-XX-DR-A-1114 (Rev A) - PROPOSED SOUTH UNIT ROOF AND SECTIONS
 Amended plan- CPH- WTA-00-07-DR-A-1100 (Rev A) - PROPOSED BLOCK PLAN
 Amended plan - CPH- WTA-00-07-DR-A-1102 (Rev A) - PROPOSED 7TH FLOOR PLAN
 Amended plan - CPH- WTA-00-08 DR-A 1103 (Rev A) - PROPOSED ROOF PLAN (8TH FLOOR)
 Amended plan - CPH- WTA-00-XX-DR-A-1104 (Rev A) - PROPOSED NORTH EAST ELEVATION
 Amended plan - CPH- WTA-00-XX-DR-A 1113 (Rev A) - PROPOSED EAST UNIT ROOF PLAN AND SECTIONS
 Amended plan - CPH- WTA-00-XX-DR-A 1106 (Rev A) - PROPOSED NORTH WEST SECTION
 Amended plan - CPH- WTA-00-XX-DR-A 1107 (Rev A) - PROPOSED SOUTH EAST SECTION
 Amended plan - CPH- WTA-00-XX-DR-A 1108 (Rev A) - PROPOSED NORTH UNIT PLAN AND ELEVATIONS
 Amended plan - CPH- WTA-00-XX-DR-A 1109 (Rev A) - PROPOSED EAST UNIT PLAN AND ELEVATIONS
 Amended plan - CPH- WTA-00-XX-DR-A 1110 (Rev A) - PROPOSED SOUTH UNIT PLAN AND ELEVATIONS
 Amended plan - CPH- WTA-00-XX-DR-A 1111 (Rev A) - PROPOSED WEST UNIT PLAN AND ELEVATIONS
 Amended plan - CPH- WTA-00-XX-DR-A 1112 (Rev A) - PROPOSED NORTH UNIT ROOF PLAN AND SECTIONS
 Plan - proposed - CPH-WTA-00-XX-DR-A-0012 - PROPOSED DEMOLITION - NE ELEVATION
 Plan - proposed - CPH-WTA-00-XX-DR-A-0013 - PROPOSED DEMOLITION - SW ELEVATION
 Plan - proposed - CPH-WTA-00-XX-DR-A-0015 - PROPOSED DEMOLITION - SW SECTION
 Plan - proposed - CPH-WTA-00-XX-DR-A-0014 - PROPOSED DEMOLITION - NW SECTION
 Plan - proposed - CPH-WTA-00-B1-DR-A-1117 - PROPOSED CAR PARKING SOUTH AND WEST UNITS
 Plan - proposed - CPH-WTA-00-B1-DR-A-1116 - PROPOSED CAR PARKING NORTH AND EAST UNITS
 Plan - proposed - CPH-WTA-00-06-DR-A-1101 - PROPOSED 6TH FLOOR PLAN
 HERITAGE STATEMENT, February 2019
 PLANNING STATEMENT, February 2019
 DESIGN AND ACCESS STATEMENT, February 2019

Subject to the following three conditions:

Time limit for implementing this permission and the approved plans

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

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

Pre-commencement condition(s) - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 2 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
- i) 4m² sample panel of gold shingle cladding, showing curved façade and edge details.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Construction drawings at a scale of 1:5 of the external envelope of the extensions showing
- 1) window/ wall junctions
 - 2) roof/wall junctions, and
 - 3) amenity area balustrades
- shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.