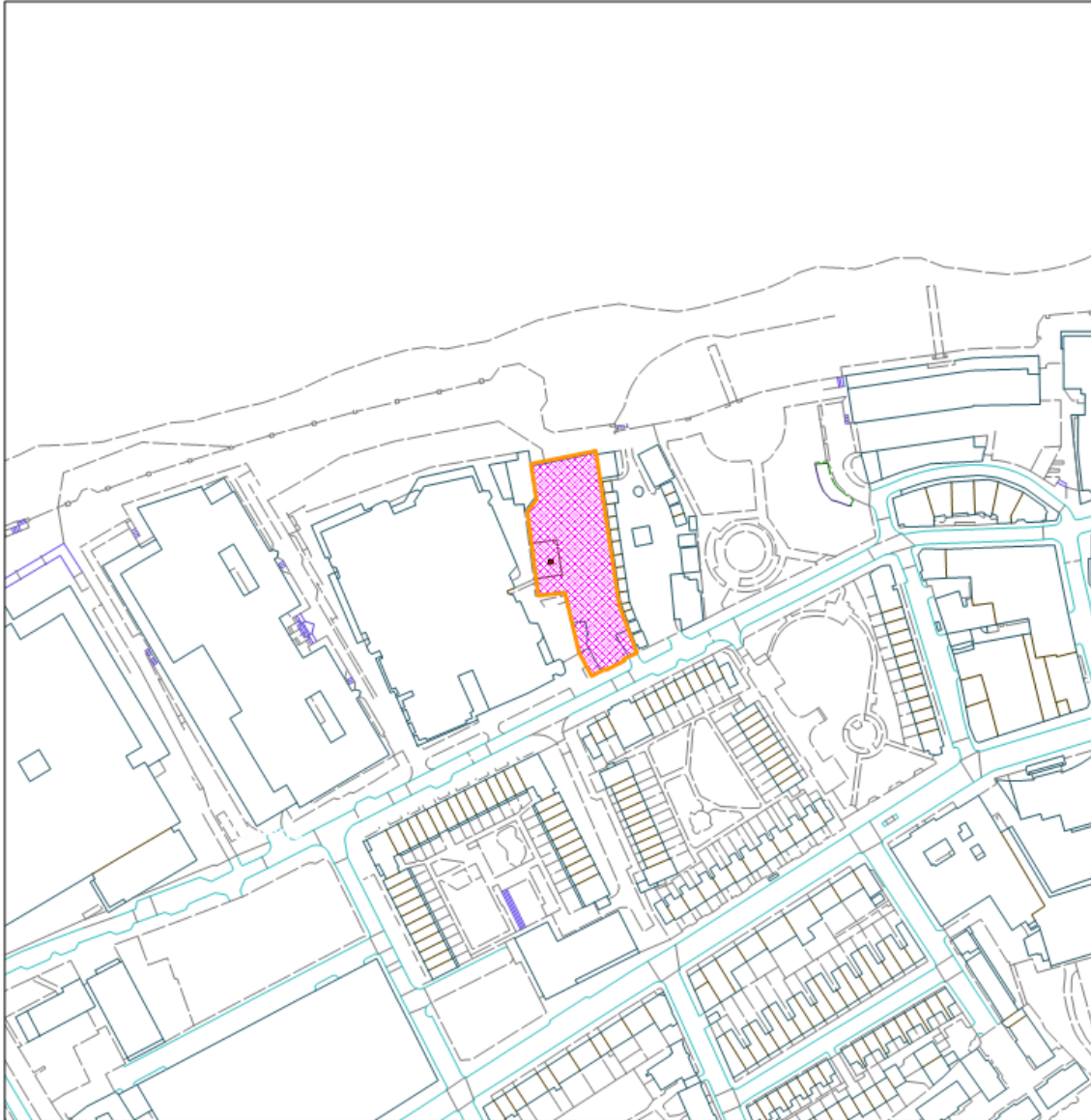


Case Number:	17/04152/FUL
Application Address:	Princes Wharf - 58 Upper Ground - SE1 9PP



Scale: 0 25 50 100 Meters

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L.B. Lambeth LA 100019338

<b>Address:</b>	Princes Wharf, 58 Upper Ground, London, SE1 9PP		
<b>Application Number:</b> 17/04152/FUL	<b>Case Officer:</b> Ben Le Mare		
<b>Ward:</b> Bishops	<b>Date Received:</b> 14.08.2017		
<b>Proposal:</b> Demolition of existing temporary structures (external staircases, portable building, bridge links and other structures) and making good to the fabric of the retained building.			
<b>Drawing numbers:</b> 2000 Rev.E, 2100 Rev.A, 2101 Rev.A, 2102 Rev.A, 2153 Rev.A, 2200 Rev.C, 2201 Rev.D, 2202 Rev. E, 2453 Rev.B, 2507 Rev.B, 9010 Rev.B (photographs of structures to be removed)			
<b>Recommendation:</b>  Resolve to grant conditional planning permission			
<b>Applicants:</b> ITV Plc	<b>Agent:</b> DP9		

## SITE DESIGNATIONS

<b>Relevant site designations:</b>
London Plan Waterloo Opportunity Area
Protected Vista LVMF - Westminster Pier To St Pauls Cathedral - 8A.1
CA38 : South Bank Conservation Area
Flood Risk Zone 3
London Plan Thames Policy Area
Lambeth Local Plan Policy PN1: Site 9 – ITV Centre and Gabriel's Wharf, Upper Ground

## LAND USE DETAILS

Use Class	Use Description	Existing Internal Floorspace (square metres)	Gross internal floorspace to be lost by demolition (square metres)	Total remaining floorspace (square metres)
B1(a)	Offices	4,697 sq.m	271.9 sq.m	4,425.1 sq.m

## EXECUTIVE SUMMARY

Planning permission is sought for the demolition of existing portable buildings, a connecting bridge link and associated structures to Princes Wharf, a narrow, rectangular plot which is located between the ITV Studios and Gabriel's Wharf. The Site is located within the South Bank Conservation Area. The works are required in order to implement the future mixed use re-development of the ITV Studios; an application has been submitted for the erection of a 14-storey and a 31-storey building on the site, to provide office, retail and residential uses (application reference 17/03986/FUL). This is currently pending consideration.

By enabling the wider re-development of the ITV Studios, the proposals would contribute to the Council's objectives to develop opportunity Site 9, as designated by the Lambeth Local Plan, and therefore accord with Policy PN1. The relatively modest loss of office floorspace should be seen in context with the provision of replacement office accommodation put forward in the aforementioned application.

The works would involve the demolition and removal of structures within a site which is considered to make a negative contribution to the character and appearance of the conservation area, as described by the South Bank Conservation Area Statement. Works of repair and making good would be controlled by condition where necessary, to ensure alterations are sympathetic to the conservation area. The proposals would therefore accord with Policies Q5 and Q22 of the Local Plan.

## **PLANNING OFFICER'S REPORT**

### **Reason for referral to Planning Applications Committee:**

**The application is reported to the Planning Applications Committee in accordance with (1)(c) of the Committee's terms of reference as it relates to development carried out on a site having an area of 1 hectare or more.**

## **1 SITE AND SURROUNDINGS**

- 1.1.1 The Site is a long narrow plot located between ITV Building and Gabriel's Wharf, within the South Bank Conservation Area (CA38). The site includes No.58 Upper Ground which fronts Upper Ground and is described within the South Bank Conservation Area Statement (SBCAS) as a 'Neo Tudor buildings which adds interest and detail on an otherwise plain part of Upper Ground' (SBCAS, 2007). A warehouse building currently occupies the site with elevations fronting Queen's Walk and Gabriel's Wharf both of which are painted. The SBCAS identifies the site as making a negative contribution to the character and appearance of the conservation area.
- 1.1.2 The Site is situated within the South Bank 'Cultural Quarter' and is an area of mixed use comprising civic, cultural, commercial and residential uses and buildings of different periods and styles, many of good architectural quality. The buildings in the surrounding area fronting Queen's Walk include the Royal Festival Hall, National Theatre, IBM, The Oxo Tower and Sea Containers. There are also varied types of residential use to the south of the Site along Upper Ground, where Iroko and Mulberry Housing Co-Operatives face the Site.
- 1.1.3 The Site is a designated opportunity site (ref. Site 9) in the Lambeth Local Plan 2015, along with the Princes Wharf and Gabriel's Wharf. It is also within the Waterloo Opportunity Area (OA).

## **2 DEVELOPMENT PROPOSAL**

- 2.1.1 Full planning permission is sought for the demolition of existing structures on the site, and other enabling works in order to implement the future development on the adjacent ITV site (application reference 17/03986/FUL), as detailed below:

### **Ground Floor:**

1. Demolition of the existing steel fire escape stair to west elevation.
2. Infilling of existing door openings to west elevation with matching materials (both painted brickwork and painted render). This will be secured by condition (see condition 3).
3. The removal of existing railings, gates and turnstile to the west elevation.

### **First Floor:**

1. Demolition of the existing steel fire escape stair elevation and replacement with matching black painted metal railings to west elevation. This will be secured by condition (see condition 3).

2. Infilling of existing door openings to west elevation with matching materials (both painted brickwork and painted render). This will be secured by condition (see condition 3).
3. The uncovering of original windows to the west elevation (making good if required)
4. Removal of portable buildings and connecting bridge structure to the west elevation, together with the infilling of window and door openings within the original Princes Wharf fabric.
5. Removal of the enclosed temporary link bridge between portable buildings and Princes Wharf (No.58 Upper Ground), together with the infilling of a door, and making good of the roof deck with roofing membrane to match surrounding areas.
6. It is also proposed to remove the existing ITV sign to the west elevation of No. 58 Upper Ground.



**Figure 1: Structures to be demolished**

### 3 RELEVANT PLANNING HISTORY

<b>The Application Site</b>			
<b>Application No.</b>	<b>Proposals</b>	<b>Decision</b>	<b>Date</b>
01/00540/FUL	Erection of first floor extension to existing studio 8 to create scenery storage area, on top of existing flat roof area.	Granted	16.07.2001
01/01917/FUL	Erection of 1 storey extension at semi basement level to provide storage space.	Granted	14.11.2001
02/01702/FUL	Erection of single storey ground floor extension to existing set storage area.	Granted	06.08.2002
09/01140/FUL	Removal of 2 existing windows and replace with new timber doors and installation of timber windows. Installation of new door with balustrade and step up to opening with new aluminium door to match existing. Replacement of existing curtain walling with new timber door and window unit.	Granted	25.06.2009
<b>The London Television Centre, 60 - 72 Upper Ground, London</b>			
<b>Application No.</b>	<b>Proposals</b>	<b>Decision</b>	<b>Date</b>
17/02292/EIASCP	Request for a Scoping Opinion in respect of an Environmental Impact Assessment in relation to a planning application for the demolition of the existing structures, including the ITV Tower, to be replaced with television, office, and studio accommodation incorporating a residential tower of up to 38 storeys.	Issued	20.06.2017
17/03986/FUL	Demolition of existing buildings and the construction of two new buildings (up to 14 storeys and 31 storeys in height with two basement levels) for the provision of circa. 44,434 sq.m of offices (Use Class B1), 3,634 sq.m of television studios (Sui Generis), 216 sq.m of retail (Use Class A1) and 213 residential dwellings (Use Class C3) with associated vehicle and cycle parking, access works, servicing and landscaping.  The application is accompanied by an Environmental Statement (ES).	Pending	N/A

## 4 CONSULTATIONS

4.1.1 The proposal was advertised on site and in the press. Letters notifying ‘neighbours’ of the application, were sent to 39 addresses, and a number of statutory and non-statutory consultees were notified.

4.1.1 The representations are discussed and grouped below under the headings ‘Statutory Consultees’, ‘Internal Consultees’, ‘Local Groups/Other Consultees’ and ‘Residents/Neighbours’.

### 4.2 Statutory Consultees

4.2.1 Historic England: Responded, stating that they did not wish to offer any comments.

### 4.3 Internal Consultees

4.3.1 The following section of the report presents the responses received from colleagues across the Council. The details of the comments are presented within the planning assessment section.

4.3.2 Design and Conservation: No objections, following the receipt of revised drawings and subject to relevant conditions. These will be detailed within section 6.2 of the report.

4.3.3 Planning Enforcement Team: No response received

4.3.4 Regeneration Team: No response received

### 4.4 Local Groups / Other Consultees and Stakeholders

4.4.1 Coin Street Community Builders (CSCB):

Comment	Officer Response
The CSCB recognises that the demolition and alterations presented in the application are necessary enabling steps for the main redevelopment plans, but raise concerns about the missed opportunity to create a high quality pedestrian route from Upper Ground to the Riverside Walkway, in line with Policy PN1.	Officers welcome the comments from the CSCB which provide general support to the scheme. The proposals amount to the demolition and modest alteration of existing buildings in Princes Wharf, and cannot comment on the merits of any proposed pedestrian route which does not form part of the submitted scheme.
A reduction in size of the single storey buildings would allow a broader entrance to new route to the Riverside and improve the public realm in this location.	Although the proposed new route technically falls within the ‘red line’ of the application site, officers can only consider the planning merits of the proposals submitted, and cannot speculate on alternative designs. A detailed assessment is provided in section 6 below.
The CSCB (as freeholder) would be willing to ‘pull back’ any future development of Princes Wharf, enabling a section of land to be used to provide a wider route through to the riverside, if secured as part of the re-development now.	The wider re-development of the ITV studios is currently being assessed by officers under ref. 17/03986/FUL, and it is considered that this issue will form part of the planning assessment under this application.

- 4.4.2 We Are Waterloo: No response received
- 4.4.3 Friends of Hatfield Green: No response received
- 4.4.4 Friends of Jubilee Gardens: No response received
- 4.4.5 Friends of Archbishop's Park: No response received
- 4.4.6 Friends of Lambeth High Street: No response received
- 4.4.7 Association of Waterloo Groups: No response received
- 4.4.8 South Bank Employers Group: No response received
- 4.4.9 Lambeth Estates Residents Association: No response received
- 4.4.10 Waterloo Community Development Group: No response received
- 4.4.11 Kennington Association Planning Forum: No response received
- 4.4.12 Kennington Oval and Vauxhall Forum: No response received
- 4.4.13 South Bank Management Company: No response received

#### **4.5 Residents/Neighbours**

- 4.5.1 No letters of objection or support have been received.

### **5 POLICIES**

- 5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.1.2 The National Planning Policy Framework (NPPF) was published in 2012. This document sets out the Government's planning policies for England including the presumption in favour of sustainable development and is a material consideration in the determination of all applications.
- 5.1.3 The development plan in Lambeth is the London Plan (2016, consolidated with alterations since 2011) and the Lambeth Local Plan (September 2015). The new Draft London Plan was published on 1 December 2017 for consultation and will eventually supersede the current 2016 consolidation London Plan once the final version is published (anticipated Autumn 2019). The Draft London Plan is a material consideration in planning decisions, but is currently afforded very limited weight.
- 5.1.4 The current planning application has been considered against all relevant national, regional and local planning policies as well as any relevant guidance. Set out below are those policies most relevant to the application, however, consideration is made against the development plan as a whole.

#### **The London Plan (MALP 2016) (as amended)**

- 5.1.5 Provided below is a list of the key London Plan policies which are considered relevant in the determination of this planning application:



- Policy 1.1 Delivering the strategic vision and objectives for London
- Policy 2.1 London in its global, European and United Kingdom context
- Policy 2.10 Central Activities Zone – strategic priorities
- Policy 2.11 Central Activities Zone – strategic functions
- Policy 2.12 Central Activities Zone – predominantly local activities
- Policy 2.13 Opportunity Areas and Intensification Areas
- Policy 4.2 Offices
- Policy 4.6 Support for & enhancement of arts, culture, sport & entertainment
- Policy 7.6 Architecture
- Policy 7.8 Heritage assets and archaeology
- Policy 7.9 Heritage-led regeneration

### **London Borough of Lambeth Local Plan (2015)**

5.1.6 Provided below is a list of the key Local Plan policies which are considered relevant in the determination of this planning application:

- D1 (Delivery and monitoring)
- D2 (Presumption in favour of sustainable development)
- Q2 (Amenity)
- Q5 (Local distinctiveness)
- Q22 (Conservation areas)
- Q23 (Undesignated heritage assets: local heritage list)
- PN1 (Waterloo)
  - Site 9 ITV Centre and Gabriel's Wharf, Upper Ground SE1

### **Local Guidance / Supplementary Planning Documents**

5.1.7 Relevant local guidance and SPDs for Lambeth:

- Waterloo SPD (2013);
- Building Alterations and Extensions SPD (2015);
- South Bank Conservation Area (2007)

## **6 PLANNING OFFICER ASSESSMENT**

### **6.1 Land use and principles**

6.1.1 This Site is allocated as Site 9 in the Lambeth Local Plan 2015 (LLP). It is noted that part of Site 9 (Gabriel's Wharf) is not included in this application. The Site is currently occupied by ITV and in use as television studios with office floorspace.

6.1.2 Policy PN1 states that the council will support and enhance Waterloo as a key part of central London and Lambeth, and these proposals will help enable the wider development of the ITV Centre and Gabriel's Wharf, as set out in the Local Plan (Site 9).

6.1.3 The proposal would result in a small loss of office floorspace (approximately 270 sqm) as a consequence of removing the portable buildings. However this needs to be seen in context with the proposed wider re-development of the site, which is intended to provide approximately 44,000 sqm of office floorspace in addition to retail and residential units. In this context, the modest loss of B1 floorspace is considered acceptable.

## **6.2 Urban Design, Heritage and Conservation**

- 6.2.1 This section of the report deals with design and conservation (heritage) matters arising from the proposed development. The Council's Design and Conservation Team's comments have been incorporated into this section of the report.
- 6.2.2 Policy Q5 – Local Distinctiveness: The area comprises a mix of Architecture; the current buildings on the application site are identified as making a negative contribution to the character and appearance of the conservation area. It is considered that the removal of temporary structures on the site and associated alterations will improve the appearance of the conservation area, and cause no harm to the local distinctiveness. Condition 3 (refer to section 9 of the report) has been attached to ensure that details of new railings, and the infill of windows and doors, are made available on site before works commence to ensure works are carried out in a sympathetic manner.
- 6.2.3 Policy Q22 – Conservation Areas: states that proposals are required to preserve or enhance conservation areas, respecting or reinforcing materials, joinery and window details etc. Demolition within conservation areas will only be supported where the building does not make a positive contribution to the character or appearance of the area. The South Bank Conservation Area Statement identifies the site as making a negative contribution to the character and appearance of the conservation area. The removal of temporary buildings and structures on site, together with the infilling of doors and windows, will improve the appearance of the building and cause no further harm to the character and appearance of the conservation area. Conditions ensuring the external finishes of the making good works will also ensure that the appearance of the area is preserved.
- 6.2.4 Overall, the proposals would enable the wider re-development of the adjacent ITV studios, and the removal of these largely portable structures would accord with Policies Q5 and Q22 of the Local Plan, as well as overarching London Plan policies.

## **6.3 Amenity**

- 6.3.1 LLP Policy Q2 seeks to protect the amenity of existing neighbours and the visual amenity of the community as a whole. The proposed demolition works would not have a harmful impact upon the occupiers of properties within the area in relation to outlook privacy and daylight/sunlight.
- 6.3.2 The modest nature of the proposals, involving only demolition or minor alteration of buildings on site, ensure that the application would not give rise to loss of amenity, nor would it result in a harmful impact on occupiers of properties within the area. It is further considered that the proposal would result in an improvement in the overall appearance of the site, area and conservation, and to the visual amenity of the community as a whole.

## **7 CONCLUSION**

- 7.1.1 It is considered that the proposal complies with the relevant policies of the Lambeth Plan. The works proposed are required in order to implement the wider re-development of the ITV studios, and therefore accords with Policy PN1 of the Local Plan and the objectives set out within Site 9: ITV Studios and Gabriel's Wharf. The small amount of office floorspace lost as a result of the proposal must be seen in context with the 44,000 sqm of office accommodation proposed as part of the pending application.

7.1.2 The South Bank Conservation Area Statement identifies the site as making a negative contribution to the character and appearance of the conservation area, and the proposed works are considered to improve the appearance or cause no further harm to the conservation area. The proposals therefore accord with Policies Q5 and Q22 of the Local Plan.

## **8 RECOMMENDATION**

8.1.1 Resolve to grant conditional planning permission, subject to conditions.

## **9 CONDITIONS**

### 1. Time period (standard three years)

The development to which this permission relates must be begun no later than three years from the date of this decision notice.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

### 2. In accordance with approved plans

The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

### 3. Materials

Prior to the commencement of the relevant works, of the development hereby permitted, a schedule and details of the materials to be used in the external elevations (including RAL numbers where appropriate) shall be submitted to and approved in writing by the local planning authority. This shall include a sample panel to be provided on site. The development hereby permitted shall be thereafter built in accordance with the approved details. The details of the following are required:

- a) Details of materials to include door and window infill areas.
- b) Details of boundaries to include railings

Reason: To ensure that the external appearance of the building is satisfactory *and that it protects or enhances the character and appearance of the South Bank conservation area.* (Policies Q5 and Q22 of the London Borough of Lambeth Local Plan 2015).

### 4. Materials to match adjacent

All new external work and finishes and work of making good shall match the existing adjacent original work in respect of the, materials, colour, texture, profile, and finished appearance, except where indicated otherwise on the drawings hereby approved, or unless otherwise required by condition.

Reason: To ensure that the external appearance of the building is satisfactory *and that it protects or enhances the character and appearance of the South Bank conservation area* (Policies Q5 and Q22 of the London Borough of Lambeth Local Plan 2015).

## **10 INFORMATIVES**

1. This decision letter does not convey an approval or consent which may be required under any enactment, by-law, order or regulation, other than Section 57 of the Town and Country Planning Act 1990.
2. Your attention is drawn to the provisions of the Building Regulations, and related legislation which must be complied with to the satisfaction of the Council's Building Control Officer.
3. You are advised of the necessity to consult the Council's Highways team prior to the commencement of construction on 020 7926 9000 in order to obtain necessary approvals and licences prior to undertaking any works within the Public Highway including Scaffolding, Temporary/Permanent Crossovers, Oversailing/Undersailing of the Highway, Drainage/Sewer Connections, Hoarding, Excavations (including adjacent to the highway such as basements, etc), Temporary Full/Part Road Closures, Craneage Licences etc.