

Planning and Building Control

Southwark Council, Planning, PO Box 64529, London, SE1P 5LX

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Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Pete

Surname

Hibbs

Company Name

Address

Address line 1

21 Verulam Road

Address line 2

Address line 3

Town/City

Hitchin

County

Hertfordshire

Country

Postcode

SG5 1QE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Installation of 3 conservation-style windows in the roof above kitchen and dining areas. This is proposed to involve the removal of sections of the aluminium roof, insulation and internal plaster board but not affect any roof timbers or brickwork.

Two of these windows are proposed to be installed in a cluster above the dining area, one above and one below a transverse oak beam. By installing two such windows (in landscape orientation) existing timber work and the structural strength of the roof is maintained. Both windows in the cluster are expected to be Velux UK04 type or similar (i.e. 0.98m tall by 1.34m wide) and will be east facing.

The third window is proposed to be installed above the kitchen area, which is expected to be Velux MK08 style or similar (i.e. 0.78m wide by 1.40m high).

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please see plans and photographs contained within the Heritage Statement (attached) for more detail.

Summary.

The roof of Globe Wharf is not original, but was installed during a refurbishment by Berkeley Homes during the 1990's. Several top floor flats, at the time of the conversion, were fitted with Velux-style roof lights while others were not. In cases where they are not fitted, the decreasing size of external windows on the upper floors has tended to make top floor flats lacking in natural light, requiring routine use of artificial lighting. Some other flats (including #120 and #132) have previously sought and obtained planning permission and listed building consent to install roof lights and these have been transformative. Currently around 45 roof light windows are installed in the roof of Globe Wharf, none of which can be seen from the street or neighbouring properties.

This application requests permission to install 3 such roof light windows above Flat 113. As with other roof light windows on the building, these will not be visible from the street, nor neighbouring buildings, nor even from the penthouse towers of the building itself.

Two roof lights are proposed to be installed above the dining area, in a cluster above and below one of the roof's transverse oak beams. By dividing the roof light into two sections in this way, the character of the roof timbers and the structural strength of the roof are maintained. One further roof light is proposed to be installed above the kitchen area. Roof lights installed will be in the conservation style and will be selected to match the existing windows and roof materials to the greatest extent possible.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Roof covering

Existing materials and finishes:
Flashing kits for three roof light windows

Proposed materials and finishes:
Standard installation methods require that these windows are flashed into the apex of the roof pitch, which will be done as sympathetically as possible using similar aluminium panels as currently fitted.

Type:
Windows

Existing materials and finishes:
Three conservation-style roof light windows

Proposed materials and finishes:
These are expected to be finished in black or grey, to match the existing roof lights and roof materials to the greatest extent possible.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

If Yes, please provide details

I have sought information from the two other flats who applied for and installed roof light windows during 2011 and 2013 (ref. Planning Applications 13/AP/4497 in 2013 and 11/AP/4040 and 11/AP/4049 in 2011). Following the process used for these previous applications, I have requested the permission of the Globe Wharf Residents Association (GWRA) by emailing the directors. As the roof lights cannot be seen from outside the building (even from penthouse towers within the development itself) I have not consulted with anyone outside the building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
- No

If No, can you give appropriate notice to all the other owners?

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:

***** REDACTED *****

House name:

c/o Flat 140

Number:

Suffix:

Address line 1:

Globe Wharf

Address Line 2:

205 Rotherhithe Street

Town/City:

London

Postcode:

SE16 5XS

Date notice served (DD/MM/YYYY):

17/03/2020

Person Family Name:

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Pete

Surname

Hibbs

Declaration Date

02/01/2024

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Pete Hibbs

Date

04/01/2024

Amendments Summary

Addition of a Fire Safety Reasonable Exemption Statement, as requested by email on 3 January 2024.