

Our Ref: 24085/KM/TA/mym  
Your Ref: PP-12850089  
Email: tarowobusoye@firstplan.co.uk

Broadwall House 020 3096 7000  
21 Broadwall info@firstplan.co.uk  
London SE1 9PL firstplan.co.uk

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Planning and Growth Department  
Southwark Council  
PO BOX 64529  
London  
SE1P 5LX

Dear Sir/Madam,

## **PLANNING AND ADVERT CONSENT APPLICATIONS – ARCH 1049 7 BOROUGH HIGH STREET, LONDON SE1 9SU**

We have been instructed by our client, GKSS Ltd, to submit the enclosed planning and advertisement consent applications (online via Planning Portal ref: PP-12850089) for alterations to the existing arch including the installation of louvres to the rear elevation and advertisement associated with the fitout by the ingoing tenant, Oseyo. The requisite planning fee of £ 522 (including the Planning Portal Admin Fee) has been paid online via the Planning Portal.

According with national and local validation requirements the application comprises of the following documents:

- Completed Planning and Advertisement Consent Application Forms;
- Completed CIL Form 1 Additional Information;
- Site Location and Block Plan;
- Existing Floor Plans;
- Existing Elevations;
- Proposed Floor Plans;
- Proposed Building Elevations; and
- Heritage Assessment (included within this letter).

### **Site Description**

The application site is an existing railway arch located at between Borough High Street, Station Approach. The railway features a glazed shopfront within the large, curved entrance to the elevation facing London Bridge. The rear elevation fronts Guidable Manor Street and is also similar in appearance.

The surrounding area is predominantly commercial, with a number of tourist/leisure sites and office locations nearby. The railway line running over the site is a defining feature of the area. Indeed, the immediate uses adjacent the site include Sushidogs and Starbucks which are within similar arches. It is understood that there are no sensitive receptors near to the site.

The Tooley Street Conservation Area is located to the Northeast of the site and the Borough High Street Conservation Area is located directly next to the site. The site is designated as within flood Zone 3.

Photographs of the site are provided below.

**Image 1.** Front Elevation (left) and **Image 2.** Rear Elevation (right)



**Images 3 and 4.** Surrounding Area



## **Relevant Planning History**

Planning permission was granted in January 2020 for the change of use of arches 1047-1050 to flexible use classes A1/A3/A4 alterations to front and rear shopfronts at arches 1047-1051 (ref: 19/AP/5781). The application site forms one of the refurbished units.

## **Application Proposals**

The application proposals seeks minor alterations to the facades of the railway arch to allow its occupation by Oseyo.

## Shopfront Alterations

The proposal seeks to replace the existing 5 no. glazed panes on the rear elevation with louvres. The proposed louvres will match the existing found within the curve of the arch in terms of colour (terracotta) and will be contained within the same openings as the glazing.

## Signage

- 1 no. fascia sign
  - 665mm x 2320mm
  - Internally illuminated
- 2 no. projecting signs (1 no. front elevation and 1 no. rear elevation)
  - 500mm diameter
  - Internally illuminated

## Planning Policy

The statutory development framework for the site comprises the Southwark Local Plan (2022), The Southwark Policies Map (2022), and the London Plan (2021). The Southwark Supplementary Planning Documents and the National Planning Policy Framework (2023) are also in material consideration for this application.

The site is located within the Central Activity Zone-Bankside and Borough District Town Centre-London Bridge District Town Centre-Bankside, Borough, London Bridge Strategic Cultural Areas-Bankside, Borough and London Bridge Opportunity Area-Borough, Bermondsey, and Rivers Archaeological Priority Zone-Air Quality Management Area.

## National Planning Policy Framework

The NPPF sets out the overall policy framework for England.

In **Chapter 12**, the NPPF centres the importance of well-designed and beautiful places.

**Paragraph 141** of the NPPF states the importance of well sited and designed advertisements, as the character of an area may be adversely affected. Advertisements should therefore be subject to control only in the interests of amenity and public safety.

## London Plan (2021)

The Mayor of London published the London Plan 2021. The spatial development strategy sets a strategic framework for planning in Greater London and forms part of the statutory Development Plan for Greater London. The relevant policies are:

- **Policy D4 ‘Delivering good design’** sets out the framework of how new developments and councils should approach and implement well-designed places.
- The application site is located within the Central Activities Zone. In the London Plan, **Policy SD4 ‘The Central Activities Zone (CAZ)’** outlines how proposals should work to further activate the spaces, through both their design and functionality.

## Southwark Plan (2022)

The Southwark Plan 2022 was adopted on 23 February 2022. The plan provides strategic policies, development management policies, area visions and site allocations which set out the strategy for managing growth and development across the borough from 2019 to 2036. The relevant policies are:

- **Policy P13 'Design of places'** states that proposals should employ good urban design practices to ensure that development is in alignment with its surroundings in terms of scale, massing, and character.
- Beyond the baseline design requirements, Southwark uses Policy P14 'Design quality' to further elaborate on the calibre of design expected to be employed throughout the new development process.
- **Policy P43 'Outdoor advertisements and signage'** outlines the importance of properly implemented signage and adverts that are avoidant of harm to pedestrians, safety, and surrounding amenity.
- **Policy P56 'Protection of amenity'** seeks to ensure an adequate standard of amenity for existing and future occupiers.

## Planning Considerations

The application should be supported in principle as it seeks to refurbish and invest in this location to secure its long-term occupation by Oseyo. This will result in the retention of the arch within Class E Use and generate a number of new job opportunities at this site, which is consistent with the long-term function of the Centre. The proposals are therefore in accordance with the principles set out in the National Planning Policy Framework and Southwark Local Plan .

The main considerations when assessing the acceptability of the application proposals are considered to be the design considerations and the impact on the amenity of surrounding occupiers and flood risk impacts. These considerations also take into account the bordering Borough High Street Conservation Area.

## Design Considerations

The application seeks the installation of louvres to the rear elevation and the associated advertisement to the front and rear elevation of the site.

The proposed louvres are considered consistent with the commercial character of the building and in keeping with works at Guild. The incorporation of the extract within the louvred shopfront avoids the need for external ducting and is considered to be a high quality and robust solution. These works will be discrete and match will the louvres above the existing shopfront and found at similar sites nearby.

Turning to the proposed adverts this has been designed to ensure the shopfront is uncluttered with 2 signs on the principal elevation and a further sign on the rear elevation. The amount of signage is considered appropriate for the unit given its primarily retail and commercial surroundings along High Street. Similar consents and associated advertisements have become commonplace at application sites underneath railway arches across the borough including at the neighbouring units. This is important as both visitors to the site and passers-by are likely to be familiar with the nature of site and its surroundings and will expect to see signage associated with this type of use. It is considered that the proposed advertisements are in keeping with the existing context and character of the surrounding area. Given the site context, the level of illumination proposed and the positioning of the signs, it is deemed that the proposal will not adversely impact on the amenity of adjoining occupiers nor the surrounding area.

In summary, these minor works are considered to be consistent with the commercial character and use of the railway arch and will result in no harmful impacts on its appearance or the surrounding area. The proposals are therefore in accordance with Southwark Policies P43 and P55 and should be considered acceptable in this regard.

## Impact on Surrounding Amenity

The site is an existing retail unit within a commercial focussed area. Taking into account the site location and nearby mainly commercial uses it is not considered the proposal would cause detrimental impact to any nearby residential units by virtue of distance to such dwellings. Additionally, the advertisements would not be detrimental to highway, vehicular or pedestrian safety given the illumination and the location they are proposed within.

## Flood Risk Assessment

The Government Flood Map for Planning identifies the application site as within Flood Zone 3, which indicates a high probability of flooding. As the proposal does not seek an increase in scale or amount of the building, nor an increase in non-permeable surfaces, a detailed flood risk assessment is not considered necessary. The works simply seek replacement louvres and the addition of signage to the archway, and therefore there is no anticipated increase in flood risk at the site itself or the surrounding area.

## Conclusions

Overall, it is considered that the application proposals are entirely appropriate for this location and necessary for the successful reoccupation of this vacant railway arch, which is supported by planning policy at all levels. It has been demonstrated within this statement that the proposals will have no harmful impact on the appearance of the building or on surrounding amenity. Accordingly, the proposed development adheres with relevant local planning policy and guidance. On this basis, it is considered that the proposal is acceptable and we respectfully request that planning permission is granted.

Should you have any questions regarding the proposals or supporting documentation, please do not hesitate to contact me.

Yours faithfully,



TITO AROWOBUSOYE  
Associate

Enc.