

SOUTHWARK COUNCIL

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990



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LISTED BUILDING CONSENT WITH LEGAL AGREEMENT

Applicant Elephant & Castle Properties Co Ltd

LBS Registered Number 16/AP/4525

Date of Issue of this decision 10/01/2019

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

Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).

At: METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON, SE1 6SD

In accordance with application received on 07/11/2016 **Your Ref. No.:**

and Applicant's Drawing Nos. Drawing number 935_02_07_210 Rev P2, Design and Access Statement, Townscape Built Heritage and Visual Assessment, 935_02_07210 Rev P3.

For the reasons outlined in the case officer's report, which is available on the planning register

Subject to the following two conditions:

Time limit for implementing this permission and the approved plans

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

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended, but with a longer period for implementation recognising the particular circumstances of the case.

Compliance condition(s) - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 2 All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

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 2018, 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.

Continued overleaf...

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Signed *Simon Bevan*

Director of Planning

Your attention is drawn to the notes accompanying this document

Any enquiries regarding this document should quote the LBS Registered Number and be sent to the Director of Planning, Southwark Council, Chief executive's department, Planning division, Development management, PO Box 64529, London SE1 5LX, or by email to planning.applications@southwark.gov.uk

UPRN: 10000816558

TP/1541-14

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IMPORTANT NOTES RELATING TO THE COUNCIL'S DECISION

This is a LISTED BUILDING CONSENT only and does not operate so as to grant any lease, tenancy, or rights of occupation of or entry into the building to which it refers.

- [1] **APPEAL TO THE SECRETARY OF STATE.** If the applicant is aggrieved by this decision of the council to grant a consent subject to conditions, the applicant may appeal to the Secretary of State in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of the receipt of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs. You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk. The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy will be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- [2] **LISTED BUILDING PURCHASE NOTICE.** If Listed Building Consent is granted subject to conditions, whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the building and land has become incapable of reasonably beneficial use in their existing state, and cannot be rendered capable of reasonably beneficial use in their existing state or by the carrying out of any works which have been or would be permitted, the owner may serve on the Council a listed building purchase notice requiring the Council to purchase the owner's interest in the land in accordance with Section 32 of Planning (Listed Buildings and Conservation Areas) Act 1990.
- [3] **OTHER APPROVALS REQUIRED PRIOR TO THE IMPLEMENTATION OF THIS CONSENT.** The granting of Listed Building Consent does not relieve applicants of the necessity to seek planning permission or of complying with any local Acts, regulations, building by-laws and the general statutory provisions in force in the area or modify or affect any personal or restrictive covenants, easements etc., applying to or affecting either the building to which the Consent relates or any land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefit thereof or holding an interest in the listed building concerned or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.
- [4] **BUILDING REGULATIONS.** You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].