

Committee	PLANNING COMMITTEE A	
Report Title	FELLOWSHIP INN, RANDESDOWN ROAD, LONDON, SE6 3BT	
Ward	BELLINGHAM	
Contributors	LUKE MANNIX	
Class	PART 1	17 NOVEMBER 2016

Reg. Nos. (A) DC/16/97938
(B) DC/16/98074

Applications dated 15.08.2016

Applicant Thomas Ford & Partners [on behalf of Phoenix Community Housing]

Proposal (A) Planning permission for the alterations, conversion and change of use of the Fellowship Inn, Randlesdown Road SE6, to provide a mixed use on the lower and ground floors, incorporating a Public House, Cinema, Café and staged hall (Sui Generis), and music hub on the first and second floor level (Sui Generis), together with extensions in the roof slopes to accommodate lift shafts and additional plant area, new railings, 1.9m high screening and a double glazed roof lantern, the provision of a metal staircase to the north elevation and amenity space and external seating areas on Knapmill Road (DC/16/97938).

AND

(B) Listed Building Consent in relation to the alterations, conversion and change of use of the Fellowship Inn, Randlesdown Road SE6, together with extensions in the roof slopes to accommodate lift shafts and additional plant area, new railings, 1.9m high screening and a double glazed roof lantern, the provision of a metal staircase to the north elevation and amenity space and external seating areas on Knapmill Road (DC/16/98074).

Applicant's Plan Nos. EX-001; EX-010 P1; EX-100 P1; EX-101 P1; EX-200 P1; EX-201 P1; EX-301 P1; DEM-101 P1; DET-202 P1; DET-301 P2; DET-302 P1; DET-303 P1; DET-304 P1; DET-341 P1; DET-342 P1; DET-351 P1; DET-352 P1; DET-353 P1; DET-354 P1; DET-355 P1; DET-356 P1; DET-357 P1; DET-358 P1; DET-401 P1; DET-403 P1; DET-404 P1; DET-405 P1; GA-210 P2; GA-211 P2; GA-300 P2; REP-200 P1; REP-202 P1; REP-203 P1; REP-204 P1; REP-205 P1;

Conservation Repairs Schedule; Delivery and Servicing Plan; Design and Access Statement; Lift Maintenance Plan; Noise Assessment; Planning Statement; Statement of Community Engagement; Transport Statement; Travel Plan; Ventilation Extraction Statement; Wayfinding Plans (received 15th August 2016)

Conservation Management Plan (received 13th August 2016)

DEM-100 P2; DET-201 P2; DET-300 P3; DET-301 P1; DET-350 P2; DET-402 P2; DET-406 P1; DET-407 P1; GA-201 P4; GA-301 P4; Heritage Statement; Schedule of Heritage Assets (received 19th October 2016)

DET-340 P2; GA-101 P6; GA-200 P6; Amended Parking Survey (received 27th October 2016)

GA-010 P4; GA-100 P8 (received 4th November 2016)

Background Papers

- (1) Case File LE/225/10/TP
- (2) Local Development Framework Documents
- (3) The London Plan

Designation

Area of Archaeological Priority
Grade II Listed Building

Screening

N/A

2.0 Property/Site Description

- 2.1 The subject site is known as Fellowship Inn, located on the north side of Randlesdown Road in Bellingham. It is Grade II listed, and on Historic England's 'Buildings at Risk' register.
- 2.2 The building is designed in the 'Brewers' Tudor' fashion, with a half-timber decoration and brown brick. The roof is hipped with clay tiles and hipped dormer windows to the south elevation and the west and east elevation of the side return. The east elevation contains large gable ends, which face towards the railway station. The windows are casement with leaded light and the doors are oak timber. Access is from Randlesdown Road through large arched Tudor doorways. The pub is split between the lounge/saloon bar and public bar and separated by the main serving bar, which includes the original office to the rear.
- 2.3 The Fellowship Inn is located adjacent to the Bellingham Railway Station and opposite Bellingham Leisure and Lifestyle Centre. Randlesdown Road contains a local shopping parade formed of retail uses serving day-to-day needs of local residents and extends to the corner of Bromley Road. Along Knapmill Road and further south, the area is predominately residential.

2.4 The PTAL of the site is 4, based on a scale of 0-6b with 6b being the highest. Bellingham Station services trains to Central London and Kent whilst bus stops servicing routes to Catford, Lewisham and Bromley are located along Bromley Road 100m from the site. Randlesdown Road and Knapmill Road are unclassified roads, however parking is restricted along Randlesdown Road. Parking is generally unrestricted on the roads to the north, however double yellow lines are in place around Knapmill Road adjacent to the site.

3.0 Planning History

3.1 In 2015, a Lawful Development Certificate for works to a Listed Building was granted (DC/15/92980). The application generally involved works to prevent further damage to the building whilst the current application was being prepared. It was considered that these works did not harm the character of the building and subsequently did not require Listed Building Consent.

4.0 Current Planning Applications

The Proposals

4.1 The current scheme proposes to redevelop the Fellowship Inn to bring the building back into full use. As part of the works, the building will be split into the following:-

- The ground floor fronting Randlesdown Road would continue to be used as a public house with ancillary micro-brewery, cellar and kitchen in the lower basement (Use Class A4);
- The ground floor to the rear would be used as a multi-purpose entertainment hall featuring music, comedy and theatre acts (Use Class D2). This space can be accessed either through the public bar or from Knapmill Road utilising stairs/lift;
- The lower floor fronting Knapmill Road would be used as a cinema (Use Class D2);
- Also fronting Knapmill Road within the old off sales area would be a café (Use Class A3); and,
- The upper two floors would be converted into a 'music hub', which offers training, tutoring, rehearsal and meeting space (Use Class Sui Generis).

4.2 The operation of the building would be split between two businesses, with the upper floor music hub occupied by Lewisham Music Hub and the lower ground and ground floor operated by Laines Pub Company.

4.3 The applicant has described the aim of the proposal is for the individual uses in the building to be able to operate independently and adaptably, but be able to collaborate and enhance each other's offer. Through this, it is hoped that the building would beneficially enhance the community use of the building whilst providing economically viable uses, which would take the building off the Building at Risk register and ensure the historically significant building is protected into the future.

- 4.4 The proposal involves external and internal alterations, together with extensive refurbishment works to the historical fabric of the building. It is stated that the proposed alterations are in order to bring the building back into modern use and improve the viability of the premises. These are detailed more comprehensively within the planning considerations.
- 4.5 Knapmill Road would also be altered as part of the proposed works with the dead end road removed and replaced with pedestrian landscaping and a seating area for the café. The proposed outdoor seating would result in an area of the highway being removed. Additional refuse storage would be located off Knapmill Road.

5.0 Consultation

- 5.1 This section outlines the consultation carried out by the applicant prior to submission and the Council following the submission of the application and summarises the responses received. The Council's consultation exceeded the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

Pre-Application Consultation

a) Community Consultation

- 5.2 During the summer of 2015, the applicant began comprehensive public consultation which included opening a 'pop-up' shop exhibiting the plans in a nearby business for a 4 week period, leafletting at local train stations, a consultation meeting at The Fellowship Inn on 15th August 2015 and consultation on social media. From this, over 1,400 completed surveys were submitted.
- 5.3 In addition to the above, a public meeting was held on the site on 10th May 2016 which was advertised via leaflets to local businesses and residents as well as notices in local businesses and social media.
- 5.4 As outlined within the applicant's Statement of Community Engagement, the predominate feedback received was positive, with a large number of respondents keen to see the building come back into use and provide entertainment and community uses.
- 5.5 Of the issues raised, the main concern related to the amount of parking generated as a result of the development. The applicant states that this has been considered and dealt with as part of their proposal.

b) Pre-Application Consultation with Council Officers

- 5.6 A number of pre-application meetings have been held during the summer of 2016 between the applicant and their agent and planning and conservation officers providing advice and comments of the proposals.
- 5.7 In general, officers supported the principle of the scheme in bringing the building back into use and the positive benefits of improving the community services available in the area. Officers assessed the impacts of the scheme on the historical fabric of the building and advised on its acceptability and the documents necessary to support the scheme. In addition, other issues such as highway impacts, including alterations to Knapmill Road, and noise and disturbances to

neighbouring properties were raised and advice given to ensure these impacts are acceptable.

Statutory Consultation

5.8 Site notices were displayed and letters were sent to residents and businesses in the surrounding area and the relevant ward Councillors. Historic England and Network Rail were also consulted.

a) Written Responses received from Local Residents and Organisations

5.9 In total, 36 written responses were received. Three letters were received from residents along Randlesdown Road and Broadmead Road in objection to the scheme, raising the following concerns:-

- Parking is insufficient in the area to accommodate the development; and,
- The development would adversely impact on adjoining residents amenity through increase in noise pollution and anti social behaviour.

5.10 One letter was received from a resident in Brookehowse Road which was neither supporting nor objecting to the scheme and raised concerns in relation to parking and noise in the area as well as the lack of disabled access inside the building.

5.11 31 letters were received in support of the scheme highlighting the positive effects of regenerating the building and creating a focal point for the community. It was also considered that the development would provide jobs, art, culture and leisure opportunities for local people and contribute to the sustainability of Bellingham. Letters were received from Bellingham businesses and residents and wider areas within the Borough. Support was also received from Lewisham Music Service.

5.12 The above points are considered further in the planning considerations.

b) Written Responses received from Statutory Agencies

5.13 Historic England were consulted by the applicant during pre-application and then by the Council after the submission of the applications.

5.14 It was noted by Historic England that they have been encouraged by the approach taken by the applicant, in particular the development of a conservation management plan which has established an understanding of the significance of the Fellowship Inn and informed the proposed development.

5.15 Historic England consider that the proposed layout responds to the original plan and ethos of the building and many features of interest would be revealed and reinstated. It is their opinion that the more sensitive alternations proposed, such as the infilling between the east-facing gables to accommodate a lift and the removal of the early cinema seating, would be clearly outweighed by the benefits of bringing this 'heritage at risk' asset back into use, and the delivery of exciting public amenities in this important community building.

5.16 Therefore it is their opinion that the overall significance of the building will be preserved and enhanced. As such they consider that the development complies

with key heritage planning policies and strongly support the proposed development.

- 5.17 Historic England also provided a response in relation to the effect on heritage assets of archaeological interest. In this matter, they found that the proposed development is unlikely to have any adverse impact and subsequently no assessment was required.

c) Environmental Health Officer

- 5.18 The Council's Environmental Health Officer assessed the appropriateness of the scheme using the information provided in the noise report. It was highlighted that the main noise sources were from the internal use of the building and the fixed plant on the roof of the hall.

- 5.19 It was noted that the report recommended noise limiters be placed on amplified music systems within the building to restrict undue noise from being emitted. It also recommended that these limiters be installed and tested by qualified technicians. Finally, it was also noted that the report sets Maximum External Noise Levels from Music/Entertainment. Officers accept the findings of the report as accurate and the recommendations are appropriate.

- 5.20 Subject to these conditions requiring details of ventilation and fixed plant, Environmental Health have no objections to the proposed scheme.

d) Highway Officer

- 5.21 The highway officer was notified of the proposed development and made no objections to the proposed scheme, subject to a Section 278 agreement for the proposed highway works on Knapmill Road.

6.0 Policy Context

Introduction

- 6.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL)

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, the Development Management Local Plan, the Site Allocations Local Plan and the Lewisham Town Centre Local Plan, and the London Plan. The NPPF does not change the legal status of the development plan.

National Planning Policy Framework

- 6.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14, a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states in paragraph 211, that policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 6.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

Other National Guidance

- 6.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

London Plan (March 2016)

- 6.6 In March 2016 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 3.16 Protection and enhancement of social infrastructure
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology

Core Strategy

- 6.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic

objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 1 Lewisham Spatial Strategy
Spatial Policy 5 Areas of Stability and Managed Change
Core Strategy Policy 8 Sustainable design and construction and energy efficiency
Core Strategy Policy 14 Sustainable movement and transport
Core Strategy Policy 15 High quality design for Lewisham
Core Strategy Policy 16 Conservation areas, heritage assets and the historic environment
Core Strategy Policy 19 Provision and maintenance of community and recreational facilities

Development Management Local Plan

6.8 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Site Allocations, the Lewisham Town Centre Local Plan, the Core Strategy and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Development Management Local Plan as they relate to this application:

6.9 The following policies are considered to be relevant to this application:

DM Policy 20	Public houses
DM Policy 25	Landscaping and trees
DM Policy 26	Noise and vibration
DM Policy 27	Lighting
DM Policy 29	Car parking
DM Policy 30	Urban design and local character
DM Policy 31	Alterations/extensions to existing buildings
DM Policy 36	New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens
DM Policy 43	Art, culture and entertainment facilities

7.0 Planning Considerations

7.1 The main issues to be considered in respect of this application are:

- a) Principle of Development
- b) Design and Impact on a Listed Building
- c) Highways and Traffic Issues
- d) Noise
- e) Impact on Adjoining Properties
- f) Sustainability

Principle of Development

- 7.2 The Council's Core Strategy objectives support the provision of community and recreation facilities to enhance sustainable communities.
- 7.3 Currently, the use of the Fellowship Inn is a public house. (A4 use class) with ancillary accommodation above. However other uses were historically implemented, including entertainment and function halls, cinema and off sales shop, however it is understood that these have not been used within the building for over 30 years.
- 7.4 The proposal would involve a change of use to a mix of uses, including a cinema, café and an entertainment hall on the ground floor of the Fellowship Inn, together with the existing public house with ancillary kitchen and micro-brewery on the ground floor and lower ground floor; and a music hub on the first and second floors.
- 7.5 The proposed development has been designed to operate as flexible uses which may operate independently of each other, however it is noted that a number of openings exist between the uses, which would need to be maintained for accessibility purposes. Furthermore, it is considered that, through the multi-use nature of the site, people visiting the premises would freely access each proposed use. For instance, people may use the café as they wait for a film, or use the public house after a film or event in the rear hall. For this reason, together with the one operator for all the uses, officers consider the ground and lower ground to be one planning unit.
- 7.6 The upper floors would be operated independently from the lower floors, including a separate entrance. Furthermore, the use of the upper floors for music training/rehearsal/tutorials is distinct from the lower ground floor entertainment/leisure/pub uses. Therefore officers consider that the upper floors would be its own planning unit separate from the lower floors.
- 7.7 Subsequently, officers are assessing the proposed development on the basis of the subdivision of the one planning unit to two planning units within the building.
- 7.8 It should be noted that the current floor area classed as A4 public house includes the upper floor, given this was the publican's accommodation as well as kitchen which serviced patrons of the ground floor bar. Together, officers calculate the existing A4 public house floor area as 713 sqm (this space includes ancillary toilets, storage, cellar etc. but not shared stairs).
- 7.9 As a result of the proposed development, the amount of floor area which is would be used as (Use Class A4) public house would be 406 sqm. Therefore, the development is considered to result in the loss of 307 sqm of A4 public house floor area. However the majority of this would be over the upper floor areas as most of the basement and ground floor area is retained.
- 7.10 DM Policy 20 aims to prevent the loss of A4 public house use. It is understood that the upper floors have not been occupied as living accommodation since the late 1990s or early 2000s. Consequently, officers are satisfied that the space no longer fulfills a function for the use of the public house. The change of use of the upper floor to host the Lewisham Music Hub community use would in any case compliment the use of the ground floor.

- 7.11 The proposed development would also introduce a number of features into the existing public house which would improve the viability and functionality of the premises, such as the basement level kitchen and micro-brewery. Furthermore, the remaining ground and lower ground floor uses would attract further patrons into the premises, consequently increasing the viability of the existing public house.
- 7.12 Consequently, the proposed development is not considered to be contrary to DM Policy 20 as there would be no loss of valuable A4 floor area and the multiple uses would improve the viability of the public house component of the use.
- 7.13 In terms of its social impact, the proposed development intends to introduce and improve a number of community facilities within the existing building. Subsequently, this would have beneficial effects through the provision of formal and informal gathering spaces, as well as learning facilities for young people on the upper floor. It should also be considered that as the premises is located within Bellingham Ward, the proposed enhancements to the community facilities would improve the social health of one of the more deprived areas in the Borough. As such the proposal would enhance the community role of the Fellowship Inn to the benefit of residents in the locality and the Borough as a whole.
- 7.14 From a historical perspective, it should be noted that the Fellowship Inn was originally constructed with multiple community facilities as an improved public house for all residents, including families, within the new Bellingham Estate. The proposed uses are therefore sympathetic to the historical character and original intention of the listed building. The building would also be brought back into use. These factors weigh very significantly in favour of the principle of development.

Design and Impact on a Listed Building

- 7.15 Pursuant to Core Strategy Policy 15, the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character.
- 7.16 The Council will also ensure any development conserves and enhances the Borough's heritage assets, such as Listed Buildings. The Council will work with its partners, including local communities, to ensure that heritage assets will be valued positively and considered as central to the regeneration of the Borough as detailed in the Core Strategy spatial policies.
- 7.17 This follows on from the guidance of the NPPF, which recognises heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their significance. Therefore authorities should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect or decay.
- 7.18 Part C of DM Policy 36 relates to development affecting a Listed Building and states that in order to ensure the conservation of these properties, the Council will only grant consent for alterations and extensions which relate sensitively to the building's significance and sustain and enhance its significance and integrity.

- 7.19 When considering applications for change of use of Listed Buildings, DM Policy 36 states that the Council will consider the contribution of the existing use and the impact of any proposed new use to the significance and long-term viability of the historic building. The Council will seek to ensure that the building is put into an optimum viable use (i.e. the one that causes least harm to the significance of the building, not just through initial changes but also as a result of subsequent wear and tear or any likely future changes). The implications of complying with Building Regulations, such as fire escapes, will be taken into account prior to determining applications for change of use.
- 7.20 Finally, DM Policy 36 also states that where the significance of an asset may be harmed or lost through physical alteration or destruction, or development within its setting, the Council will require clear and convincing justification. The Council will consider the wider public benefits which may flow from the development where these are fully justified in the impact assessment. This is in line with paragraph 134 of the NPPF.
- 7.21 The Fellowship Inn was designated a Grade II Listed Building in 2013. It should also be noted that the building has been added onto the 'heritage at risk' list prepared by Historic England. Therefore this should be taken into consideration when determining the acceptability of any harm to the building.
- 7.22 The listing description provides a detailed analysis of the building and the history of its use. It highlights that the principal reasons for its designation are:-
- 1) **Degree of survival:** the survival of most the original interior fittings and the original layout, as well as the largely unchanged exterior appearance, makes this a rare, virtually unaltered, example of a 1920s 'improved' public house;
 - 2) **Architectural interest:** the building shows all the salient features of a typical improved pub of this era with its 'Brewers' Tudor' style, large bar areas, halls for entertainment, refreshment room, children's room, off sales shop and ample kitchen facilities; and,
 - 3) **Historic interest:** built to serve the London County Council's Bellingham Estate by one of the major improving breweries, the Fellowship Inn represents an early example of the LCC allowing a pub to be built on one of their estates and is illustrative of a change in social housing policy.
- 7.23 The applicant has prepared a Conservation Management Plan, which has been used to assess the significance of the building and instruct the direction of development.
- 7.24 The conservation plan provides an appraisal of the historical development of the building, assesses and illustrates the significance of the various components of the building, and establishes the overall importance of the place. From this, a conservation guideline for future proposals and repair work have been established to facilitate the ongoing use of the building.
- 7.25 The historical elements of the Fellowship Inn have been graded on the basis of the following criteria:-

- i. Elements of outstanding significance: an element of international importance, or a fine, intact (or little altered) example of a particular period, style or type that embodies the importance of the building or site overall;
- ii. Elements of considerable significance: an element of regional (England) or national (United Kingdom) importance, or a good example of a particular period, style or type with a high degree of intact original fabric that contributes substantially to the importance of the building or site overall;
- iii. Elements of moderate significance: an element of local (London) importance, or an element that contributes to, but is not a key element to the importance of the building or site overall;
- iv. Neutral elements: an element which neither contributes, nor detracts from the importance of the building or site overall and,
- v. Negative elements: an element which detracts from the overall significance of the building or site overall.

7.26 Using this grading system, a detailed gazetteer of the building has been provided in Appendix B of the Conservation Management Plan. It should be noted that the main outstanding elements included the external elevations (in particular the principal elevation on Randlesdown Road and Knapmill Road), most of the ground floor public house and rear function rooms and the lower ground floor hall and off sales shop. The upper floor kitchen are considerable elements and the remaining upper floors are moderate. The toilets and basement cellar are neutral elements and later additions such as the front canopy and wall signage are negative elements.

7.27 The proposed development would involve the regeneration of the Fellowship Inn. This would involve extensive repair works to the damaged elements of the existing building, together with alterations involved with conversion, which incorporates the reintroduction of the lower ground floor cinema and upper floor entertainment hall, as well as the introduction of a lower ground floor café and music hub in the upper floor. The current area used as a public house, including basement cellar would remain.

7.28 Officers have assessed the significance of the proposed works in the below sections.

a) External Alterations

7.29 The most notable external alteration would incorporate an extension in the roof slope, together with increasing the roof height of a gable end and infilling sections of the external elevation on the eastern elevation. This is to permit modern circulation and the proposed lift shaft and associated plant to the upper floor areas.

7.30 The proposed roof extension would be set back 1m from the eaves of the existing roof slope, 2.3m in height and protrude 3.7m from the existing roof slope. The highest point of the gable end would be increased by 800mm, which is still lower than the larger gable end to the front, however the eaves level would be higher than the front gable end. The works to the roof would utilise a matching Brewers' Tudor style and include a new window to match the existing in the extension. The

infill areas would use matching brick and would be inset to give a read to the original infill areas. The existing windows would not be reused on the elevation.

- 7.31 Original roof dormers are noted within the existing roof slopes and therefore are not unusual features within the setting of the building. However, with their hipped roof design they significantly differ from the proposed flat roof extension. Furthermore, the extension is considered to significantly alter the subservient balance of the gable ends as the eaves of the smaller gable end would be raised above that of the dominant front gable end.
- 7.32 Therefore, officers acknowledge that the alterations would significantly alter the existing character of the building on the eastern elevation, resulting in harm to the architectural and historical significance of the building.
- 7.33 Notwithstanding this, it is noted that the eastern elevation is somewhat less visible from Randlesdown Road. Additionally, due to the setback of the proposed extension behind the front gable, the visibility of the extension is further reduced. Finally, it is noted that the materiality and design would be such that the proposed works would be relatively sympathetic to the original design. When considered collectively, this works to reduce the harm caused to the character of the building.
- 7.34 This adverse harm should also be weighed against the public benefit of the proposal. The proposed development as a whole would bring a 'heritage at risk' building back into use, with uses that are in keeping with the historical and social character of the building. Furthermore, the social benefit of the proposed uses also adds to the public benefit of the proposed development.
- 7.35 It is also considered that the proposed alterations are required to facilitate equal access within every floor of the building through the provision of a lift to the top floor. As such, this is considered to provide further public benefits through improving the accessibility of the building.
- 7.36 Therefore the proposed alterations to the eastern elevation, whilst resulting in harm to the character of the building, is considered to be outweighed by the significant benefits which would result as a consequence of the proposed scheme. Subsequently, these alterations are considered to be acceptable.
- 7.37 Also on the eastern elevation, the existing archways on the ground floor would be infilled with louvres to allow ventilation of the future plant room. Officers note that the louvres would fit within the existing openings and therefore would result in little harm to the fabric of the building. Furthermore, the siting of the louvres within the architraves would allow the fixtures to be reversible if necessary. Therefore the principle of adding the louvres is considered acceptable.
- 7.38 However, officers consider that the proposed PPC material would not be of sufficient high quality, especially within the setting of the listed building. Subsequently, the use of this material is considered to be harmful to the historical character of the building. Nonetheless, officers consider that a condition for details of louvre materials which are to be approved by the Council would appropriately overcome this adverse impact. Therefore, officers consider that with this condition the proposed louvres are considered acceptable.
- 7.39 As part of the general repair and refurbishment works, the roof of the upper floor hall would be removed due to the damage caused by water ingress. Whilst the sky

lantern would be replaced, the opportunity is being taken to reduce the size of the sky lantern to reduce noise escape and provide space for plant on the roof.

- 7.40 The large sky lantern is not an original feature of the 1923 design, however was added shortly after with the roof extension of the hall and is a sympathetic feature within the overall character. Subsequently, it is considered to have historical significance. However, given the damage to the roof it is appreciated that its loss is inevitable.
- 7.41 Whilst the replacement structure would be smaller in nature, it is proposed that a triangular timber structure extending from the replacement sky lantern would be installed as a screen for the proposed plant. This structure would match the existing sky lantern in terms of length and shape and whilst it would be a different material, it would be a sympathetic addition to the historical character of the feature.
- 7.42 The remaining plant is located towards the eastern end of the hall roof, which is considered to be less visible from Knapmill Road and the residents to the north. Furthermore, whilst adjoining the railway platform, the views towards the roof are minimised due to the angle from platform level.
- 7.43 The proposed plant would also be concealed behind a section of screening, which would mimic the existing skylight. Therefore this would reduce the visibility from the remaining views. There would also be additional screening on the roof.
- 7.44 Overall, officers consider that the proposed plant is suitably located to minimise the views from the public realm. In addition, the principle of the screening is considered to be appropriate to the character of the existing development as well as reducing the visibility of the plant. To secure high quality and sympathetic materials, it is recommended that specific details of the sky lantern and new screening should be submitted for approval by officers.
- 7.45 Alterations to the west elevation including refurbishing and relocating the northern most ground floor door to the adjoining arch. This opening would then be infilled with matching brickwork. It is also noted that a window in the northern elevation would be infilled.
- 7.46 The infilled doorway currently provides access to the stairs towards the upper hall and is not considered to provide any significant character to the setting of the building. Provided the materials are sympathetic to the development, this alterations is not considered to cause severe harm to the building. Furthermore, the northern infilled window would be in front of the proposed refuse store on the ground floor and not visible to the public realm. Provided the materials are appropriate, officers consider that this is acceptable.
- 7.47 Other alterations to the existing building include the introduction of metal balustrades around the entire edge of the upper hall parapet, as well as the extension of the metal staircase. Officers note that these are important measures to meet the modern standards of Building Regulations and therefore are necessary as part of the proposed regeneration of the building. Officers consider therefore that the principle of installing these elements would be acceptable.
- 7.48 A number of alterations include reintroducing existing openings, such as the off sales shop front and adjoining ground floor windows, which have been bricked up.

One of the existing doors adjacent to these windows would also be replaced with a window within the same opening. It should also be noted that the lower ground floor windows to the public bar on the western elevation (adjacent to the stairs) would also be reintroduced. Furthermore, it is noted that negative elements such as the front canopy and unsympathetic signage is being removed from the front elevation.

- 7.49 These proposed amendments are generally considered to be improvements to the character of the existing building. Therefore they are considered to enhance the setting of the Listed Building and hence are supported by officers.
- 7.50 It is recommend that, if the applications are to be approved, then a condition recommending the submission of material specifications of new elements, such as windows, railings, screening, render and timber, should be submitted to the Council for approval. In addition, a panel of brickwork should be completed on site and new window framing also made available for Council approval.
- 7.51 Subject to these conditions, the proposed external alterations are considered acceptable.

b) Internal Alterations

- 7.52 The most notable alteration to the internal area involves changes to the original layout. It is also intended that, due to the changes there is expected to be the removal of original and historically significant features. Given the importance of the virtually untouched layout and features of the improved pub to its historical character, this is likely to have some impact on the setting of the Fellowship Inn.
- 7.53 The proposed development would reintroduce the cinema use to the lower ground floor hall. The layout of the hall would remain virtually unchanged, with only alterations to the gentlemen's cloakroom and toilets to the south of the lobby and area of storage and toilets to the north of the lobby. This is to link the cinema to the proposed café, provide modern and accessible toilets and allow the lift shaft to the upper floor hall.
- 7.54 It is acknowledged within the Conservation Management Plan that the area to the north of the lobby is a neutral element, neither adding or detracting from the character. Officers agree with this and also consider that the alterations are necessary to improve accessibility to the cinema and upper hall. Therefore the loss of this area is not considered harmful to the character of the building.
- 7.55 It is noted that the gentlemen's cloakroom is graded as a moderate element. Whilst the loss would have an impact, when weighed against the refurbishment of the current derelict cinema, its loss is not significantly harmful to the setting of the building.
- 7.56 Therefore the alterations to the layout of the lower floor hall are considered to be acceptable to the character of the building.
- 7.57 Other alterations to the lower hall include the removal of the cinema seating and raising sections of the floor. The higher floor is shown as three rows of seating as being 200mm higher than at the entrance and another four rows on a 1:15 gradient to the current floor level. It is understood that the existing seating, is not to the current modern standard and therefore would need to be replaced with

wider seating. Also, for the comfort of customers, the raked floor allows clearer views to the cinema screen.

- 7.58 It should be noted that the cinema seating is not original to the Fellowship Inn, with the lower hall originally constructed as a banquet hall for gatherings. The seating is understood to have been introduced around the 1950's. Therefore, whilst an interesting read to the previous use of the room, the seating is not considered to be of significant importance to the overall historical character of the building. Additionally, it should be noted that a section of the current seating would be refurbished and added to the rear of the cinema to provide an connection to this historical interest of the room.
- 7.59 The existing floor has suffered damage from extensive water ingress as well as fire damage to the stage. Therefore a large portion of the original flooring has either been lost or the condition remains unknown. However, it is noted in the repair schedule that the works to the hall include restoration of the original floor where possible. It also highlights that the proposed raise flooring would be installed so that, if necessary, the works could be reversed and the original flooring restored.
- 7.60 It should also be considered that, in order to make the building usable, the cinema should be brought up to modern standards. Therefore it is officers opinion that the removal of the seating and raising of the floor would be necessary to bring the building into use.
- 7.61 As such, officers consider that the proposed removal of seating and raising of the floor would not have a harmful effect on the historical character of the building.
- 7.62 Also on the lower ground floor, the proposed development would reintroduce the existing shop front and change the use of the area to a café. This would involve removing walls to add floor area to the café, as well as extensive alterations to the basement layout of the cellar and storage rooms. These works are to provide a kitchen and micro-brewery/beer cellar for the public house, as well as plant area for the upper floor lift.
- 7.63 This area of the Fellowship Inn, with the exception of the off sales area, is considered to be a neutral element within the building. Having inspected the site officers consider that the changes to the layout would not be significantly harmful to the historical character of the building. Furthermore, whilst the existing off sales area would be enlarged and therefore the original layout of an outstanding element would be affected, it is noted that original elements such as the rare countertop and shelving would be refurbished and reused within the café. These are considered to be the most historically important features within the area and therefore their retention is supported in order to reduce the impact on the setting of the room.
- 7.64 Other notable alterations to the basement floor level include the introduction of glazed screening between the micro-brewery and café. This was raised during pre-application discussions and officers considered this to be a visually interesting read into the process of beer making and considered that the impact to the character of the building through the removal of the walls would be minimal given the neutral character of the element.

- 7.65 It is also likely that historically interesting elements such as the mechanical bottle disposal machine in the cellar would be lost. Whilst this represents an interesting artefact of the public house, it is not considered to be significant to the overall historical character of the building. It is also noted within the proposal that elements such as these will be cleaned up and recorded to capture the history of the site. It is also possible that the machine may be moved to another area of the building as a historical read of the building.
- 7.66 Overall, officers consider that the proposed alterations to the cellar and off sales area to provide a café and ancillary kitchen, micro-brewery and storage would have an acceptable impact to the character of the Fellowship Inn.
- 7.67 On the ground floor level, the public house would remain off Randlesdown Road, with the public bar in the western edge brought back into use. The proposed development would alter the layout of the original pub very little, with the main change being the removal of the toilets to the rear of the public bar as well as the toilets off the lounge bar.
- 7.68 The toilets to be removed are considered to be a neutral element within the supporting documents and hence the loss is not considered significant. Officers agree with this and therefore consider that the impact would be acceptable.
- 7.69 The proposal would alter the existing opening to the rear of the bar between the lounge and public bar. The alterations as originally proposed were to remove the existing door and parts of the wall with folding glazing.
- 7.70 During pre-application discussions, officers were satisfied that, subject to an appropriate nib on the door and suitable details, the principle of the opening would not be harmful to the character of the building. However, it was considered that the use of glazing would be inappropriate within the historical fabric of the building, especially taking into account the outstanding preservation of the public house.
- 7.71 As such, alterations were sought and made to the opening. Subsequently, the applicant submitted new details which show the enlarged opening constructed of the original panelling and reusing the existing door. This is considered to be more sympathetic to the historical fabric of the building and as such the impact on the character of the building would be acceptable.
- 7.72 Other alterations to the public house floor area include the existing opening between the lounge bar and the upper floor hall would be fixed shut. A new single door opening would be introduced into new toilets which would utilise the existing panelling. Furthermore, two counter bars added in the lounge would be removed. These are considered to be later additions and of poor quality and hence the removal would not adversely impact on the historical character of the building.
- 7.73 Lastly, the dumb waiter to the upper floor areas would be retained and sealed shut to be used for ducting and services. Officers support the retention of this feature for its historical character and hence this is considered acceptable.
- 7.74 As such officers consider that the alterations to the public house would be acceptable within the setting of the Fellowship Inn.

- 7.75 To the rear of the ground floor, the upper hall is being refurbished to reintroduce a multi-purpose entertainment hall. As part of these works, the children's room to the rear of the hall would be removed, as well as stairs leading to a toilet. The main stairs leading from the lower ground hall would remain as well as the bar. The new layout would allow a lobby, toilets and the lift to the rear of the hall, as well as reduce the area of floor space between the bar and the children's room to provide female toilets for the public house.
- 7.76 The existing children's rooms is highlighted as an outstanding element within the Conservation Management Plan. Officers also note the historical significance of the children's room within the improved pub, which is a significant feature of the original refreshment rooms as a place for family and community use as opposed to a drinking establishment. As such, it is considered that the loss of the children's room would have an impact on the historical character of the building.
- 7.77 Notwithstanding this, officers acknowledge that the layout of children's room make it difficult to incorporate within the proposed entertainment hall. Furthermore, it is considered that bringing the room back into use as a children's room would not be appropriate within the proposed uses. Officers also appreciate that the current derelict nature of the existing hall would be vastly improved as part of the proposal with significant enhancements to the original historical fabric of the room. Therefore the benefit of bringing the building back into a sympathetic use would outweigh the loss of the historic children's room.
- 7.78 Other noticeable alterations include the removal of the original rotund skylight. It is understood that this is one of the two original skylights into the lower hall as originally constructed in 1924. When the upper floor was constructed a few years later, one of the skylights was removed and floor infilled whilst the current skylight was boarded up.
- 7.79 Given this is an original feature of the existing building, this is considered to provide some historical significance to the building, albeit it is not considered to be outstanding in character. However, it is acknowledged that the position of the skylight detracts from the layout of the room and its usability as a modern entertainment hall and hence its removal is considered to be justified. Furthermore, it is noted that the flooring would be articulated to provide a read of the original purpose of the roof, which would add to the historical interest of the room. It is also considered that the feature should be cleaned up and recorded within a schedule of heritage assets, which can be conditioned as part of the Listed Building Consent.
- 7.80 Lastly within the upper hall, the layout around the stage area is being amended to provide change rooms, toilets and stores, together with the expansion of the stage. Also, some enclosed ducting is proposed in the north-east corner.
- 7.81 In general, the changes to the layout look to be acceptable to bring the hall back into modern use. However, it is noted that the ducting is built up against two windows, as well as a partitioning wall running through a north facing window. Whilst it is noted that the effected windows are located in less visible elevations, officers are concerned with how the partitions would appear behind the openings, as well as any harm to the fabric of the building as a result of the works.

- 7.82 Whilst officers are satisfied that the proposed partitioning would not significantly harm the external appearance given its low visibility, it is considered that details should be provided to ensure the internal works would not have a harmful impact on the historical fabric of the building. This includes sections showing the distances from the windows and fixing details to the original building. These details have not been submitted; however it is considered that a suitably worded condition for the submission of these details would make the scheme acceptable in this regard.
- 7.83 Therefore, it is considered that the proposed alterations within upper hall are considered to have an acceptable impact on the character of the Fellowship Inn.
- 7.84 With regard to the internal layout of the upper floors, it is noted that the Conservation Management Plan classifies the majority of the area as a moderate element, with the exception of the kitchen and pantry, which are outstanding. The proposed development would retain the majority of the layout, however it is noted that the pantry to the side of the kitchen would be removed to allow the lift shaft, as well as alterations in the eastern end of the first floor to provide accessible toilets.
- 7.85 Whilst the loss of the pantry is regrettable, officers consider that this is necessary to provide the lift shaft for appropriate disabled access. Therefore, the impact the removal would have on the character of the building is considered acceptable.
- 7.86 It is noted that a number of features within the kitchen and pantry, such as shelving, cabinets etc. may be removed to provide the rehearsal space. Whilst the impact of the removal on the setting of the building as a whole is acceptable, officers consider that should any of these original features be removed and not reused within the building, it should be appropriately cleaned up and recorded.
- 7.87 On the other hand, it is noted that a large number of important features within the kitchen are to be retained and refurbished, such as the dumb waiter and glazed tiling. Therefore, with these improvements the proposed development is not considered to have a significant impact on the setting of the building.
- 7.88 It should be noted that due to the proposed use of some of the rooms for rehearsal space, a number would have to include reinforced walls and secondary glazing. In addition to these, the windows into the entertainment hall and cinema would also have secondary glazing to restrict noise escape.
- 7.89 Officers consider that the principle of adding additional walls, doors and windows within the internal structure of the building would improve the noise impact of the uses within the building and hence is supported. However, this would be dependent on the manner in which these elements are installed to ensure they do not harm the setting of the building and are reversible if required in the future.
- 7.90 The applicant has submitted sections of the secondary glazing. They show the glazing units set 25mm inside the internal architrave and illustrate that the window frames would be anodised with single panes. Whilst in general this information is considered to be acceptable, officers would still need to see detail of the fittings in the architraves, specifications of the opening styles and how this marries with the original glazing pattern, as well as a sample of the material finish.

- 7.91 Whilst the outstanding details have not been submitted for assessment, officers consider that this could be addressed through a condition. Furthermore, officers have not received any details of the fixing of new internal walls to the original walls or sections of secondary doors within existing jambs. It is considered that this could also be made acceptable with a suitably worded condition.
- 7.92 Therefore, officers consider that, with suitable conditions, the proposed reinforced windows, doors and walls would not have a harmful impact on the character of the Fellowship Inn.
- 7.93 It is also noted that a large number of original features that provide some historical read to the building are being removed under the scheme. Whilst the most significant features are listed in the paragraphs above (skylight, bottle machine, cupboards, toilets, urinals etc.), it is considered that all original features should be suitably refurbished and documented as a means to record these elements of the building.
- 7.94 Therefore, officers recommend that a condition be placed on the Listed Building Consent for the preparation and submission of a photographic schedule of any original features within the building which are to be removed as part of the proposed development.
- 7.95 Overall, regarding internal alterations, officers consider the scheme to provide mostly positive enhancements to the character of the building. Whilst some changes, such as the loss of the children's room, are regrettable, it is considered that the adverse impact of these elements are outweighed by the benefits of the scheme. Subsequently these works are considered to be acceptable.

c) Repairs and Refurbishment

- 7.96 Both internally and externally, the proposed development involves the repair and refurbishment of the Fellowship Inn. This is detailed within the Conservation Repair Schedule and plans submitted in support of the application.
- 7.97 It is noted within the documents that the external decorations are relatively new; however in some areas the paint has poorly adhered and is peeling. It is also uncertain whether the render below is original, but nonetheless it is considered that if it was original it is not understood whether this could be reinstated where the modern paint is strongly adhered to.
- 7.98 As such it is proposed that all existing painted surfaces are stripped back to a sound surface prior to redecoration. This includes the application of preservation stain to the external woodwork.
- 7.99 Officers find that this redecoration works are acceptable. However, it is considered that further details on the method of paint removal and details on the external paint finish should be submitted for approval by the Council.
- 7.100 In general, the refurbishment and repair works would look to retain the existing features where possible. It is noted that a number of damaged elements would need to be replaced, such as oak timber sections in the external elevation, areas of rainwater plumbing and windows. It should also be noted that a number of windows are not yet accessible. Therefore it is understood that the state of these windows are unknown and may also need to be replaced.

- 7.101 In general, officers support the refurbishment works to the Fellowship Inn in order to enhance the setting of the building. However, there are concerns over the proposed cleaning technique proposed and the damage that may be caused to the building as a result.
- 7.102 As such, it is the officers opinion that a method statement of cleaning the building prior to redecorating is provided which would not cause unacceptable harm to the fabric of the building.
- 7.103 It is also considered that samples of the proposed replacement material used in both the external and internal refurbishment should be made available on site for the approval of Council. This should include, but not limited to, windows, timber decorations, bricks and mortar, roof tiles, guttering, lightwell glazing blocks, flooring, doors and concrete render. This should be secured through a condition.

d) Landscaping

- 7.104 The area of highway to the front of the proposed cinema entrance at Knapmill Road is within the application site. This area is currently unsightly, not only because the entrances to the building from the highway are not in use, but also due to damaged paving around the highway and poor layout causing unmanaged parking to the front of the building.
- 7.105 As part of the proposal, the highway at Knapmill Road would be landscaped to decrease the carriageway and increase the area of pedestrian access. The works would also provide external seating for the proposed development, which would be split either side of the walkway from the stairs leading up to Randlesdown Road.
- 7.106 The external seating would be bordered by a 600mm raised planter and low level gates and fencing with alternate paving to identify the seating area. A tree would also be planted within the pedestrian area of the highway. A 2.1m high timber gate would be added between the highway and the side of the building. No details of the hard materials have been provided or plant species.
- 7.107 These works are welcome as they would improve the setting of the building whilst retaining appropriate movement of pedestrians through the highway. Furthermore, the proposed seating is recognised to improve the usability of the Fellowship Inn through providing attractive outdoor seating for customer use.
- 7.108 Whilst the principle is acceptable, it is considered that the detail of the proposed landscaping works is insufficient to determine that the materials would be appropriate within the setting of the building. However, officers consider that a condition for the submission and approval of details would make the development acceptable in this regard. It should be noted that this would relate to not only the landscaping along Knapmill Road but also the works proposed to the front of the entrances of Randlesdown Road.
- 7.109 It is also noted that lighting and cctv cameras have been shown on the proposed elevations indicatively. Officers consider that in order to ensure they are appropriate within the character of the building, details of their location and appearance would be required. It is recommended that this is submitted using a condition.

7.110 Overall, the proposed landscaping is considered to have an appropriate impact on the setting of the Fellowship Inn.

e) Design Summary

7.111 The proposed refurbishment of the Fellowship Inn is considered to contain a number of enhancing features which would improve the current 'heritage at risk' building.

7.112 It is noted that there are some aspects of the scheme which may result in some harm to the character of the building, such as the alterations on the eastern elevation and loss of certain features such as the children's room.

7.113 However, when these harmful impacts are weighed against the overall enhancement, together with the public benefit of the proposed uses within the building, it is considered that these impacts are acceptable, subject to conditions attached to the decision notices.

Highways and Traffic Issues

a) Access

7.114 The Council's Core Strategy aims to provide inclusive design in new development to ensure equal access throughout the Borough. This not only includes improving sustainable access such as walking, cycling etc. but also disabled access for wheelchair users and less mobile residents.

7.115 The subject site is located adjacent to Bellingham Station, with a number of bus stops located on Bromley Road and Brookehowse Road. The highway along Ravensbourne Road is considered to have a good level of accessibility with decent pavement widths and a good standard of paving with highway lighting.

7.116 Stairs are located between the Fellowship Inn and adjoining post office providing pedestrian access from Randlesdown Road to Knapmill Road, however these stairs are unlit. The area of road to the front of the building contains a dead-end road with parking restrictions, yet congested parking is significant problem at the front of the building. Further along Knapmill Road and the surrounding roads to the north, it is noted that parts of the pedestrian footpath are used for parking. Whilst this reduces the width, there is still room for pedestrians to pass on the pavement.

7.117 The proposed development would utilise the existing entrances along Randlesdown Road, as well as reopen the currently disused entrances at lower ground floor onto Knapmill Road. Whilst the standard of Randlesdown Road is acceptable for pedestrian access, it is considered that the current state of Knapmill Road is not suitable given the entrances for the cinema and café would be located in this area.

7.118 Notwithstanding this, the proposed development includes alterations to the highway around the cinema and café entrances at the end of Knapmill Road. This would include removing the dead-end road and resurfacing the highway. Parking would be restricted along the corner of the new road with double yellow lines.

- 7.119 It should be noted that the proposed highway works would involve removing elements of the existing highway, which would then be maintained by the property owners. This would be completed with a stopping-up order if planning permission is granted.
- 7.120 Whilst officers acknowledge that some of the highway would be lost, this would be nearest to the proposed café entrance. As such, the proposed works would provide clear sightlines and paths are from Randlesdown Road towards Knapmill Road for pedestrians utilising the stairs. With this in mind, it is considered that the loss of highway would not have a significant impact on the movement of pedestrians from the established level.
- 7.121 The alterations to the carriageway would not restrict the movement of cars and service vehicles along the existing highway or harm vehicular access from the established area. Furthermore, whilst there would be the removal of carriageway, this is not considered to severely effect vehicle movement as it would remove a dead-end and reduce unmanaged parking of the area.
- 7.122 Overall, officers consider that the change would open the area up for more pedestrian movement. Furthermore, the improved paving would increase the use of the area through creating a more attractive and safer pedestrian route.
- 7.123 Therefore, with these works to improve the highway, the proposed development is considered to be acceptable in terms of providing satisfactory access and pedestrian movement.
- 7.124 These works would be secured by condition. Furthermore, in order to ensure the design and standard of the landscaping works within the applicant's ownership are appropriate, a condition for a hard landscaping plan is also recommended. Officers consider that the condition described within the landscaping section covers this issue.
- 7.125 In addition to the highway works, indicative lighting of the stairs are shown, which would also improve the safety of this route. Officers consider that the condition described within the landscaping section covers this issue.
- 7.126 In terms of equal access inside the building, it is acknowledged that development involving buildings of historical significance can sometimes outweigh the need to provide equal access. Nonetheless, the applicant has made access a key driver of the development and has worked extensively with Council officers to ensure that each level of the building can be accessed by disabled users.
- 7.127 With this in mind, it should be noted that all entrances from Randlesdown Road would be level and the entrances from Knapmill Road would also provide level access for wheelchair users.
- 7.128 Two lift shafts will be located within the building, one from the entrance on Randlesdown Road for access to the upper floors and one from the cinema entrance servicing the cinema level and entertainment hall. The lift to the upper floors would provide access to the top floor with the addition of a small roof extension on the eastern roof slope. The lift for the lower ground floors would alter the layout of the lower ground floor store and ground floor stairs to the old children's room.

- 7.129 Taking the above into account, every floor of the building would be accessible by disabled users, including wheelchair users. It is noted that wayfinding plans have been submitted with the scheme which shows the paths to lifts. These show that the route for cinema users entering from Randlesdown Road (disabled parking bays are located on Randlesdown Road and within the Bellingham Leisure and Lifestyle Centre) would require those with disabilities to enter into the public house and through the entertainment hall lobby to the lift. Whilst this route may be considered convoluted, given the constraints of the site layout and the suitability of lifts within the Grade II Listed Building, the internal access currently proposed is considered to be the most appropriate option with minimal impact on the historical fabric.
- 7.130 Therefore officers consider that the internal layout is appropriate to provide equal access within the building for all users.
- 7.131 In summary, the access to the building, with appropriate upgrades along Knapmill Road, is considered acceptable. In addition, the internal access is considered to be appropriate for equal access to each floor of the building.

b) Car Parking

The NPPF and the London Plan seek to promote sustainable development through reducing the reliance on private vehicle travel, where appropriate. The Council Core Strategy Policy 14 also seeks a managed and restrained approach to car parking provision to contribute to the objectives of traffic reduction while protecting the operational needs of major public facilities, essential economic development and the needs of people with disabilities.

- 7.132 The Transport Statement submitted gives an indication of the existing parking arrangements and includes a parking survey. Along the shopping parade, Randlesdown Road has parking restrictions on the southern side and 12 parking bays (two of which are disabled parking spaces) along the northern side, however these have 30 minute restrictions Monday to Saturday at 8am to 7pm. Parking along Knapmill Road and other roads to the north of the site are unrestricted, with the exception of the area to the front of the building.
- 7.133 It is also noted that the Bellingham Leisure and Lifestyle Centre has 64 pay and display parking spaces, including 10 disabled bays. It is understood that the applicant has an agreement with the operators for future customers of the Fellowship Inn to use this car park. From this car park, there is a pedestrian entrance onto Randlesdown Road and an unmarked crossing for pedestrian access to the site.
- 7.134 The parking survey was undertaken on Thursday 30th June 2016 and Saturday 30th July 2016. It included Knapmill Road, Broadmead Road, Athelney Road and the leisure centre car park.
- 7.135 The results show that generally demand for parking along the residential streets is highest during working hours of the weekdays, with less demand during the evenings and weeknights. This is at odds with normal residential parking which generally has higher parking demand during evenings and weekends when residents are home from work. Subsequently, it is considered that the large amount of parking stress is from commuters using Bellingham Station. This is backed up in resident objections and comments on the scheme.

- 7.136 In comparison, the leisure centre car park is occupied at around 50% capacity as shown within the parking survey.
- 7.137 The proposed cinema would seat 80 customers whilst the café has a floor area of 50 sqm and outdoor seating for 52 customers. The entertainment hall above has a usable floor area of 125 sqm (280 sqm including the ancillary stage area, toilets and lobby) and the public house floor area would be 236 sqm (not including the kitchen and micro-brewery) whilst the combined floor area of the upper floor music hub would be 295 sqm.
- 7.138 The application form outlines that 30 full time and 30 part time staff would be employed as a result of the proposed development, however it is not indicated how these would be split between the two operators or indeed the individual uses.
- 7.139 Considering the amount of space and increase in staff as a result of the proposed development, it is acknowledged that the scheme is likely to result in an increase in car travel. Therefore it is expected that there would be an increase in the need for parking in the area.
- 7.140 However, whilst there would be an increase in people, officers acknowledge it is problematic to understand the number of people who would actually drive to visit the premises given the lack of baseline data. Therefore parking need generated to assess against the current availability is difficult.
- 7.141 Notwithstanding this, it should be considered that the building is currently in use as a public house, and would continue to be used as such on the ground floor. Through the nature of this use, it is more than likely that patrons visiting the premises would be drinking alcohol and subsequently are less likely to drive. Patrons who are visiting the café/cinema/entertainment hall would also have access to alcohol, or are also likely to visit the public house in the same visit.
- 7.142 It should also be noted that the cinema and entertainment hall, given the relatively small size of the buildings, do not constitute major leisure uses that would attract a large number of customers from outside the local area. Therefore officers expect that the proposed development would more than likely attract visitors from the local Bellingham community, would be less likely to visit the premises by car.
- 7.143 The good public transport accessibility of the site would in any case facilitate access from outside the area. . As such, this good accessibility is likely to increase the number of customers and staff who may be visiting from outside the local area to utilise the public transport system.
- 7.144 Therefore officers expect a significant proportion of the customer base to travel to the proposed development via sustainable modes of transport over private vehicle travel.
- 7.145 Nonetheless, there is still expected to be an increase in people utilising parking in the vicinity. It should be noted that, given the nature of the public house, cinema and entertainment facility use as predominately night time uses, any parking generated is more likely to be at its peak during the evening and weekends. Based on the information within the Transport Statement, this is when the existing parking demand is at its lowest.

- 7.146 The proposed music hub would operate outside of these evening hours however and therefore may result in increase parking need during the time of highest demand on residential streets. The use of the upper floors however would be for people aged aged 5 to 18 in the Borough and therefore the majority would not drive to the premises. It is likely that parents may drop off children to utilise the premises, however these are likely to be short stay parking needs and hence would likely use the short stay parking along Randlesdown Road as opposed to more congested residential streets to the north.
- 7.147 It should be noted that, pursuant to the NPPF, where development has good accessibility for sustainable modes of transport, a Travel Plan is an important tool in meeting the need to reduce private vehicle use. The applicant has submitted a Travel Plan in support of the application.
- 7.148 This document aims to reduce the number of people using cars through improving awareness of public transport, walking and cycling. Officers consider that through the Travel Plan, the proposed development can appropriately manage any adverse impacts on the highway. However, the plan highlights that it is unable to gather appropriate baseline data given the use is not implemented. Therefore, it cannot be determined whether the targets are achievable or the aims specific enough to the proposed development.
- 7.149 Subsequently an updated Travel Plan would be required to make the development acceptable. Officers consider that this can be secured through condition.
- 7.150 Therefore officers consider that given the accessibility of the site, together with appropriate measures within the Travel Plan, the increase in parking generated by the proposed development is considered to have an acceptable impact on the highway network.
- 7.151 It is noted that the applicant has outlined that an agreement has been made with the Bellingham Leisure and Lifestyle Centre regarding the use of their car park for customers. The Travel Plan states that customers would be encouraged to use this parking instead of residential streets.
- 7.152 Officers could, in order to ensure this agreement is made and kept in perpetuity, recommend that this be added to the Section 106 agreement. However, as outlined above, it is expected that the proposed development would have an acceptable impact on parking in the area and hence unnecessary to make the development acceptable. Therefore this is not considered to meet the tests of the NPPF and not recommended to be added with the heads of terms.
- 7.153 It is also outlined within a number of objections that a Controlled Parking Zone (CPZ) should be added to restrict parking on the surrounding streets to residential parking only. Whilst officers note these comments, the process of applying CPZ restrictions is not related to planning. Subsequently, they are not considered within the determination or as conditions.
- 7.154 In summary, whilst it is acknowledged that the proposed development would result in an increase in parking demand, it is considered that this impact would not be significant to adversely impact on the surrounding highway network to warrant a refusal. Therefore the proposed development is considered to have an acceptable impact on the highway.

c) Cycle Parking

- 7.155 In line with the cycle parking standards set out in the London Plan, 8 'long stay' cycle parking spaces should be provided for staff and 7 'short stay spaces for customers.
- 7.156 Both the Travel Plan and the Transport Statement outline that cycle parking is provided within the Bellingham Leisure and Lifestyle Centre and on Randlesdown Road. In total, these are 30 spaces. If necessary, further spaces can be provided within the landscaping works on Knapmill Road.
- 7.157 Officers appreciate that the existing spaces may be used by future customers, however in the interest of promoting cycling within the proposed development, it is considered that spaces should be provided within the site plan. Therefore, spaces should be secured within the landscaping works on Knapmill Road.
- 7.158 It is also noted that no spaces have been indicated which fulfil the need for long term stay. Officers consider that, given these spaces would be used for a longer period, they would need to be both dry and secure to promote use by staff members.
- 7.159 Whilst no details or indication of the cycle parking spaces have been shown in the proposed plans or in the supporting documents, it is considered that the site has the capability of accommodating the relatively small amount of parking spaces. For instance, the landscaping works could easily accommodate the 7 spaces, whilst if the long term spaces cannot be provided internally, it is considered that an external store can be located towards the rear of the building near the refuse store.
- 7.160 Therefore, officers recommend that a condition be added for details of the cycle parking to secure its provision within the scheme. With this condition, the proposed development is considered to be acceptable.

d) Servicing and Refuse

- 7.161 The proposed development would increase the use of the existing building significantly, with the regeneration of the cinema and entertainment hall and introduction of the music hub above. Subsequently, a robust servicing plan is required with the proposed development.
- 7.162 The Delivery and Servicing Plan states that the current public house is serviced from loading bays on Randlesdown Road as well as beer deliveries from Knapmill Road. It is also noted that the only waste from the pub is collected in wheelie bins next to the upper floor entrances and serviced from Randlesdown Road.
- 7.163 The proposed building would be split between two operators who would deal with the waste collection and servicing of each use respectively, being the Lewisham Music Hub on the top floors and Laines Company on the lower floors.
- 7.164 A survey of the business along Randlesdown Road was undertaken to assess current servicing locations and vehicle types. Of the 14 businesses, only four utilise the rear for servicing as well as Randlesdown Road. That includes larger businesses such as Co-operative Food and Londis who utilise larger vehicles.

- 7.165 The lower ground floor would be serviced from Knapmill Road. It is expected that there would be one HGV and four to five transit van deliveries per week. It is noted in the plan that Laines Company would work with adjoining businesses to allocate four hour delivery slots to help reduce congestion.
- 7.166 The plan also states it would implement a delivery co-ordinator to oversee the implementation of the strategy, monitor and review deliveries and increase awareness of the servicing implications to improve and promote initiatives.
- 7.167 Deliveries for the upper floors in comparison would be relatively limited, incorporating loading and unloading of musical instruments. Officers also consider it likely that other office goods are also likely to be delivered. This would require mainly transit vans and an infrequent short lorries. These would be from the loading bay to the front of the building on Randlesdown Road.
- 7.168 In terms of waste, the lower floors would be serviced to the rear of the cinema, accommodating three wheelie bins and three euro bins which is separated between general waste, glass and cardboard. The Delivery and Servicing Plan states that general waste would be collected twice weekly, glass three times weekly and cardboard once weekly. It is also noted that waste would be collected by either local council refuse collectors or private contractors.
- 7.169 The plan also highlights that Laines Company, being an experienced pub and entertainment operator, operate a successful waste strategy in other pubs, which includes extensive recycling and residual waste used in energy recovery to support power stations. It is intended to utilise the same strategy within the Fellowship Inn.
- 7.170 The upper floors would be collect waste to the front of the entrance on Randlesdown Road. This waste would then be collected weekly by Council refuse collectors. The waste management matches the current collection strategy for the existing public house.
- 7.171 Officers consider that, taking into account the proposed deliveries for the music hub from Randlesdown Road would be equal to or less than the existing public house. The upper floor music hub is also considered to generate less waste than the current public house. Therefore the proposed change of use would not increase the impact of waste and delivery beyond the established level on Randlesdown Road.
- 7.172 It is considered that due to the increase in use from the established level, the main increase in servicing would be from Knapmill Road. The design of the landscaping and highway improvements in this area are subject to conditions and hence it is considered that measures could be placed within the design to provide a loading bay for waste and deliveries. Whilst this may impact on the movement of pedestrians from the stairs, it is considered that due to the relatively low level of use of a servicing bay there would not be significant harm. Furthermore, if appropriately managed by the business operator, it is considered that this would prevent illegal parking by commuter vehicles.
- 7.173 Officers also consider that the measures within the Delivery and Servicing Plan are generally supported in order to reduce the impact of delivery and waste collection. This includes the appointment of a delivery manager who could manage the delivery parking space. Through the securement of this document

within the standard conditions, it is considered that the scheme would not have a severe harmful impact on the highway on Knapmill Road.

- 7.174 It is appreciated that delivery collection times at the rear may impact on residents through noise and highway impacts. Therefore, officers consider it acceptable to place a condition limiting the hours of deliveries.
- 7.175 Overall, officers are satisfied that through the measures of the Delivery and Servicing Plan and landscaping provisions for loading/unloading, together with appropriate hours of delivery, it is considered that the regeneration of the Fellowship Inn would not have any significant adverse impact on the highway network in terms of servicing.

e) Highways Summary

- 7.176 It is accepted that there are established highway issues in the area around the Fellowship Inn. It is also accepted that there will be a material increase in trips in the area as a result of the proposed regeneration of the public house.
- 7.177 Nonetheless, officers consider that through the nature of the proposed uses, a significant proportion of customers would not travel via car. Additionally, the good public transport accessibility would further promote sustainable transport trips to the site. It is also considered that through highway improvements and the condition of cycle parking, the scheme would promote walking and cycling.
- 7.178 Therefore, whilst an impact on highways is likely from the increase in movement, this impact is considered to be acceptable.

Noise

- 7.179 The proposed development would involve the change of use of the upper floors into a space used for music tutorials and rehearsals, as well as a sound recording unit. In addition, the entertainment hall would be reintroduced resulting in amplified sounds. Finally, external fixed plant would be required for the ventilation of cooling systems within the building, as well as kitchen exhausts. Taking this into account, it is expected that noise impacts to adjoining residents and businesses are likely and hence a Noise Assessment has been submitted in support of the application.
- 7.180 The assessment states that background noise measurements were undertaken during the period 17th to 24th May 2016 at the hall roof on the eastern boundary.
- 7.181 From this, the assessment recommends the maximum external noise levels from the music/entertainment to be taken into account during the detailed design.
- 7.182 The following recommendations are therefore made:-
- Existing glazing and doors to be replaced or refurbished with new seals and double glazing installed where practicable;
 - Enhanced lobbied doors provided to performance/rehearsal spaces;
 - Secondary glazing to performance/rehearsal spaces;
 - Noise limiting systems installed in performance/rehearsal spaces as necessary;
 - Mechanical ventilation to performance/rehearsal spaces;

- Enhanced roof/ceiling construction; and,
- Noise management plan for tenants.

- 7.183 It was considered that conditions could be placed with respect to noise limiters on amplified music systems within the development.
- 7.184 With respect to building services, it states that the maximum noise rating level should be 40 dB during the daytime and 32 dB during the night. The assessment went on to recommend that the provisional setting out of plant should be located within the roof nearest to the railway platform to reduce the effect on residential properties.
- 7.185 Officers have assessed the findings of the Noise Assessment and consider that the findings and recommendations are sound. It is noted that some of the recommendations such as reintroduced glazing, secondary glazing and reinforced doors/walls to reduce noise escape have been added to the proposed design. It is also noted that the layout attempts to reduce the impact of noise between the uses such as the female toilets between the entertainment hall and the public house.
- 7.186 It is also considered that the conditions relating to noise attenuation should be added, together with the details of the fixed plant and ventilation system as recommended by the Environmental Health officer. Officers also consider that a noise management plan should also be prepared and submitted to the Council for approval. This should include management measures for reducing the impact of noise and disturbances as customers leave the premises in the evening.
- 7.187 It is also considered that noise breakout from the outdoor seating may also impact on the amenity of the area, especially later in the evening. Therefore, officers consider it reasonable to add a condition restricting the operating hours of the outdoor seating area to 9pm in the evenings.
- 7.188 Overall, the recommendations within the Noise Assessment would be capable to mitigating noise concerns subject to conditions.

Impact on Adjoining Properties

- 7.189 The proposed works include a small roof extension on the eastern roof slope, the introduction of plant on the hall roof behind screens and the extension of the metal staircase at the rear of the hall. It is considered that these works would not cause adverse harm to the neighbouring residential properties in terms of daylight/sunlight or loss of visual amenities.
- 7.190 Overall, the proposed refurbishment of this Grade II Listed Building would improve visual amenities through adding positively to the character of the area, to the benefit of the site's immediate neighbours.
- 7.191 In terms of loss of privacy, the only increase in overlooking from the established impact would be the extension of the metal staircase to the hall roof, which is adjacent to 195 Knapmill Road. It is also noted that balustrades would be placed around the parapet of the hall roof, which may lead to the area being used for amenity purposes in the future and hence increase the overlooking and noise disturbances to the adjoining properties.

- 7.192 It is noted that the existing staircase leads to the upper hall, which would have been used for deliveries into the hall and emergency access when the building was last in use. It is understood that the extension to the staircase would be used for access to the roof for maintenance and emergency access to similar levels. Therefore the infrequent use would indicate that the level of overlooking would not be significant to cause severe loss of privacy to the neighbouring property.
- 7.193 In order to prevent any future use of the hall roof for amenity space, officers consider that a condition restricting its use to maintenance and emergency access would ensure there is no loss of amenity. Therefore any impact from the adverse use of the roof would be unlikely.
- 7.194 As such the proposed development would not adversely impact on the privacy of adjoining properties.
- 7.195 Indicative lighting is shown on the east, south and west elevations. Given there are residential properties in the floors above the businesses along Randlesdown Road and nearby properties on the south side of Broadmead Road, there may be an impact on amenities from adverse lighting.
- 7.196 Therefore officers consider that a condition for details should be provided in order to secure appropriate lighting and protect the amenity of the neighbouring properties. It is considered that the condition discussed within the landscaping section would address this issue.
- 7.197 Overall there is considered to be no significant harmful impact on neighbouring properties as a result of the proposed development.

Sustainability

- 7.198 The Council's Core Strategy Policy 8 states that all minor and major non-residential development will be required to achieve a minimum of BREEAM 'Excellent' standard, or any future national equivalent. However, in this case, given the heritage aspects of repairing and bringing this building back into use, it is not considered that meeting BREEAM 'Excellent' would be practical.
- 7.199 Nonetheless, it is noted that the proposed development intends to implement a number of measures in order to meet Building Regulations. This includes utilising the sizable loft area for insulation, the installation of energy saving lighting where appropriate and energy saving devices within the new equipment proposed (for example, music equipment etc). It is further considered that the reuse of existing buildings is in itself sustainable.

8.0 Local Finance Considerations

- 8.1 Under Section 70(2) of the Town and Country Planning Act 1990 (as amended), a local finance consideration means:
- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown; or
 - (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

- 8.2 The weight to be attached to a local finance consideration remains a matter for the decision maker.
- 8.3 The Mayor of London's CIL is therefore a material consideration. CIL is not payable on this application.

9.0 Equalities Considerations

- 9.1 Section 149 of the Equality Act 2010 (“the Act”) imposes a duty that the Council must, in the exercise of its functions, have due regard to:-
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and those who do not;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2 The protected characteristics under the Act are: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 9.3 The duty is a “have regard duty” and the weight to attach to it is a matter for the decision maker bearing in mind the issues of relevance and proportionality.
- 9.4 In this matter, officers consider that there is no impact on equality.

10.0 Conclusion

- 10.1 The proposal to regenerate the Fellowship Inn in Bellingham is considered to be supportable in principle given the benefits of the development towards community enhancement, as well as the historical benefits of preserving bringing the building back into use.
- 10.2 Officers have assessed the proposed repair and refurbishment works, together with the alterations to the internal and external fabric of the building. Whilst some elements would harm the character of the listed building, this harm is considered to be outweighed by the public benefits of the scheme. Furthermore, it is considered that overall the works would improve the current heritage at risk building, bringing it back into a viable use. The design is acceptable subject to conditions.
- 10.3 The proposed works to the highway on Knapmill Road are considered to improve the current character of the area whilst not adversely impacting on pedestrian movements. It is also considered that while there will be an increase in car trips to the site, thereby increasing parking need in the area, this would not result in significant harm to the highway network, subject to conditions.
- 10.4 It is noted that the proposed development would result in noise generating development. However, it is considered that with the appropriate design measures and with suitable conditions, this would not have an unacceptable impact on the amenity of the area.

10.5 In summary, the proposed regeneration is considered to result in significant beneficial impacts whilst the adverse impacts are considered to be mitigated with the provision of details and conditions. Therefore planning permission and Listed Building Consent is recommended.

RECOMMENDATION (A)

GRANT PLANNING PERMISSION subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990

- (2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

EX-001; EX-010 P1; EX-100 P1; EX-101 P1; EX-200 P1; EX-201 P1; EX-301 P1; DEM-101 P1; DET-202 P1; DET-301 P2; DET-302 P1; DET-303 P1; DET-304 P1; DET-341 P1; DET-342 P1; DET-351 P1; DET-352 P1; DET-353 P1; DET-354 P1; DET-355 P1; DET-356 P1; DET-357 P1; DET-358 P1; DET-401 P1; DET-403 P1; DET-404 P1; DET-405 P1; GA-210 P2; GA-211 P2; GA-300 P2; REP-200 P1; REP-202 P1; REP-203 P1; REP-204 P1; REP-205 P1; Conservation Repairs Schedule; Delivery and Servicing Plan; Design and Access Statement; Lift Maintenance Plan; Noise Assessment; Planning Statement; Statement of Community Engagement; Transport Statement; Travel Plan; Ventilation Extraction Statement; Wayfinding Plans (received 15th August 2016)

Conservation Management Plan (received 13th August 2016)

DEM-100 P2; DET-201 P2; DET-300 P3; DET-301 P1; DET-350 P2; DET-402 P2; DET-406 P1; DET-407 P1; GA-201 P4; GA-301 P4; Heritage Statement; Schedule of Heritage Assets (received 19th October 2016)

DET-340 P2; GA-101 P6; GA-200 P6; Amended Parking Survey (received 27th October 2016)

GA-010 P4; GA-100 P8 (received 4th November 2016)

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- (3) No development shall commence on site until a Construction Logistics Management Plan has been submitted to and approved in writing by the local planning authority. The plan shall demonstrate the following:-
 - (a) Rationalise travel and traffic routes to and from the site.

- (b) Provide full details of the number and time of construction vehicle trips to the site with the intention and aim of reducing the impact of construction vehicle activity.
- (c) Measures to deal with safe pedestrian movement.

The measures specified in the approved details shall be implemented prior to commencement of development and shall be adhered to during the period of construction.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011), and Policy 5.3 Sustainable design and construction, Policy 6.3 Assessing effects of development on transport capacity and Policy 7.14 Improving air quality of the London Plan (2015).

- (4)
 - (a) The rating level of the noise emitted from fixed plant on the site shall be 5dB below the existing background level at any time. The noise levels shall be determined at the façade of any noise sensitive property. The measurements and assessments shall be made according to BS4142:1997.
 - (b) Development shall not commence until details of a scheme complying with paragraph (a) of this condition have been submitted to and approved in writing by the local planning authority.
 - (c) The development shall not be occupied until the scheme approved pursuant to paragraph (b) of this condition has been implemented in its entirety. Thereafter the scheme shall be maintained in perpetuity.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with DM Policy 26 Noise and vibration of the Development Management Local Plan (November 2014).

- (5) The refuse facilities as shown in drawing no. GA-010 P4 hereby approved shall be provided in full prior to occupation of the development and shall thereafter be permanently retained and maintained.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014) and Core Strategy Policy 13 Addressing Lewisham waste management requirements (2011).

- (6)
 - (a) A minimum of 8 secure and dry cycle parking spaces shall be provided within the development. 7 short stay spaces shall be provided for customer use.
 - (b) No development shall commence on site until the full details of the cycle parking facilities have been submitted to and approved in writing by the local planning authority.

- (c) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14: Sustainable movement and transport of the Core Strategy (2011).

- (7)
 - (a) No development shall commence on site until drawings and specifications showing all hard and soft landscaping of any part of the site not occupied by buildings (including details of the permeability of hard surfaces, materials, proposed plant numbers, species, location and size of trees and tree pits) have been submitted and approved in writing by the local planning authority.
 - (b) All landscaping works which form part of the approved scheme under part (a) shall be completed prior to occupation of the development.
 - (c) Prior to the occupation of development, a landscaping maintenance strategy for the proposed outdoor seating area shall be submitted and approved in writing by the local planning authority.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and Policy 25 Landscaping and trees, and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- (8)
 - (a) Detailed plans and a specification of the appearance of and the equipment comprising a ventilation system which shall include measures to alleviate noise, vibration, fumes and odours (and incorporating active carbon filters, silencer(s) and anti-vibration mountings where necessary) shall be submitted to and approved in writing by the local planning authority.
 - (b) The ventilation system shall be installed in accordance with the approved plans and specification before use of the development hereby permitted first commences and shall thereafter be permanently maintained in accordance with the approved specification.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Policy 17 Restaurants and cafes (A3 uses) and drinking establishments (A4 uses) of the Development Management Local Plan (November 2014).

- (9)
 - (a) The development shall not be occupied until a Noise Management Plan has been submitted to and approved in writing by the local planning authority.
 - (b) The development shall operate in full accordance with the details approved under part (a).

Reason: To protect the residential amenity of nearby properties and ensure the development does not add to noise pollution in the vicinity and to comply with DM Policy 26 Noise and vibration generating development and DM Policy 31 Alterations and extensions to existing buildings including residential extensions of the Development Management Local Plan (November 2014).

- (10) (a) No part of the development hereby approved shall be occupied until such time as a user's Travel Plan, in accordance with Transport for London's document 'Travel Planning for New Development in London' has been submitted to and approved in writing by the local planning authority. The development shall operate in full accordance with all measures identified within the Travel Plan from first occupation.
- (b) The Travel Plan shall specify initiatives to be implemented by the development to encourage access to and from the site by a variety of non-car means, shall set targets and shall specify a monitoring and review mechanism to ensure compliance with the Travel Plan objectives.
- (c) Within the timeframe specified by (a) and (b), evidence shall be submitted to demonstrate compliance with the monitoring and review mechanisms agreed under parts (a) and (b).

Reason: In order that both the local planning authority may be satisfied as to the practicality, viability and sustainability of the Travel Plan for the site and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- (11) (a) The development shall not be occupied until a Delivery and Servicing Plan has been submitted to and approved in writing by the local planning authority.
- (b) The plan shall demonstrate the expected number and time of delivery and servicing trips to the site, with the aim of reducing the impact of servicing activity.
- (c) The approved Delivery and Servicing Plan shall be implemented in full accordance with the approved details from the first occupation of the development and shall be adhered to in perpetuity.

Reason: In order to ensure satisfactory vehicle management and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- (12) The applicant shall enter into a Section 278 agreement with the local highway authority to provide the highway improvement works as indicated in drawing no. GA-010 P5 hereby approved. These improvement works shall include, but not be limited to, the following:
- (i) Double yellow line waiting restrictions
 - (ii) Improvements to the stairs

- (iii) Improvements to the lighting
- (iv) Delivery and servicing bay
- (v) New paving
- (vi) Street furniture or tree planting

No part of the development shall be occupied until the approved highway improvements have been completed and implemented in full.

Reason: In order to ensure that satisfactory means of access is provided, to ensure that the development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to comply with the Policy 14 Sustainable movement and transport of the Core Strategy (June 2011).

- (13) The use of the flat roof on the building shall be as set out in the application and shall not be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally.

- (14) No deliveries shall be taken at or despatched from the site other than between the hours of 7 am and 8 pm on Mondays to Fridays, 8 am and 1 pm on Saturdays, or at any time on Sundays or Public Holidays.

Reason: In order to safeguard the amenities of adjoining residents and to comply with Paragraph 120 of the National Planning Policy Framework, and DM Policy 26 Noise and Vibration, and DM Policy 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

- (15) The area used for outdoor seating shall not be open for customer use after 9m Monday to Sunday.

Reason: In order to safeguard the amenities of adjoining occupants at unsociable periods and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration of the Development Management Local Plan (November 2014)

- (16) A tamper proof noise limiting device shall be installed and permanently maintained in good working order within all areas where amplified sound systems are used. The device shall automatically control the volume of all amplified entertainment at the venue at all times. The maximum internal music level shall be set by a qualified acoustic consultant so that the maximum external noise levels, as detailed in Table 3 of the Noise Assessment hereby approved, arising from the premises are not exceeded at any time.

Reason: To safeguard the amenities of the adjoining premises and the area generally and to comply with Paragraph 120 of the National Planning Policy Framework and DM Policy 26 Noise and Vibration and DM Policy

32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

RECOMMENDATION (B)

Grant Listed Building Consent subject to the following conditions:-

- (1) The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission is granted.

Reason: As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

EX-001; EX-010 P1; EX-100 P1; EX-101 P1; EX-200 P1; EX-201 P1; EX-301 P1; DEM-101 P1; DET-202 P1; DET-301 P2; DET-302 P1; DET-303 P1; DET-304 P1; DET-341 P1; DET-342 P1; DET-351 P1; DET-352 P1; DET-353 P1; DET-354 P1; DET-355 P1; DET-356 P1; DET-357 P1; DET-358 P1; DET-401 P1; DET-403 P1; DET-404 P1; DET-405 P1; GA-210 P2; GA-211 P2; GA-300 P2; REP-200 P1; REP-202 P1; REP-203 P1; REP-204 P1; REP-205 P1; Conservation Repairs Schedule; Design and Access Statement (received 15th August 2016)

Conservation Management Plan (received 13th August 2016)

DEM-100 P2; DET-201 P2; DET-300 P3; DET-301 P1; DET-350 P2; DET-402 P2; DET-406 P1; DET-407 P1; GA-201 P4; GA-301 P4; Heritage Statement; Schedule of Heritage Assets (received 19th October 2016)

DET-340 P2; GA-101 P6; GA-200 P6 (received 27th October 2016)

GA-010 P4; GA-100 P8 (received 4th November 2016)

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- (3) (a) Notwithstanding the details hereby approved, no development shall commence on site until detailed plans and sections at a scale of 1:5 and 1:20 showing new external windows have been submitted to and approved in writing by the local planning authority.
- (b) The development shall be carried out in accordance with the approved details.

Reason: In order that the local planning authority may be satisfied as to the detailed treatment of the proposal and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed

buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (4)
- (a) No development shall commence on site until a detailed schedule and specification of all external materials and finishes including bricks, render, new windows and external doors and roof coverings to be used in the refurbishment have been submitted to and approved in writing by the local planning authority.
 - (b) Samples of the materials, including brick panels with mortar and fixings, to be approved under part (a) shall be constructed and made available on site, for review by the local planning authority.
 - (c) The scheme shall be carried out in full accordance with those details, as approved.

Reason: To ensure that the design is delivered in accordance with the details submitted and assessed so that the development achieves the necessary high standard and detailing in accordance with Policies 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 31 Alterations/extensions to existing buildings and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (5)
- (a) No development shall commence on site until plans and sectional details at a scale of 1:10 or 1:20 showing the refurbished shop fronts have been submitted to and approved in writing by the local planning authority. Such information should demonstrate the number and type of signage, refurbished barrel hatch, any shutter/grill box, the window system, the stall riser (if included), canopies, awnings and the entrance.
 - (b) The development shall be constructed in full accordance with the approved details.

Reason: In order that the local planning authority may be satisfied with the details of the proposal and to accord with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (6) All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, colour, texture and profile, and in the case of render, mix composition, and application.

Reason: To ensure that the special architectural and historic interest of this building is safeguarded and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of

ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (7) No development shall commence until detailed drawings of the proposed internal architraves, where new windows and doors are inserted, shall be submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area and in compliance with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (8) All new windows shall be designed so as to match those in the existing building in terms of shape, proportions, size, style and materials. Traditional putty should also be used, and applied in the same method as the historic glazing.

Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (9) Before work begins, details shall be approved in writing by the Local Planning Authority to ensure precautions are taken to secure and protect the interior (and exterior) features during the building work. The agreed measures shall be carried out in full. No such features shall be disturbed or removed temporarily or permanently except as indicated on the approved drawings or without the prior approval in writing of the Local Planning Authority. Particular regard should be given to the following:

- (i) Chimney- pieces
- (ii) External timbers
- (iii) Stair balusters and handrails
- (iv) Windows including glass, timber frame and architrave
- (v) Vulnerable surfaces and finishes
- (vi) Glazed tiles
- (vii) Historic flooring
- (viii) Counter fittings

- (ix) Architectural features including plasterwork, cornicing, skirting, doors and architraves

Reason: To ensure that those features which contribute to the special architectural and historic interest of the building are retained and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (10) Prior to the commencement of development, details in respect of the following changes shall be submitted and approved in writing by the local planning authority:

- (a) proposed floor levels and treatment to the stone sets to the front entrances at Randlesdown Road
- (b) proposed floor levels and treatment to the flooring proposed to the beer cellar
- (c) proposed floor levels and treatment to the flooring proposed to the cinema

These details shall include 1:20 drawings, material and surface finishing, method statement and, where new material is shown to interact with historic features, 1:5 or 1:10 sections showing how they meet. The work shall be carried out in full in accordance with the approved details.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (11) Prior to the commencement of development, a detailed written and photographic record shall be submitted and approved by the local planning authority for the following items of historic interest:

- (i) Bottle hoist and topper equipment located in the beer cellar
- (ii) Original balustrade to the original circular skylight located in the upper hall

Reason: To record the original features and provide a photographic history of the site, in accordance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (12) No historic fabric to the male toilets should be removed until a method statement is provided illustrating that no harm will be caused to the historic material during removal.

Reason: To ensure that the proposed development does not cause undue harm to the historical fabric of the building, in compliance with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings,

schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (13) Prior to the removal of the cinema seating, plans detailing the location of the preserved historic sets of seating within the cinema layout, as well as a method statement detailing how these will be removed, repaired and refurbished shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (14) Prior to the commencement of development, drawings at a scale of 1:10 detailing any proposed acoustic insulation, plumbing, pipes, soil-stacks, flues, vents or ductwork shall be submitted and approved in writing by the local planning authority. If new features are shown to interact with historic fabric, sections to a scale of 1:5 or 1:10 will also be required showing how they meet.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (15) Prior to the commencement of development, a detailed schedule of the historic iron gutters, drainpipes and headers should be submitted and approved in writing by the Local Planning Authority. Where historic fabric exists it should be retained and repaired. Where original features are shown to be beyond repair, details of the position, material, fixture, and shall be submitted and approved by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory and does not detract from the character and visual amenity of the area and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (16) All new window and door openings shall be provided with reveals, lintel detailing, arches and sills to match those originally provided on the existing building.

Reason: To ensure that the local planning authority may be satisfied as to the external appearance of the building and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM

Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (17) No cleaning of masonry, brickwork or otherwise other than low pressure (20-100 psi) surface cleaning using a nebulous water spray is authorised by this consent without the prior approval of the local planning authority. Before work begins, any other cleaning proposals must be approved in writing and carried out strictly in accordance with those details. At the commencement of the cleaning, a test panel shall be undertaken in an inconspicuous position and the method recorded for the approval of the Local Planning Authority.

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (18) Demolition and removal of fabric work shall be carried out by hand or by tools held in the hand other than power-driven tools. Powered tools (air-driven tools; electric angle grinders and so forth) shall not be used to cut back masonry joints or remove later fabric from historic fabric.

Reason: To ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (19) (a) No new grills, security alarms or other fixtures shall be mounted on the external faces of the building without the prior consent of the local planning authority.
- (b) Prior to occupation of the development a scheme for any external lighting and cameras to be installed at the site, including detailed design specifications shall be submitted to and approved in writing by the local planning authority.
- (c) Any such external lighting as approved under part (a) shall be installed in accordance with the approved drawings and shall be retained permanently

Reason: In order that the local planning authority may be satisfied that the lighting is installed and maintained in a manner which will minimise possible light pollution to the night sky and neighbouring properties and to comply with DM Policy 27 Lighting and DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (20) Prior to the commencement of development, specifications for the external render to be used shall be submitted and approved in writing by the local planning authority to define:-
- (i) mortar mix
 - (ii) the number of coats
 - (iii) finish and backing material
 - (iv) relationship to existing finishes and openings.

Reason: To ensure that the local planning authority are satisfied that the development would not cause undue harm to the historical importance of the building, in compliance with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (21) All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing original work adjacent in respect of methods, detailed execution and finished appearance unless otherwise approved in writing by the local planning authority.

Reason: To ensure that the appearance of the development is compatible, taking into account the historical importance of the building, in compliance with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

- (22) During the works, if hidden historic features are revealed they should remain in-situ. The local planning authority shall be made aware of any such discovery, and a full method statement carried out and submitted to the local planning authority.

Reason: To ensure that premature demolition does not take place and that an unsightly development does not detract from the character and appearance of the area, and to comply with DM Policy 36 New development, changes of use and alterations affecting designated heritage assets and their setting: conservation areas, listed buildings, schedule of ancient monuments and registered parks and gardens of the Development Management Local Plan (November 2014).

INFORMATIVES

- (A) **Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. As the proposal was in accordance with these

discussions and was in accordance with the Development Plan, no contact was made with the applicant prior to determination.

- (B) The applicant is advised that any works associated with the implementation of this permission (including the demolition of any existing buildings or structures) will constitute commencement of development. Further, all pre commencement conditions attached to this permission must be discharged, by way of a written approval in the form of an application to the Planning Authority, before any such works of demolition take place.
- (C) Listed Building Consent is required for any abrasive cleaning/sandblasting of any part of this building. The carrying out of such work without consent may render the applicant, owner(s), agent and/or contractors liable for enforcement action and/or prosecution.
- (D) You should be aware that the conditions relating to the external appearance of the building within the Listed Building Consent (such as material details and window specifications) also relate to the approved planning permission. Subsequently, you are reminded that these details should be submitted and approved by the local planning authority prior to the implementation of the planning permission.