

153-159 Borough High Street

Southwark



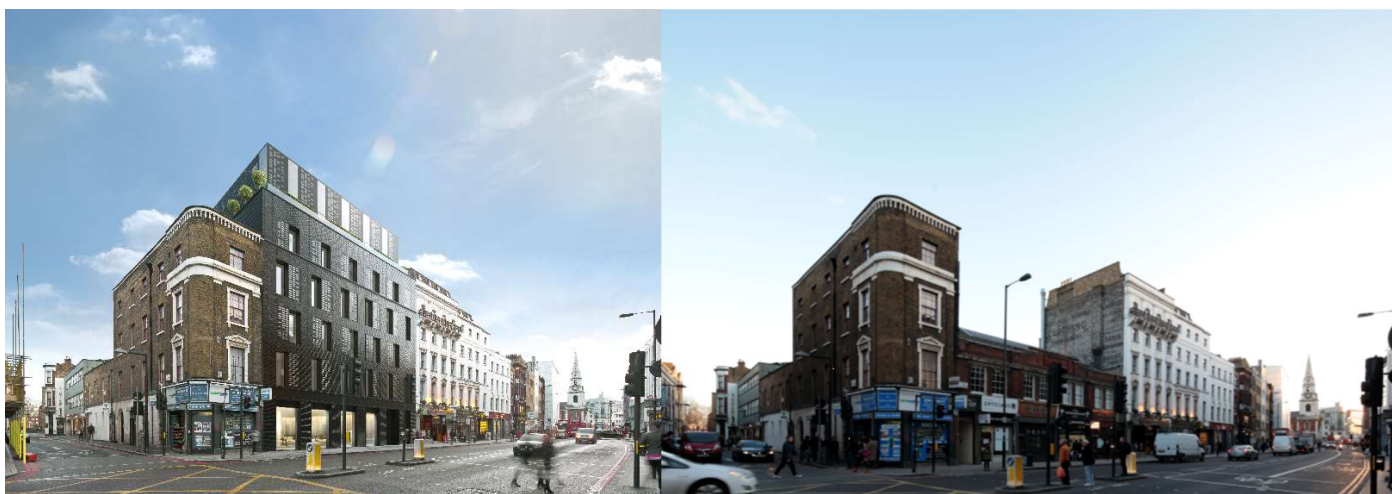
A bold and contemporary boutique hotel has been approved in Borough High Street. We were able to secure permission for the demolition of the existing 2 storey building that sits within the Conservation Area and the erection of a 7 storey 50 bedroom hotel with ancillary bar and restaurant.

Borough High Street is already a popular tourist destination with the likes of The Shard, Borough Market, Tower Bridge and the Thames being in very close proximity.

The proposal for a high quality boutique hotel in this location will assist in meeting the demand for tourist accommodation in the area, whilst investing back into the local economy. In addition, the bar and restaurant proposed on the ground and basement level will be available for use by the public. This also retains an active ground floor use in line with the requirements relating to protected shopping frontages.

The application was subject to some opposition from local residents who were concerned the proposals were of a scale, mass and design that is out of keeping with Borough High Street Conservation Area.

We continued to consult residents and elected members throughout the application process and liaised with officers to ensure that comments were addressed. Despite local objectors and a very lengthy discussion at Planning Committee, the application received a positive recommendation from officers and was approved by members.



The proposed redevelopment is designed to:

- Create a more attractive building, which will make a positive contribution to Borough High Street.
- Fill the current gap in the street scene and repair the existing parapet height line.
- Introduce a new building that will bring new life to this section of the street.
- Create a 50-bedroom boutique hotel and restaurant, which will appeal to both residents and international visitors.
- Provide an attractive roof terrace that will be available for use by both visitors of the hotel and the general public.

Benefits of the proposals include:

- Making the most efficient use of the brownfield site.
- The height, scale, massing and design is considered to adequately preserve the character and appearance of the conservation area and the setting of the adjoining Listed Building at No. 51.
- It is envisaged that approx. 60 new jobs will be created by the hotel and ancillary ground floor uses.
- Payment of both the Mayoral and Southwark Community Infrastructure Levy (CIL).

Summary of achievements

- Advised the client on the potential for the site to accommodate a hotel.
- Management of the pre-application advice process and liaison with officers throughout the pre and post application process.
- Liaison with other consultants for example the architect and transport consultant.
- Preparation of the Planning Statement for submission to support the planning application.
- Management of the public exhibition by Communications Potential.
- Collation and submission of the planning application to The London Borough of Southwark.
- Communication and liaison with officers, local residents and council members throughout the process.
- Preparation, attendance and participation at the Planning Committee.
- Advice regarding S106 matters.

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