

The Founders Arms, Bankside

Young & Co's Brewery Plc.

● Planning ● Engagement



Planning and Communications Potential secured planning permission at appeal for an additional rooftop dining space at a popular riverside pub on London's South Bank.

Demonstrating our ability to overturn refusal on sensitive town-centre sites, combining planning judgement, technical evidence and proactive stakeholder engagement to secure approval where amenity impacts were heavily contested.

The Challenge

Young & Co's sought to extend the Founders Arms, a busy and well-established pub overlooking the River Thames at Bankside. Due to site constraints, the only viable option was a rooftop extension to create additional dining space within a highly sensitive riverside location.

The proposals attracted a large number of objections from nearby residents, primarily concerning loss of views, noise and disturbance. Despite no objections from statutory consultees, including the Council's environmental health team, the application was refused under delegated powers due to perceived risks of noise and anti-social behaviour.

Without a robust appeal strategy supported by compelling technical evidence, the proposals risked permanent refusal and loss of investment in a key Bankside destination.

Our Approach

- Led pre-application discussions with Southwark Council on a rooftop extension strategy
- Coordinated public and stakeholder consultation through Communications Potential
- Worked closely with architects and technical consultants on noise, flood risk, plant and transport
- Prepared a detailed planning and heritage statement addressing policy constraints
- Managed and responded to objections relating to noise and residential amenity
- Prepared and submitted a comprehensive planning appeal supported by licensing evidence

The Outcome

- Appeal allowed, overturning delegated refusal for rooftop dining extension
- Inspector confirmed no material harm to neighbouring residents' living conditions
- Proposal found not to increase anti-social behaviour in the surrounding area
- Enhancement secured to a popular riverside pub supporting Bankside vitality and viability