

Camberwell Community Council

January 13 2010

7.00 pm

Town Hall, Peckham Road, London SE5 8UB

Membership

Councillor Dora Dixon-Fyle (Chair)
Councillor John Friary
Councillor Peter John
Councillor Jenny Jones
Councillor Alison McGovern
Councillor Chris Page
Councillor Sandra Rhule
Councillor Veronica Ward
Councillor Ian Wingfield (Vice-Chair)

Reserves

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Contact

on 020 7525 7385 or email: tim.murtagh@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Annie Shepperd

Chief Executive

Date: January 5 2010



Camberwell Community Council

Wednesday January 13 2010
7.00 pm
Town Hall, Peckham Road, London SE5 8UB

Order of Business

Item No.	Title	Page No.
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- 1. INTRODUCTION AND WELCOME [CHAIR]**
- 2. APOLOGIES**
- 3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**
- 4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**
- 5. MINUTES**

To follow

- 6. DEVELOPMENT CONTROL ITEMS** 1 - 98

CAMBERWELL COMMUNITY COUNCIL MEMBERSHIP

Councillor Dora Dixon-Fyle (Chair)
Councillor Ian Wingfield (Vice-Chair)
Councillor John Friary
Councillor Jenny Jones
Councillor Chris Page
Councillor Veronica Ward

Councillor Peter John
Councillor Alison McGovern
Councillor Sandra Rhule

ADDITIONAL INFORMATION

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Item No. 6	Classification: Open	Date: 2009	Meeting Name: Camberwell Community Council
Report title:		Development Control	
Ward(s) or groups affected:		All within [Camberwell Green, South Camberwell and Brunswick Park] Community Council	
From:		Strategic Director of Regeneration and Neighbourhoods	

RECOMMENDATIONS

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the attached items be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the attached reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

BACKGROUND INFORMATION

- 4 The council's powers to consider planning business are detailed in Article 8 which describes the role and functions of the planning committee and Article 10 which describes the role and functions of community councils. These were agreed by the constitutional meeting of the Council on May 23 2007 and amended on January 30 2008. The matters reserved to the planning committee and community councils Exercising Planning Functions are described in part 3F of the Southwark council constitution 2007/08. These functions were delegated to the planning committee.

KEY ISSUES FOR CONSIDERATION

5. Members are asked to determine the attached applications in respect of site(s) within the borough.
6. Each of the following items is preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. The draft decision notice will detail the reasons for any approval or refusal.

7. Applicants have the right to appeal to the First Secretary of State against a refusal of planning permission and against any condition imposed as part of permission. If the appeal is dealt with by public inquiry then fees may be incurred through employing Counsel to present the Council's case.
8. The sanctioning of enforcement action can also involve costs such as process serving, Court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal involving a public inquiry or informal hearing the inspector can make an award of costs against the offending party.
10. All legal/Counsel fees and costs as well as awards of costs against the Council are borne by the Regeneration and Neighbourhoods budget.

EFFECT OF PROPOSED CHANGES ON THOSE AFFECTED

11. Equal opportunities considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director of Legal and Democratic Services

12. A resolution to grant planning permission shall mean that the Head of Development Control is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the Committee and issued under the signature of the Head of Development Control shall constitute a planning permission. Any additional conditions required by the Committee will be recorded in the Minutes and the final planning permission issued will reflect the requirements of the Community Council.
13. A resolution to grant planning permission subject to legal agreement shall mean that the Head of Development Control is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the Strategic Director of Legal and Democratic Services, and which is satisfactory to the Head of Development Control. Developers meet the Council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the Strategic Director of Legal and Democratic Services. The planning permission will not be issued unless such an agreement is completed.

14. Section 70 of the Town and Country Planning Act 1990 as amended requires the Council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan and the determination shall be made in accordance with the plan unless material considerations indicate otherwise.
15. The development plan is currently the Southwark Plan (UDP) 2007 adopted by the council in July 2007 and the London Plan (consolidated with alterations since 2004) published in February 2008. The enlarged definition of "development plan" arises from s38(2) of the Planning and Compulsory Purchase Act 2004. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. Section 106 of the Town and Country Planning Act 1990 introduced the concept of planning obligations. Planning obligations may take the form of planning agreements or unilateral undertakings and may be entered into by any person who has an interest in land in the area of a local planning authority. Planning obligations may only:
 1. restrict the development or use of the land;
 2. require operations or activities to be carried out in, on, under or over the land;
 3. require the land to be used in any specified way; or
 4. require payments to be made to the local planning authority on a specified date or dates or periodically.

Planning obligations are enforceable by the planning authority against the person who gives the original obligation and/or their successor/s.

17. Government policy on planning obligations is contained in the Office of the Deputy Prime Minister Circular 05/2005. Provisions of legal agreements must fairly and reasonably relate to the provisions of the development plan and to planning considerations affecting the land. The obligations must also be such as a reasonable planning authority, duly appreciating its statutory duties, can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement Members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council Assembly Agenda May 23 2007 and Council Assembly Agenda January 30 2008	Constitutional Support Services, Southwark Town Hall, Peckham Road SE5 8UB	[Community Council officer] 020 7525 7234
Each application has a separate planning case file	Council Offices Chiltern Portland Street London SE17	The named case Officer as listed or Gary Rice 020 7525 5447

APPENDIX 1**Audit Trail**

<u>Lead Officer</u>	Deborah Collins, Strategic Director of Communities, Law & Governance	
Report Author	Principal Planning Lawyer Constitutional Support Officer	
Version	Final	
Dated	Aug 26 2009	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Legal and Democratic Services	Yes	Yes
Strategic Director of Regeneration and Neighbourhoods	No	No
Head of Development Control	No	No

ITEMS ON AGENDA OF THE CAMBERWELL CC
on Wednesday 13 January 2010

Appl. Type Tree Preservation Order - works related
Site 21 GROVE PARK, LONDON, SE5 8LH

Reg. No. 09-AP-1698
TP No. TP/2154-20
Ward South Camberwell
Officer Neil Loubser

Recommendation GRANT TPO CONSENT
Proposal

Item /1

Felling of Eucalyptus in rear garden and replacement with indigenous species.

Appl. Type S.73 Vary/remove conds/minor alterations
Site 316-322 CAMBERWELL NEW ROAD, LONDON SE5

Reg. No. 09-AP-2500
TP No. TP/2507-316
Ward Camberwell Green
Officer Susannah Pettit

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT
Proposal

Item /2

Variation of Condition 17 on approved application 09-AP-0717 dated 29/10/2009 (for a five storey building comprising an A1 retail unit and 37 residential flats), in which Condition 17 restricted the hours of operation of the approved retail unit at Ground Floor level to "08:00 to 23:00 on Monday to Saturday or 11:00 to 22:00 on other Sundays and Bank Holidays" to now read: "The use hereby permitted to the ground floor for retail purposes (Class A1) shall not be carried on outside the hours of 07:00 - 23:00 Mondays to Saturdays, and 08:00-22:00 on Sundays and Bank Holidays".

Appl. Type Council's Own Development - Reg. 3
Site FLATS 6-40, FEARNLEY HOUSE LETTSOM ESTATE, VESTRY ROAD, LONDON, SE5 8JW

Reg. No. 09-CO-0095
TP No. TP/H2075
Ward Brunswick Park
Officer Donald Hanciles

Recommendation GRANT PERMISSION
Proposal

Item /3

Conversion of 35 existing sheltered accommodation flats at ground floor level, and associated areas, into 17 general needs flats (8 x two bed, 8 x three bed, 1 x four bed), and associated landscaping and disabled parking bays and elevational alterations, including works to the flats to be insulated externally and over clad with brick slips and render, and three external stairs serving upper floors are to be removed and the three original internal stairwells are to be reinstated.

Appl. Type Full Planning Permission
Site SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF

Reg. No. 09-AP-2526
TP No. TP/2160-1
Ward South Camberwell
Officer Becky Baker

Recommendation GRANT PERMISSION
Proposal

Item /4

Demolition of the existing Springfield Lodge Hostel and the erection of a building of four storeys above lower ground floor, in connection with use as a 35-bed hostel, with associated training facilities, car and cycle parking, amenity space and landscaping, including works to trees and felling of trees.

Appl. Type Conservation Area Consent
Site SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF

Reg. No. 09-AP-2527
TP No. TP/2160-1
Ward South Camberwell
Officer Becky Baker

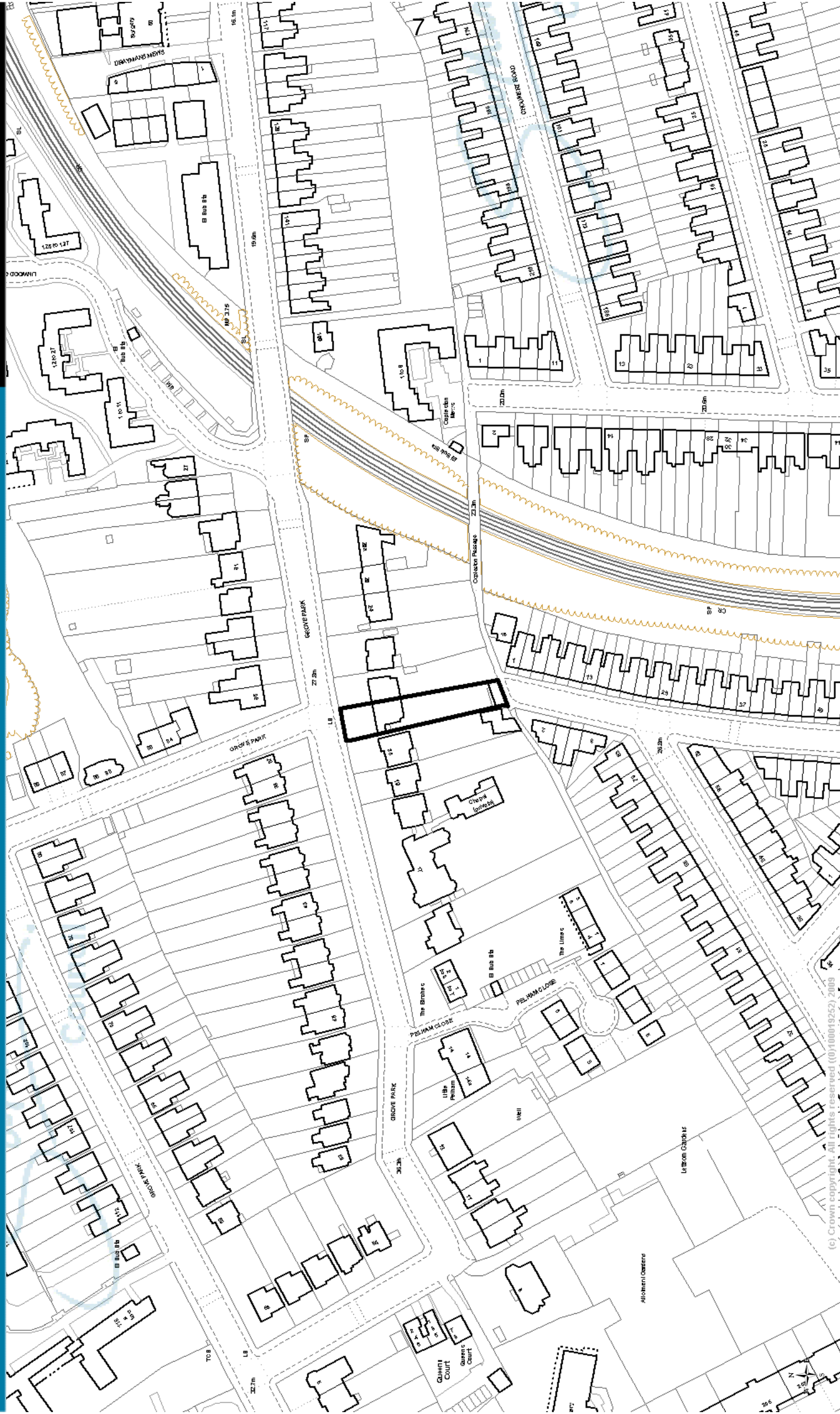
Recommendation GRANT PERMISSION
Proposal

Item /5

Demolition of the existing Springfield Lodge building.

21 GROVE PARK, LONDON, SE5 8LH

Date 12/11/2009



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APPLICATION FOR WORKS TO TREES			
ITEM	Classification	Decision Level	Meeting Date
1	OPEN	CAMBERWELL COMMUNITY COUNCIL	January 13 2010
From HEAD OF DEVELOPMENT MANAGEMENT		Title of Report DEVELOPMENT MANAGEMENT Works to TPO protected tree(s) Works to tree(s) in conservation area 5 day notification of works to dead, diseased or dangerous tree(s)	
Proposal (09-AP-1698) Felling of Eucalyptus in rear garden and replacement with indigenous species.		Address 21 GROVE PARK, LONDON, SE5 8LH Ward South Camberwell Conservation Area Camberwell Grove	

PURPOSE

- 1 For consideration by Camberwell Community Council at the meeting 13/1/2010 following deferral at the meeting 17/12/2009. The case is for Community Council consideration due to the number of objections received. The previously tabled Addendum Reports have now been combined into this agenda report.

RECOMMENDATION

- 2 To permit the felling of the Eucalyptus Tree.

BACKGROUND

Site location and description

- 3 The site of 21 Grove Park, has been sub-divided, and is located on the southern side of Grove Park. The subject site falls within the rear garden of No. 21, and comprises a rectangular block. For the avoidance of doubt, the application site does not include the land known as 'land at the rear of 21 Grove Park' and which has frontage to Ivanhoe Rd.
- 4 Grove Park is characterised by large detached buildings, many of them converted into flats, set back generously from the footpath and with big back gardens. The existing residential building at No. 21 is typical of these, and forms a semi-detached pair with No. 22.
- 5 The back garden of No. 21 was subdivided from the land at the rear (fronting Ivanhoe Rd) some time ago, and there is a timber close boarded fence delineating the premises at No. 21 from the 'land at the rear of No. 21'. There are existing garages on the site to the rear of no. 21 which are derelict and roofless at present. These front onto Ivanhoe Rd.
- 6 The site forms part of the Camberwell Grove Conservation Area. The site at 21 Grove Park, along with the sites at 19 - 25a, are covered by an Area Tree Preservation Order No. 279 (2003) covering all trees on the sites. Providing the tree in question is 6+ years old it is covered.

Details of proposed tree works

- 7 Felling of Eucalyptus in rear garden and replacement with indigenous species.
- 8 The applicant initially applied also for works to a Bay tree in this application, however has now deleted that part of the application, so that only the works to the Eucalyptus are now proposed.
- 9 The Eucalyptus stands 10m in height and some 8m from the rear of the house. The Eucalyptus is covered by a Tree Preservation Order. It is proposed to be felled due to subsidence to the house, which the applicant asserts the tree is the cause of, and a supporting report has been submitted which cites water deprivation in the soil caused by the tree.

Planning history

- 10 Application LBS Reg 09AP0797 to fell one Eucalyptus tree and reduce one Bay tree by 30% in height and reduce the remainder of the tree by 25% was determined 18/6/09 with a resolution to refuse a Tree Preservation Order Consent, for the following reason:

The application to fell one Eucalyptus tree and reduce the Bay tree by 30% in height and reduce the remainder of the tree by 25% would result in a detrimental impact to the visual appearance of the streetscene in particularly from Ivanhoe Road. It would therefore result in significant harm to the character and appearance of the Grove Park Conservation area. In these regards the scheme would be contrary to Policies 3.2 'Protection of amenity', 3.13 'Urban design', 3.18 'The setting of listed buildings, conservation areas and world heritage sites' and 3.28 Biodiversity of the Southwark Plan (July 2007).

Planning history of adjoining sites

Land at the rear of 21 Grove Park

- 11 Planning application reference 09AP0545 was registered in relation to felling of trees. Trees had been felled early in 2008 following the issue of a letter dated 6/2/08 authorising the felling of certain trees by the Council's Tree Officer. The Council subsequently served a Tree Replacement Notice, which the land owner appealed. The TRN was upheld on appeal by the Planning Inspectorate's decision dated 14/9/09.
- 12 Planning application reference 08AP2979 and application for conservation area consent (CAC) reference 08AP2982 were submitted for the demolition of the existing single storey garage and storage building facing onto Ivanhoe Road and the erection of one x four bedroom, two storey single family dwelling house, and one on-site car parking space. These applications were appealed on the grounds of non-determination and the appeals were dismissed having been considered concurrently with the above TRN appeal, by decision dated 14/9/09.
- 13 Planning application reference 08AP1737 and application for conservation area consent (CAC) reference 08AP1738 were refused 22/12/08 having been considered at Camberwell Community Council 19/11/08. The applications were for the demolition of existing single storey garage and storage building facing onto Ivanhoe Rd, and erection of one x 4 bedroom, two storey single family dwelling, with one off-street car parking space. They were refused on the grounds of harm to the character and appearance of the Camberwell Grove Conservation Area, including harm to the views in and out of the conservation area; unacceptable scale and massing; and the CAC as there was no acceptable scheme either for replacement development or for suitable boundary treatments to replace the existing garages.
- 14 There were earlier applications for full permission and CAC 08AP0474 (full planning)

and 08AP0475 (conservation area consent) which were withdrawn 3/6/08. The applications were for demolition of existing single storey garage and storage building facing onto Ivanhoe Rd, and erection of 1 x 4 bedroom, part one and part two storey single family dwelling house with two off street car parking spaces. These applications were withdrawn in response to officer's concerns regarding the impacts of the scheme on the character and appearance of the conservation area, harm to the amenities of adjoining occupiers, poor living conditions for its occupiers, and excessive car parking numbers.

- 15 There was an earlier application, reference TP/2154/20/AD (Plans Register 1136/87B) for the erection of two semi-detached houses on land at rear of 21 Grove Park – refused 16/8/1988 for reasons of:
- 1 - Loss of visual amenity to Ivanhoe Rd and Grove Park residents by reason of loss of trees and the open area at 21 Grove Park.
 - 2 - Loss of amenity to Ivanhoe Rd and Grove Park residents by reason of additional traffic and congestion
 - 3 – Scheme would adversely affect the character of the area (which is within the conservation area) due to the loss of trees and intrusion of the buildings into the open area at the rear of the Grove Park houses.
 - 4 – Loss of the private open space which is of benefit to the local community.
- 16 The ensuing appeal was dismissed by decision dated 26/6/1989. The Inspector held that the granting of planning permission in 1979 (set out below) was a material consideration. However that permission was not implemented and had by then expired. The Inspector found that the site is visually associated with the large gardens of the houses in this part of Grove Park which he considered part of the area's character. Garages such as that on the appeal site are generally low and such buildings are often associated with large houses and are not intrinsically out of character, even if sometimes dilapidated through neglect.
- 17 He found that the introduction of a 2/3 storey dwelling on an isolated plot, however well it might relate in style to the dwellings in Ivanhoe Rd, would in his view intrude into this space, would appear out of place, and would detract from the character of the conservation area.
- 18 The Inspector held that the Council's Committee Report on that 1979 approval had not considered the effects on the character and appearance of the conservation area apart from reference to views of the Conservation Advisory Committee. In his view the adverse effects on conservation interests carried greater weight. Account was taken of the appeal decision at No. 20 which allowed development but the appeal at No. 21 was considered on its own merits. The need to provide housing in London did not outweigh other considerations.
- 19 TP/2154/20 (Statutory Register 10476) – Erection of two semi-detached houses on land at rear of 21 Grove Park – granted 6/3/1979 subject to conditions.

Rear of 20 Grove Park

- 20 Full application LBS Reg. 02AP0796 and CAC 03AP1064 refused but allowed on appeal 12/5/04 for the construction of a two-storey three bedroom house, with the provision of a parking space and balcony to the front. The development would have replaced an existing garage and studio with the dimensions that are shown on the OS Map submitted with the current application (i.e. a 'zig zag' shaped pair of attached buildings with shallow pitched roofs. The building envelope would have been similar to the garage/studio that was to be demolished.

- 21 The Inspector's decision alluded to the different siting and character of No. 21, which is more prominent from street and public views than No. 20, which in the view of the

Inspector, would enable the Council to resist inappropriate development on other sites.

FACTORS FOR CONSIDERATION

Main Issues

22 The main issues in this case are:

a] The impact of the proposal on the visual amenity of the area, and the character and appearance of the Conservation Area.

b] The impact of the proposal on biodiversity.

Planning Policy

23 Southwark Plan 2007 [July]
 3.2 Protection of amenity
 3.13 Urban design
 3.18 Setting of listed buildings, conservation areas and world heritage sites
 3.28 Biodiversity

Consultations

24 Site Notice: 3 September 2009

25 Site Visit and Inspection by Arboricultural Officer: 3 September 2009

26 Neighbour consultees

3 IVANHOE ROAD LONDON SE5 8DH
 1 IVANHOE ROAD LONDON SE5 8DH
 20 GROVE PARK LONDON SE5 8LH
 1A IVANHOE ROAD LONDON SE5 8DH
 FLAT 1 21 GROVE PARK LONDON SE5 8LH
 GARDEN FLAT 21 GROVE PARK LONDON SE5 8LH
 GROUND FLOOR FLAT 22 GROVE PARK LONDON SE5 8LH
 BASEMENT FLAT 21 GROVE PARK LONDON SE5 8LH
 BASEMENT FLAT 22 GROVE PARK LONDON SE5 8LH
 FIRST FLOOR FLAT 21 GROVE PARK LONDON SE5 8LH
 FIRST FLOOR FLAT 22 GROVE PARK LONDON SE5 8LH
 SECOND FLOOR FLAT 21 GROVE PARK LONDON SE5 8LH
 SECOND FLOOR FLAT 22 GROVE PARK LONDON SE5 8LH
 9 IVANHOE ROAD LONDON SE5 8DH
 1 Ivanhoe Road London SE5 8DH
 6 Ivanhoe Road London SE5 8DH
 8 IVANHOE ROAD LONDON SE5
 11 BLENHEIM GROVE LONDON SE15
 71 GROVE HILL LONDON SE5
 4 Ivanhoe Road London SE5 8DH
 5 Ivanhoe Road London SE5 8DH

27 Internal Advisors

Design and Conservation Team
 Arboricultural Team

Consultation replies

Neighbour consultees

- 28 Letters of objection were received as follows. Any additional representations will be reported by way of an Addendum Report.:
- 29 8 Ivanhoe Road:
- Objection to the felling of trees
 - The Eucalyptus tree should be protected.
- 30 9 Ivanhoe Road:
- Enough trees have been removed from the area.
 - The replacement tree would take a long time to reach the same size as the Eucalyptus tree
- 31 4 Ivanhoe Rd
- Trees to the rear of 21 Grove Park have recently been felled, however a Tree Replacement Order have been served on this site. Whilst the tree replacement order will now take effect it will take many years before the new trees reach maturity. In the interim the trees at the rear of 21 & 22 Grove Park have assumed a greater significance than before.
 - That the applicant is not the owner of the land on which the tree is situated.
 - The Council should be sure that the Eucalyptus tree is the cause of the structural damage.
 - That there should be conditions regulating the planting of the replacement tree
 - The objector refers to the Bay tree, which no longer for part of this application.

A further letter from this address reiterates the original objections. The main concern is that the grounds for requesting that the tree be felled are unsubstantiated, and furthermore that the replacement planting is not suitable, as set out below.

Some while ago I wrote to the council to object to the application to fell a Eucalyptus tree and very seriously to reduce a Bay tree in part of the rear garden of 21 Grove Park. I live at number 4 Ivanhoe Road, immediately to the rear of 21 Grove Park and the land immediately to the south of that garden which has recently been the subject of an appeal successfully contested by the council. My understanding is that, for some reason, the element of the application relating to the bay tree has been withdrawn.

I have now had the opportunity to read the report to the meeting of the Community Council on the 25th November regarding the application. The report refers to an objection by a resident whose address was not disclosed. It was my objection. I sent it by e-mail and, whilst disclosing my name, I Inadvertently neglected to enclose my address.

I re-iterate my objection and do so with emphasis. The felling of the substantial number of mature trees on the land to the rear of 21 Grove Park adjoining the cul-de-sac of Ivanhoe Road is now well known to have been a particularly unfortunate episode and one that leaves consideration of any matter relating to trees in the area a very sensitive issue. Viewed from Ivanhoe Road the eucalyptus tree is of immense importance, since the trees to the rear of 21 Grove Park were felled the importance in conservation area terms of the trees in the rear gardens of numbers 20,21 & 22 Grove Park has acquired significantly greater importance than was already the case. I can see no reason at all for consent to be granted for the Eucalyptus tree to be felled unless a compelling argument has been advanced that that should be so.

At every point in the report to the Community council the position is said to be inconclusive. The Eucalyptus tree is said to be possibly, " a contributory factor", also it is said to be, "partially or wholly", responsible for subsidence. I have lived in Ivanhoe Road since 1983. I am well aware that the properties in this area were constructed on

clay and that there is a history of subsidence in the area. That subsidence has arisen as a consequence of the sub-soil in the area, rather than root damage from trees. I do not have professional knowledge of these matters on a technical level. I have however long had cause to be interested and to inform myself as best I can because I have long owned a house in the area and it has implications for me in insurance terms. Whilst I have no direct knowledge my understanding is that the report recommending felling the eucalyptus tree was produced at the behest of an insurance company. The key point in the report to the community council is that it seems that there is subsidence at 21 Grove Park.

There is no conclusive, and it seems no independent view as to whether or not there is subsidence and if there is, whether or not it has been caused by the Eucalyptus tree. The report constantly uses the word allegation. I therefore suggest that any decision cannot be made about the Eucalyptus tree unless there is a more substantial case and suggest that a decision is adjourned and that an independent report be commissioned.

In the event that the case against the Eucalyptus tree is proved I would also disagree with the proposed replacement as I do not feel that it suitable.

Officer comments:

Officers consider that there is sufficient evidence from the applicant's surveyors to indicate that the tree is having an impact on the house.

The applicant has indicated that they are willing to carry out replacement planting on the site, and a condition is recommended in order to secure an appropriate species of tree, if consent is granted to fell the tree, as set out below.

Condition

Prior to the felling of the Eucalyptus tree, details including location for planting, species and proposed size at planting of at least one indigenous tree to replace the Eucalyptus, shall be submitted to and approved in writing by the Local Planning Authority and the replacement planting approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

To ensure that there is adequate replacement planting to mitigate the loss of the Eucalyptus tree and to preserve the character and appearance of the conservation area, in accordance with policies 3.2 Protection of amenity, 3.13 Urban design, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 3.28 Biodiversity of the Southwark Plan [July 2007].

A further letter of objection from an undisclosed address was received 17/12/09.

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This states that the writer understands that the recommendation is that there be a replanting condition and the species should be a cherry. The writer objects to this, stating that in PPG15 terms the Eucalyptus is very important, particularly when viewed from Ivanhoe Road. It is a substantial mature evergreen tree. In conservation area terms its loss would be significant. This is very much more the case since the substantial number of mature trees to the rear of 21 Grove Park were felled unlawfully. If the argument for felling is accepted and permission to fell is granted there must be effective and appropriate replanting. A cherry tree would take many years to grow to maturity, it would not be dense and, crucially, it is deciduous. Any tree planted must be evergreen, dense, semi mature and fast growing. Anything else would be totally unacceptable and would be detrimental to the character of the conservation area. The very mature sycamores [located on the land at the rear of 21 Grove Park] were deciduous but they were so dense and substantial that even in

winter they screened and defined the boundary of the conservation area. The tree replanting on that site has not worked, will never address the damage caused and any benefit will take years to arise. On tree in place of a mature Eucalyptus will not redress the damage caused by it being felled, but it must meet the criteria I have identified above.

The writer notes that if the application is granted it should be subject to a condition that the species be of a type and in a location acceptable to the owner in consultation with the local planning authority. Further there should be a condition that no work to the Eucalyptus can take place until a mode of replanting satisfying the first condition has been approved.

Officer comments: The applicant has indicated that they are willing to carry out replacement planting on the site, and a condition is recommended in order to secure an appropriate species of tree, if consent is granted to fell the tree, as set out in the recommendation on the agenda. A cherry is not specifically specified. Officers have not suggested that the owner of the tree be a party to the discharge of the condition, because this would introduce uncertainty for the applicant in relation to satisfying the condition. As a private matter however there would be nothing to prevent the applicant from agreeing the proposed replacement tree/s with the owner (if they are not themselves the owner) and submitting the details of any mutually agreed species of tree to the Council to satisfy the condition. The condition already states that the tree should not be felled until a suitable replacement has been agreed.

Letters of support from:

- 33 Ground floor, first floor and top floor of 22 Grove Park
Ground floor and first floor of 21 Grove Park
21C Grove Park

Arboricultural considerations

Assessment of submitted arboricultural report

- 34 None submitted.

Assessment of damage to property

- 35 Subsidence damage is claimed as justification for the works. A site investigation report and a report from GAB Robins were submitted to support the claim.

- 36 The technical report states that:

"The trial excavation revealed the rear wall to be found 260mm below ground level in shrinkable clay subsoils containing tree roots. The moisture contents of the clay samples indicate moisture deficiencies, and analysis of the root samples taken from the trial hole indicate to be originating from the Eucalyptus tree sited in the rear garden."

"Based on the investigation findings the cause of the damage/movement is in our opinion due to clay shrinkage subsidence aggravated by root action from the Eucalyptus tree."

Tree evaluation assessment for making Tree Preservation Order

- 37 The trees form a valuable screen between Grove Park and Ivanhoe Road. The Eucalyptus tree has been identified as a contributory factor in alleged subsidence to 21 Grove Park. The evidence suggests that the tree is partially or wholly responsible. The Eucalyptus tree is not considered to be an excellent specimen and its replacement with an indigenous species would help in restoring the tree population on Grove Park. The Eucalyptus tree is suppressed by the Bay tree and it comes across

as lacking in branches and not well proportioned. An indigenous wild cherry tree (*Prunus avium*) could be replanted to fill the gap that this tree would leave once removed and would provide better habitat and food for wild birds

- 38 The Council's Tree Officer commented in relation to the original application for works to the Bay Tree that these works would include drastic pruning that is not recommended. The Bay tree needs pruning but not to the extent applied for. It was recommended that the applicant be advised that the Tree Officer would be agreeable to crown shaping, crown lifting and crown thinning. The originally proposed works were subsequently omitted from this application.

Impact on biodiversity

- 39 Replacing the Eucalyptus tree with indigenous species will be positive for surrounding wildlife and provide suitable habitat for roosting birds.

Impact on character and setting of the conservation area

- 40 The tree is mature, healthy and located in a prominent position and thus makes a positive contribution to the character of the conservation area. Nevertheless, the impact of the Eucalyptus tree upon subsidence of the house as such that its removal is considered to be justified. The proposed replacement tree would ensure that the character and appearance of the Conservation Area would be preserved.

Other matters

- 41 The applicant deleted the works originally proposed in this application to the Bay tree.

Conclusion

- 42 The Eucalyptus tree has been identified as a contributory factor in alleged subsidence to 21 Grove Park. The evidence suggests that the tree is partially or wholly responsible. The Eucalyptus tree is not considered to be an excellent specimen and its replacement with an indigenous species would help in restoring the tree population on Grove Park. The Eucalyptus tree is suppressed by the Bay tree and it comes across as lacking in branches and not well proportioned. An indigenous wild cherry tree (*Prunus avium*) could be replanted to fill the gap that this tree would leave once removed, and provide good habitat and food for wild birds.
- 43 It is therefore recommended that approval be granted for the felling of the Eucalyptus tree.

COMMUNITY IMPACT STATEMENT

- 44 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- 45 a] The impact on local people is set out above.

HUMAN RIGHTS IMPLICATIONS

- 46 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of felling the Eucalyptus tree and replacing the tree with more acceptable specie. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR		
Planning Officer	Neil Loubser	Tel: 020 7525 5451
REPORT AUTHOR		
Arboricultural officer	Ernst Erasmus	Tel: 0207 525 5000
CASE FILE	TP/2154-20	Application number 09-AP-1698
Papers held at:	Regeneration and neighbourhoods dept., Development management 160 Tooley Street PO Box SE1P 5LX tel.: 020 7525 5403 email: planning.enquiries@southwark.gov.uk	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr T. Williams	Reg. Number	09-AP-1698
Application Type	Tree Preservation Order - works related	Case Number	TP/2154-20
Recommendation	Grant TPO consent		

Draft of Decision Notice

Tree Preservation Order consent was GIVEN to carry out the following works:

Felling of Eucalyptus in rear garden and replacement with indigenous species.

At: 21 GROVE PARK, LONDON, SE5 8LH

In accordance with application received on 30/07/2009

and Applicant's Drawing Nos. Site Investigation Report dated 19/12/2008

Letter dated 13/2/09 from GAB Robins Co Uk

E-mail dated 12/10/09 from BDP

Letters dated 23/7/09 and 23/8/2009 from Grove Park Management Ltd

Subject to the following condition:

- 1 Prior to the felling of the Eucalyptus tree, details including location for planting, species and proposed size at planting of at least one indigenous tree to replace the Eucalyptus, shall be submitted to and approved in writing by the Local Planning Authority and the replacement planting approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

Reason

To ensure that there is adequate replacement planting to mitigate the loss of the Eucalyptus tree and to preserve the character and appearance of the conservation area, in accordance with policies 3.2 Protection of amenity, 3.13 Urban design, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 3.28 Biodiversity of the Southwark Plan [July 2007].

Reasons for granting planning permission.

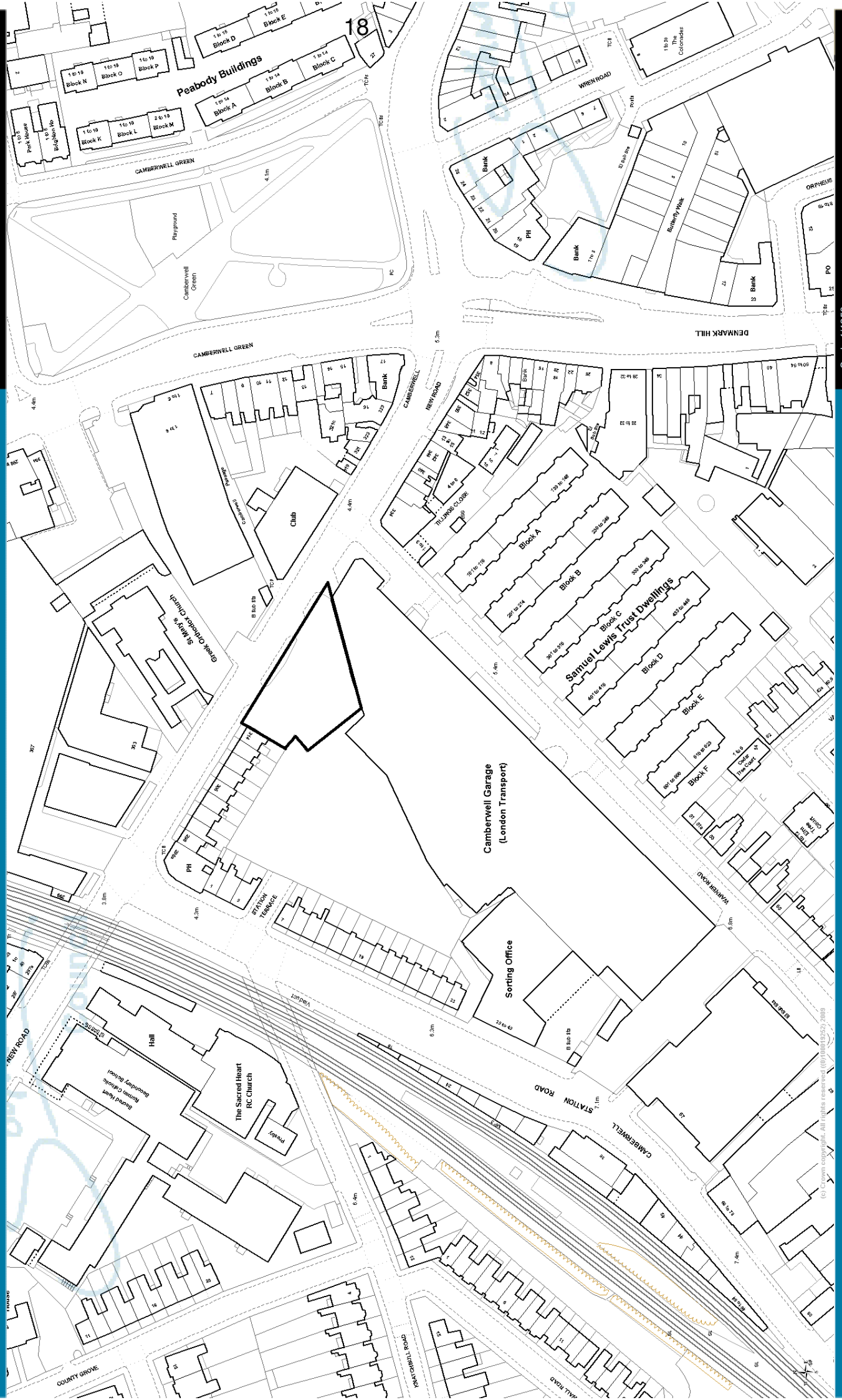
This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 3.2 Protection of amenity, 3.13 Urban design, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 3.28 Biodiversity of the Southwark Plan [July 2007].

Particular regard was had to the impacts on visual amenity that would result from the proposed felling but it was considered that the character and appearance of the conservation area would be preserved by the proposed replacement planting of an indigenous species which is proposed to mitigate the loss of the Eucalyptus tree. It was therefore considered appropriate to grant permission for the felling of the tree having regard to the policies considered and other material planning considerations.

316 -322 CAMBERWELL NEW ROAD, LONDON, SE5

Date 9/9/2009



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Item	Classification	Decision Level	Date
2	OPEN	CAMBERWELL COMMUNITY COUNCIL	January 13 2010
From		Title of Report	
HEAD OF DEVELOPMENT MANAGEMENT		DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2500)		Address	
Variation of Condition 17 on approved application 09-AP-0717 dated 29/10/2009 (for a five storey building comprising an A1 retail unit and 37 residential flats), in which Condition 17 restricted the hours of operation of the approved retail unit at Ground Floor level to "08:00 to 23:00 on Monday to Saturday or 11:00 to 22:00 on other Sundays and Bank Holidays" to now read: "The use hereby permitted to the ground floor for retail purposes (Class A1) shall not be carried on outside the hours of 07:00 - 23:00 Mondays to Saturdays, and 08:00-22:00 on Sundays and Bank Holidays".		316-322 CAMBERWELL NEW ROAD, LONDON SE5 Ward Camberwell Green	
Application Start Date 10/11/2009		Application Expiry Date 09/02/10	

PURPOSE

- 1 To consider the case at Camberwell Community Council due to the nature of the proposal and as the scheme which is the subject of the variation to condition was considered very recently by Camberwell Community Council, on 23/09/09.

RECOMMENDATION

- 2 1. Subject to the applicant (or their successors in title) first entering into an appropriate legal agreement (S106 Deed of Variation) (at no cost to the Council) by no later than 6/2/2010 planning permission be granted .
- 3 2. In the event that the requirements of Recommendation 1 are not met by 6/2/2010, the Head of Development Management be authorised to refuse planning permission for the reasons set out under paragraph 80.

BACKGROUND

Site location and description

- 4 The site is currently used as a turning area for the Camberwell bus station. To the east of the site is the Camberwell bus garage, and to the west are 3 storey residential terraces. To the rear there is a site under construction for alterations to the Camberwell bus garage, detailed in the history section below.
- 5 The site is located within the Urban Density Zone, Archaeological Priority Zone, Air Quality Management Area, and has a Public Transport Accessibility level of 4.1. The site is not within a conservation area, neither are there any listed buildings in or around the site. The site lies to the west of the Camberwell Town Centre boundary

and directly opposite the Camberwell Grove Conservation Area boundary. It is within the Camberwell Controlled Parking Zone. The site is not located within a Flood Risk Zone.

Details of proposal

- 6 The proposal is for the amendment of a condition attached to a previous approval. The condition required the following;

The use hereby permitted to the ground floor, for retail purposes (Use class A1) shall not be carried on outside of the hours 08:00 to 23:00 on Monday to Saturday or 11:00 to 22:00 on other Sundays and Bank Holidays.

Reason

In order to ensure there is no loss of amenity to the surrounding and on-site residents, caused by activity late at night associated with the retail unit hereby approved, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 7 The applicant now wishes to alter the wording of the condition to allow longer opening hours which would fit more with the type of retail use proposed (which is anticipated to be a Tesco Metro.)

- 8 The applicant has proposed the following wording;

The use hereby permitted to the ground floor, for retail purposes (Use class A1) shall not be carried on outside of the hours 07:00 to 23:00 Daily.

- 9 On officer advice, in order to address concerns regarding the effects of the variation in opening hours on the amenities of future and surrounding occupiers, the applicant agreed to amend this to read as follows;

The use hereby permitted to the ground floor, for retail purposes (Use class A1) shall not be carried on outside of the hours 07:00 - 23:00 Monday to Saturday, and 08:00 to 22:00 on Sundays and Bank Holidays.

- 10 The scheme that is the subject of this application to vary a condition was granted permission at Camberwell Community Council on 23rd September 2009, and the associated legal agreement was signed on 29th October 2009. The scheme granted is for the construction of a 4 storey building plus set back mansard floor, to contain 1 retail unit (450sqm) on the ground floor and 37 flats on the upper floors (5 floors in total). For completeness, and to understand the effect of the variation in the context of the scheme overall, and as the effect of an application to vary a condition is a new planning permission, the proposal is set out below.

- 11 The housing tenure would be as follows;
12 of the 37 units would be affordable. (32% of total number, or 35% by habitable rooms). Of these, 100% would be social rented. (None would be shared ownership.)

- 12 On the ground floor, the retail unit would occupy the full frontage, with the two x three bed roomed wheelchair units positioned to the rear. There are 3 stair cores (A, B and C). The two wheelchair units would be accessed from stair core C through a corridor leading towards the rear. Most of the affordable units would be arranged around stair core A. Residential cycle and refuse stores are positioned adjacent to Core A and Core C. There is an undercroft towards the western edge of the site for 2 disabled parking bays, and 30 spaces, two tier cycle storage. A further 18 cycle spaces are arranged around stair core A.

- 13 The layout would comprise the following;
2 x 3 bed wheelchair accessible flats to ground floor.
2 x 3 bed units on the first floor
2 x 2 bed and 1 x 1 bed on the second floor,

2 x 2 bed and 1 x 1 bed on the third floor.

2 x 1 bed and 1 x 2 bed on the fourth floor.

This equates to 42 Affordable Habitable Rooms.

There are 123 Habitable rooms in the development. This equals 35% Affordable Housing provision.

- 14 In terms of sustainability, the scheme proposes solar water heating, photovoltaics, exhaust air heat pumps, recycling of grey water and rainwater, recycling, composting and residual waste disposal.
- 15 The scheme has been amended slightly during the application process, to increase the size of the wheelchair units (from originally proposed 2 x 2 bed and 1 x 3 beds on the ground floor, to 2 x 3 beds.) This was to allow more amenity space, explored in the considerations section below. The overall height of the building has been reduced in line with the dormers to the roof, and the ground floor fascia height has been increased to make more of the active frontage. There have also been alterations in the negotiated s.106 contribution, this has increased from £75,000 as negotiated at pre-application stage, to £170,000.
- 16 Revised drawings have been provided by the applicant which now show the extent of the context of the proposal in relation to the as yet unconstructed new bus station to the rear.
- 17 The design of the building would be predominantly stock brick, the stair cores would be faced in re-constituted stone. The facade treatment is fairly simple, with recessed windows, full glazed ground floor, and a simple, slightly stepped brick pattern to the Camberwell New Road facade.
- 18 The proposal also includes a lay-by off Camberwell New Road, for servicing purposes. This would measure 22m in width on the roadside, and 2.2m in depth.
- 19 An Energy Assessment and Sustainability Statement (including Code for Sustainable Homes pre-assessment) has been submitted, confirming that the development meets CSH 3. A BREEAM Retail assessment estimate has also been submitted, confirming a Very Good rating).

Planning history

- 20 09-AP-0717: Planning permission for a 4 storey building plus set back mansard floor, to contain 1 retail unit (450sqm) on the ground floor and 37 flats on the upper floors (5 floors in total) was granted, with legal agreement on 29/10/09.

Planning history of adjoining sites

- 21 Camberwell Bus Station
05-AP-0421: Planning permission was granted on appeal on 15/02/08 for demolition of existing workshop, construction of new workshop extension to main depot, creation of new parking area, on site of demolished building on site at 2 Warner Road. This development is underway.
- 22 08-AP-2682: Planning permission was granted on 19/01/09 for the retention of emergency vehicle entrance onto Warner Road, and installation of a palisade gate
08-AP-2683: Planning permission was granted on 19/05/09 for the relocation of substation to south west corner of site.

FACTORS FOR CONSIDERATION

Main Issues

- 23 The main issues in this case in relation to the scheme overall, are as follows:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] Mix, Density and Layout;
 - c] Affordable Housing Provision;
 - d] Design in the context of the streetscene, and on the setting of the Camberwell Green Conservation Area to the north of the site;
 - e] Transport Issues;
 - f] Impact on Amenity of Neighbouring Residents and Occupiers;
 - g] Planning Obligations.
 - h] Sustainability
 - g] In relation to the application to vary the condition on opening hours of the approved ground floor retail unit, the main issue is the acceptability of the amended condition, and the impact of the increased opening hours on the amenity of the existing residents nearby the site, as well as the future residents of the site, and users of the area.

Planning Policy

- 24 Southwark Plan 2007 [July]
 SP5 Regeneration and employment opportunities
 SP6 Accessible services
 SP 9 Meeting community needs
 SP15 Open space and biodiversity
 SP17 Housing; SP18 Sustainable transport
- 1.1 Access to employment opportunities
 - 1.8 Location of developments for retail and other town centre uses.
 - 2.1 Enhancement of community facilities
 - 2.2 Provision of new community facilities
 - 2.3 Enhancement of education facilities
 - 2.4 Educational deficiencies
 - 2.5 Planning Obligations
 - 3.1 Environmental Effects
 - 3.2 Protection of Amenity
 - 3.3 Sustainability Assessment
 - 3.4 Energy Efficiency
 - 3.5 Renewable Energy
 - 3.6 Air Quality
 - 3.7 Waste Reduction
 - 3.9 Water
 - 3.11 Efficient Use of Land
 - 3.12 – Quality in Design
 - 3.13 – Urban Design
 - 3.14 – Designing Out Crime
 - 3.18 - 3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites.

- 3.19 – Archaeology
- 4.1 Density of Residential Development
- 4.2 Quality of Residential Development
- 4.3 Mix of Dwellings
- 4.4 Affordable Housing
- 4.5 Wheelchair Affordable Housing
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- 5.4 Public transport improvements
- 5.5 Transport development areas
- 5.6 Car Parking
- 5.7 – Parking Standards for Disabled People and the Mobility Impaired

SPD/SPG

- Residential Design Standards SPD 2008
- S106 Planning Obligations SPD 2007
- Sustainable Transport SPD 2008
- Affordable Housing SPD 2008
- Sustainable Design and Construction SPD 2009

- 25 London Plan 2004
- 2A.1 Sustainability criteria
 - 3A.1 Increasing London's supply of housing
 - 3A.3 Maximising the potential of sites
 - 3A.6 Quality of new housing provision
 - 3A.9 Affordable housing targets
 - 3A.10 Negotiating affordable housing in individual private residential and mixed use schemes
 - 3A.18 Protection and Enhancement of Social Infrastructure and Community Facilities
 - 3A.24 Education facilities
 - 3C.3 Sustainable transport in London
 - 3C.17 Tackling congestion and reducing traffic
 - 3C.18 Allocation of street space
 - 3C.21 Improving Conditions for Walking
 - 3C.22 Improving Conditions for Cycling
 - 3C.23 Parking Strategy
 - 3D.8 Realising the Value of Open Space
 - 3D.14 Biodiversity and nature conservation
 - 3D.11 Open space provision in UDPs
 - 4A.3 Sustainable design and construction
 - 4A.4 Energy Assessment
 - 4A.7 Renewable Energy
 - 4A.14 Sustainable drainage
 - 4A.17 Water quality
 - 4A.18 Water and sewage infrastructure
 - 4A.19 Improving air quality
 - 4B.1 Design principles for a compact city
 - 4B.2 Promoting world class architecture and design
 - 4B.3 Enhancing the Quality of the Public Realm
 - 4B.5 Creating an inclusive environment
 - 4B.8 Respect local context and communities
 - 4B.14 Archaeology
 - 6A.4 Priorities in planning obligations
- 26 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
- PPS 1: Planning for Sustainable Communities
 - PPS 3: Housing

PPG 13: Transport
 PPG 15: Planning and the Historic Environment
 PPG16: Archaeology and Planning
 PPG23: Pollution Control
 PPG24: Noise

Consultations

- 27 Site notice date: 19/11/09 Press notice date:19/11/09
- 28 Neighbour consultation letters sent: 23/11/09
- 29 Case officer site visit date: 19/11/09
- 30 Internal consultees
 Environmental Protection
- 31 Statutory and non-statutory consultees
 N/A
- 32 Neighbour consultees
 A number of neighbouring residents and businesses were consulted. Please see attached list.
- 33 Re-consultation
 N/A

Consultation replies

- 34 Internal consultees
 Environmental Protection Team: No Objections
- 35 Statutory and non-statutory consultees
 N/A
- 36 Neighbour consultees
 No responses.
- 37 Re-consultation
 N/A

PLANNING CONSIDERATIONS

Principle of development

- 38 Section 73 Applications
 Section 73 of the Planning Act 1990 allows for an application to be made for planning permission for development without complying with conditions subject to which planning permission was granted.
- 39 For such applications, the local planning authority can only consider the question of the conditions subject to which planning permission should be granted. That is, whether permission should be granted with the revised conditions, unconditionally or with the same conditions as before (in which case this application would be refused).
- 40 An application under Section 73 is, in effect, a power to discharge or amend planning

conditions. But its actual legal effect is somewhat different. The outcome of a successful application is a wholly new planning permission, which the applicant is entitled to implement or ignore. The original permission remains in place and can still be implemented.

- 41 The section makes it clear that in considering such an application, a local authority may only consider the question of the conditions. An applications should be treated just like any other application, and due regard paid to the development plan and other material considerations. However it is possible to deduce that a permission with modified or removed conditions is not legally a new permission and thus any agreements or other restrictions related to the original grant of planning permission are still valid.

Land Use

- 42 The site lies outside of the Town Centre boundary. Policy 1.8 states that outside town and local centres, applications for retail, leisure, entertainment or other town centre uses, will only be permitted if that the following criteria are met;
- i) A need for the development can be demonstrated, and,
 - ii) There are no suitable sites in the town and local centres, in which case preference shall be given to edge-of-centre sites with good pedestrian access to the town and local centres, and then out-of-centre sites close to or potentially linked to the town or local centre; and
 - iii) The vitality and viability of town and local centres will not be harmed; and
 - iv) the applicants can demonstrate that they have been flexible about the format scale, design and parking provision in the sequential search for sites; and
 - v) the proposal will be accessible by a choice of means of transport.

- 43 Pre-application discussions accepted the retail use outside the Town Centre boundary. The reasoning is that the site is close enough to the Town Centre boundary that the location of the proposed retail unit would not significantly detract from the vitality or viability of the nearby town centre. There is an identified need for housing in the borough, and the vacant bus garage site is an ideal site in terms of its size and location, to accommodate the development. There are good public transport links along Camberwell New Road, and the site lies within a Public Transport Accessibility level of 4.1, which indicates good accessibility. As set out below, the residential use is considered to be acceptable having had regard to material planning policies and supplementary planning guidance on the quality if the accommodation, subject to conditions of consent. For these reasons, the proposed mix of uses is considered to be acceptable.

Density.

- 44 The scheme has a density of 892HR/Ha. This is higher than the range set out for the Urban Zone under policy 4.1 (Density), which is 200 - 700 HR/ha. However, the appendix to policy 4.1 Density does provide that the design and scale of the development within this zone should respond positively to the design and scale of the development should respond positively to the local context. Appropriate density ranges are related to location, setting in terms of existing building form and massing, and the index of public transport accessibility.
- 45 The density is considered appropriate given the site's location, the building form and massing are acceptable having had regard to the setting of the site and the scale and massing of surrounding development, and having regard to the index of public transport accessibility. It is considered that the scheme displays a good quality of design, and all the units would have access to private outdoor amenity space, with larger, wheelchair accessible units on the ground floor. The scheme would make appropriate provision for the mitigation of its impacts in relation to infrastructure, as set out ion the S106 planning obligations section below.

46 For these reasons, although the proposed density exceeds the range normally expected for this area, the scheme would be appropriate in its context and would not result in an over-large development in its context, nor a cramped or otherwise unacceptable form of urban residential development.

Affordable Housing.

47 The developer has agreed to provide for 35% affordable housing by habitable rooms, of which 100% is proposed as Social Rented. This policy also requires the affordable housing split developments in the Urban Density Zone to be 70:30 (social rented:intermediate). Whilst the proposed 35% is in line with Policy 4.4 on Affordable housing, the tenure split is not as it makes no provision for intermediate housing.

48 The developer submitted an Economic Viability report on 20/08/09. This concluded that, based on the assumptions in the Toolkit model, the residual value that emerges from the appraisal shows a substantial deficit on the site's acquisition price. This report was assessed by the Council's valuer, and he concurred with the calculations given. The provision of 100% social rented has been qualified by lengthy negotiations on the site, both at pre-application stage, and during the assessment of the application. The Financial appraisal submitted sets out that the scheme would not be viable if intermediate housing were to be provided.

49 Because the financial appraisal concluded that there would be a viability problem with delivering the scheme even if intermediate housing is excluded from the mix, a grant is also being applied for from the HCA, with the support of Officers, for the affordable units, taking into account also that the applicant's housing specification is compliant with HCA standards.

50 It is therefore considered that the provision of the required amount of affordable housing, albeit not with the preferred tenure split, is acceptable in this case, taking into account evidence that has been submitted by the applicant in relation to the viability of the scheme, and considering the other benefits brought about by the scheme, in particular s.106 planning obligations that would be secured, sustainable form of construction, and good quality design and accommodation, as explored in the sections below.

Environmental impact assessment

51 N/A

Impact of proposed development on amenity of adjoining occupiers and surrounding area (in particular having regard to the effect of varying the hours as applied for under this application)

52 It is not considered that the amended hours would impact negatively upon the surrounding residents or users of the area. The extra hour in the morning (amended from 8am to 7am Monday to Saturday) is not likely to result in disturbance over and above that already experienced on the busy Red Route at this time of day. The applicant's Service Management Plan confirms that servicing would not take place before 7am, and the Red Route restrictions would also prevent this.

53 During the course of the application, the hours were amended from the initial hours proposed by the applicant. It was considered that on Sundays and Bank Holidays the additional hours would be onerous and that a slightly later opening time and slightly earlier closing time than the applicant applied for would be more appropriate on these days. Sundays and Bank Holidays are typically times when people tend to participate in less activity than Saturdays and during the week.

54 It was considered that to relax the opening hours to be the same as those required

during the week and on Saturdays, could result in activity occurring earlier on Sunday and Bank Holiday mornings and later on these nights, than other activity in the area. In particular, in view of the fact that the residents on the upper floors of the scheme do not yet inhabit the scheme, and cannot therefore make representations, as the scheme is unimplemented, and as there therefore a duty to be particularly mindful of the impacts on future occupiers, in considering any relaxation of the opening hours.

- 55 It is considered that the hours as 07:00 - 23:00 Monday to Saturday, and 08:00 to 22:00 on Sundays and Bank Holidays, are appropriate, and would protect the amenities of the surrounding and future residents of the site, in accordance with policy 3.2 Protection of Amenity.

Future occupants of site

56 Mix of Dwellings

The total dwelling mix within the scheme is as follows;

1 bed flats: 7

2 bed flats: 26

3 bed flats: 4

Total: 37

- 57 The mix of dwellings meets with policy 4.3, as the majority of the units have 2 or more bedrooms, and 10% of the units have 3 bedrooms, with access to private outdoor space.

- 58 The amendments to the scheme to increase the size of the wheelchair units were requested, as the Borough needs more large sized wheelchair accessible units. It was considered that the 2 x 3 bedroom units with more generously sized amenity space than had been originally proposed with three smaller flats, and therefore although the scheme would not deliver 10% wheelchair housing the provision of 5% of the units are wheelchair accessible, on balance is acceptable.

- 59 With the exception of the ground floor wheelchair units, all of the units in the scheme have a dual aspect. The units meet the Councils minimum room size standards as set out in the Residential Design Guidelines SPD.

60 Wheelchair accessible units

The amenity space and outlook are now considered acceptable and would ensure as good a quality living environment as the site would allow given the constraints of its location and the nature of the surrounding developments.

Amenity space, Outlook, Sunlight and Daylight.

- 61 All of the flats benefit from rear balconies. The flats on the ground floor have rear gardens facing south, and those on the first floor have decked patio areas, which are positioned on the roof of the ground floor units. This is facilitated by the stepped rear elevation. The applicant's sunlight and daylight report concludes that all habitable rooms receive adequate daylight and sunlight, having been subject to the Daylight distribution test, and the Average Daylight Factor tests.

Proximity of new development to the rear (South) - Camberwell Bus garage extension.

- 62 The objection from the Go-Ahead group refers to potential ongoing amenity issues with the impact of the 9.3m ridge height of the new bus shed extension to the south. This extension would be the same height as the existing bus garage to the east. This would be 1.5m off the southern boundary of the site. In order to address this issue, the developer was requested to bring back the elevation, and thus reduce the number of ground floor units. This has resulted in maximising the amenity space to the rear,

and provided a larger separation distance between the units and the new bus garage. This situation is acceptable and in the urban location and for the site's layout is considered to be the best possible solution.

- 63 In terms of the impact upon 314 Camberwell New Road, the current boundary wall is approximately 2m in height. This wall intercepts a 45° line taken from the centre of the ground floor windows at 314. The proposed development would measure 3.6m in height and would project 9m from the rear building line of 314, to the same footprint as that of the current boundary wall. This is not considered to detrimentally impact upon the daylight received by the ground floor windows of 314, which would appear to be kitchen doors and not habitable rooms (these appear to be arranged on the upper floors).

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 64 The extension to the bus garage on the adjacent site to the south has been looked at in relation to the proposal. The extension would be splayed at 4m from the boundary wall of the site, at a similar height to that of the current bus garage (approximately 9m in height). The ground floor units have been brought back away from the bulk of the bus garage as much as possible. This has resulted in a reduction in the number of wheelchair units, from 2 x 2 bed units and 1 x 3 bed, to 2 x 3 bed units. This allows for more generously sized gardens, with a better outlook. The situation is the best that can be accommodated within the site, and the presence of the new bus garage is not considered to detrimentally impact upon the quality of amenity space enjoyed by the ground floor wheelchair units.

Traffic issues

Parking

- 65 There are two wheelchair parking spaces within the site, in an undercroft area. This provision is acceptable taking into account the needs of the wheelchair accessible flats. Initial concern about the manoeuvring area has been addressed and there is now the required 6m manoeuvring space.
- 66 Aside from these spaces, the scheme would be car free. It is recommended that taking into account the high public transport accessibility level and to encourage more sustainable transport choices, and to prevent harm arising by reason of additional parking burden within the surrounding area, the occupants of the scheme should be made exempt from applying for car parking permits in the surrounding CPZ. This can be secured by way of a planning obligation to amend the transport management order. The applicant submitted an initial proposed green travel plan and a further full travel plan and on going compliance with this should also be secured through the S106.
- 67 TfL have no objections to the siting of a servicing lay-by on Camberwell New Road, and have requested a contribution through the S106 towards a review of the crossings in the area. A service management plan, including proposed hours of use of the loading bay (suggested as loading between 0700 - 1900 Mon - Sat only with maximum stay of 1 hour), was submitted. Compliance with this plan should be secured by way of a condition to ensure that the transport impacts of the scheme in relation to servicing and deliveries and adequately managed.

Cycle Parking

- 68 There is adequate cycle parking for the scheme in compliance with the Council's standards on cycle parking, which does not as initially appeared encroach on the disabled parking area, as follows:
Residential - 30 spaces within an undercroft to the western edge of the site, two-tier.
a further 18 two-tier spaces adjacent to core A and the residential bin store.

Public cycle parking is to be provided on the Camberwell New Road footway (9 Sheffield racks in Stainless Steel, to be able to park 18 cycles.)

Servicing and refuse storage

- 69 Adequate provision has been made on site for the storage of refuse and recycling for the retail and residential units, and for servicing by way of a loading bay at the front of the site.
- 70 The scheme is considered to be in accordance with policy 5.2 Transport Impacts, 3.7 waste reduction, and 5.3 Walking and Cycling.

Design issues

- 71 The height, scale and massing of this proposal has been generally agreed through the extensive pre-application negotiations which preceded this application. The fourth storey and attic relate well to the garage building to the South East and to the block at No.296a Camberwell Road on the block opposite corner of the block. Whilst the relationship to the lower terrace at No.s 298-314 adjacent are considered to be less successful, when viewed in the wider context it would fit in well. The massing of the block (and the roof) has been modulated into four horizontal sections, with gradual stepping-out that links the frontage of the bus station building to that of the existing terrace. The four stepped-sections are further expressed by the three projecting bays which signal the residential entrances, which are also in a different colour of brick. The two central sections are dominated by shop-fronts, which would provide active frontage to Camberwell New Road; the two outer-sections are less successfully dominated by service-doors and car-park entrance gates, the detailed designs for which should be required by a condition to ensure they make a positive contribution to the public realm.
- 72 The shopfronts themselves have been increased in height during the application process to emphasise the proportions of the ground-level and give more strength to their proportions. The fenestration above is generally set in deep reveals, which gives visual depth to the elevations, with a decreasing height of opening as the floors rise, giving a balanced proportionality to the facade treatment.
- 73 The existing urban grain of Camberwell New Road is predominantly one of consistent terraces with strong character, set-back behind gardens (to the west); this proposal fits in with this well.
- 74 The existing townscape character is very varied at the eastern end of Camberwell New Road, as opposed to the Georgian and late Victorian terraces that develop westwards. Within this context the contemporary 'terrace-block' with active commercial frontages would sit well, and effectively repair a large gap in the townscape frontage.
- 75 The site layout is restricted to forming a terrace on the established building-line, with all servicing and access off Camberwell New Road.
- 76 The quality of the streetscape planting, materials and furniture is vital considering the sensitivity of this site in the setting, and the existing somewhat hostile nature of Camberwell New Road; these items should be controlled by a condition for approval.
- 77 In terms of landscaping, this proposal is providing 3 new trees on the pavement. These will be secured through s.106. The narrowest point between the trees, cycle stands and loading bay, and the shopfront fascia is 2m. This is in line with the minimum required circulation width for pavements, as set out in the Department for Transport Manual for Streets.

- 78 In terms of inclusive design this proposal provides two 3-bed wheelchair units at ground-level, with parking spaces and ample sized private gardens.
- 79 The rear elevation is largely glazed and dominated by balconies, which makes maximum use of the much quieter southerly aspect.
- 80 In terms of materials, the predominantly brick facade relates the scheme well to its context, although officers consider that this should be a brick with some variety of colour and texture to enliven the lengthy elevation. The Poly-Powder Coated (PPC) aluminium doors and windows are acceptable, but officers would request that the zinc standing-seam roof is created in a modest width of sheet/centering-of-seams to give more rhythm and interest to the roof-scape. These details could be secured by conditions.
- 81 Internally the significant majority of units are dual-aspect, although A-03/A-06/A-09 are single-aspect onto Camberwell New Road (albeit with a small rear light-well) which unfortunate, but the shape of the site constrains the layout here. The two ground-level wheelchair units at the rear have been increased in size, with bigger gardens. Whilst the outlook remains limited from these flats, it is considered that the final proposed layout is optimum and the best possible for this constrained part of the site.
- 82 Materials would include brick and re-constituted stone to the facade, timber framing for the balconies and terraces to the rear, and PPC (Poly Powder Coated metal) window frames. In terms of the details of the bricks, these will be required as a condition. However, it would be desirable if the bricks displayed a slight variance in tone or grain, to each of the 4 modulated sections within the facade. The applicant has been advised of this and has agreed to submit the details of the bricks to accord as far as possible and be approved in writing.
- 83 With conditions requiring the submission of details of the service doors, samples of the reconstituted stone and brickwork, and hard landscaping, and provision of trees as shown on the plans, the proposal is considered to be in accordance with policy 3.12 Quality in Design.

Impact on character and setting of a listed building and/or conservation area

- 84 No listed buildings or conservation areas would be adversely affected by this development.

Impact on trees

- 85 The application proposes three new trees to the front footway along Camberwell new Road. This should be secured through the s.106 as works will need to be carried out by the Council at the applicant's expense. A further three trees are proposed to the rear of the site within the rear gardens. A condition is recommended to require the proposed trees within the site to be planted following completion of the scheme, and to be maintained thereafter.

Planning obligations [S.106 undertaking or agreement]

- 86 If consent is granted for the variation to the hours of operation, the agreed s.106 agreement would need to be amended by way of a Deed of variation, to ensure that the new permission which would also be subject to the agreed planning obligations. The Council's legal Services team have been instructed on this matter.
- 87 For completeness, the agreed S106 Heads of terms are set out below.
- 88 Planning obligations are intended to offset the negative impacts of a development. As outlined within the Affordable Housing section of this report, a full financial viability

appraisal was submitted to assess the capability of the scheme to comply with s106 planning obligation requirements. The primary S106 objective for this site when the first application was discussed as part of a pre-application enquiry in August 2008 and at the time, a figure of £75,000 was agreed, along with an Affordable Housing contribution of 35% Habitable Rooms. Due to changes in the market, the level of s.106 contributions required in the Camberwell Area, and following the provision by the developer of the Financial Appraisal, the figure has been negotiated upwards to £170,000 with an affordable Housing provision of 35% Habitable rooms (100% Social Rented) - as set out in the Affordable Housing section above.

89 The toolkit would require a contribution of £187,355. Due to the fact that the applicant submitted the financial appraisal, it has not been possible for the full s.106 amount to be achieved. Given that additional s.106 has been negotiated upwards, with no commensurate fall in affordable housing here, officers consider that this is an acceptable offer, given the clear viability issues at this site and in the current market.

90 Agreed Heads of Terms are as follows;

Education	£ 14,578
Employment During construction	£ 22,080
Employment During Construction (Mgt fee)	£1,790
Public Open Space	£ 9,392
Children's play equipment	£ 4,551
Sports Development	£ 22,919 (towards Camberwell Leisure Centre)
Transport - Strategic	£ 14,719
Transport - Site Specific	£ 19,496 (£2,750 of this figure is to be put towards a CPZ exemption)
Transport for London	£ 20,000
Archaeology	£ 4,321
Health	£ 32,008
Total	£169,171
Administration fee	£ 3,317

91 The s.106 would ring-fence an amount of £22, 919 towards Camberwell Leisure Centre, this being an environmental priority project in the local area. An update will be provided at the Community Council meeting in relation to securing details of tree planting on the street (three trees have been agreed to be planted) which will need to be secured through the S106. The proposed green travel plan should also be secured through the S106.

92 Public realm, transport, archaeology and employment contributions are to be paid upon commencement. The other payments may wait until first occupation.

93 The contribution of £169,171 is considered reasonable in the light of previous negotiations, current market conditions, and the level of Affordable Housing provision that is being proposed for this site.

94 In the absence of a Deed of variation being completed at least 3 days by the expiry of the 13 week statutory period for determining this application, (i.e. by 6/2/2010 in order to determine the application by 9/2/2010 as required, the applicant will be deemed to have failed to adequately mitigate against the impacts of the development.

95 In accordance with the recommendation, should an acceptable Section 106 Agreement not be signed within the specified time (by 6/2/2010), in accordance with Article 22 of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003, it is recommended that the application be

refused for the following reason:

96 “In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on the public realm, public open space, the transport network, health facilities and employment and the proposal would therefore be contrary to Policy 2.5 of the Southwark Plan and Policy 6A.5 of the London Plan.”

Other matters

97 Construction impacts - The scheme would be likely to impact on amenities of surrounding occupiers by reason of noise in particular through construction, although such impacts are considered to be inevitable as part of any development project, and can be mitigated through compliance with the provisions of environmental protection legislation including the Control of Pollution Act 1974. A condition is recommended in relation to securing details of an environmental management plan that would help to mitigate impacts in terms of noise, dust and vibration, in accordance with policy 3.2 Protection of amenity of the Southwark Plan 2007. The specific objection by 'Go ahead Group' that the proposal will require "line of junction" agreements from the Go-ahead Group, stating that this agreement would not be able to be granted due to the level of disruption that would arise from the construction, is not a material planning consideration but is a separate matter for the applicant to take into account.

Conclusion

98 The scheme is acceptable, both in terms of design, appearance within the streetscene, and impact on amenity of the surrounding and future residents of the site. Affordable housing provision and s.106 have been negotiated and are deemed to be the optimum for this site in view of the developer's Financial Appraisal.

COMMUNITY IMPACT STATEMENT

99 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as;

- amenity for future residents,
- design of facade
- impact of the adjacent proposed bus garage on the amenity of the future residents,
- affordable housing provision at 35%
- s.106 contribution including monies towards Camberwell Leisure Centre.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Negotiations during the application assessment have resolved the concerns.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

100 Southwark Plan policies 3.4 and 3.5 relate to energy efficiency and renewables. London Plan policy 4A.1 sets out an energy hierarchy to be followed. London plan policy 4A.7 requires a 20% cut in CO2 emissions via energy efficiency and renewables.

101 This sustainability assessment incorporates measures to reduce the demand for

water and recycle grey water and rainwater in line with policy 3.9. These should be secured by use of a condition. As also set out in the outline sustainability assessment, this proposal would ensure that adequate provision of recycling, composting and residual waste disposal, storage and collection facilities are provided in line with policy 3.7. These items should also be secured by a condition.

102 Energy Efficiency and on site renewables

The BREEAM assessment in relation to the retail element confirms that the development would achieve a Very Good rating. The energy statement submitted with the application which demonstrates how the development will meet Policy 4A.7 which requires a carbon reduction through on-site renewables of the London Plan. The energy statement provided suggests that a 21.6% reduction in CO2 emissions would result from on site renewable energy. Conditions should be imposed to ensure that the scheme delivers to this specification.

103 Code for Sustainable Homes. To qualify for Code for Sustainable homes level 3 accreditation 25% energy improvement over the Target Emissions Rate (TER) is needed and the energy statement demonstrates that this can be achieved. The applicant predicts achieving CSH level 3, and a condition is recommended to require details of this level having been achieved post-completion.

HUMAN RIGHTS

This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of providing for a mixed use development, subject to a variation of a condition in relation to a previously issued planning permission. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Susannah Pettit	Planning Officer -Development Management [tel. 020 7525 5405]
CASE FILE	TP/2507-316	
Papers held at:	Regeneration and neighbourhoods dept. tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk	

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Mr D. Johnston Grangewalk Homes Ltd	Reg. Number	09-AP-2500
Application Type	S.73 Vary/remove conds/minor alterations	Case	TP/2507-316
Recommendation	Grant subject to Legal Agreement	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Variation of Condition 17 on approved application 09-AP-0717 dated 29/10/2009 (for a five storey building comprising an A1 retail unit and 37 residential flats), in which Condition 17 restricted the hours of operation of the approved retail unit at Ground Floor level to "08:00 to 23:00 on Monday to Saturday or 11:00 to 22:00 on other Sundays and Bank Holidays" to now read: "The use hereby permitted to the ground floor for retail purposes (Class A1) shall not be carried on outside the hours of 07:00 - 23:00 Mondays to Saturdays, and 08:00-22:00 on Sundays and Bank Holidays".

At: 316-322 CAMBERWELL NEW ROAD, LONDON SE5

In accordance with application received on 06/11/2009

and Applicant's Drawing Nos. Site plan

Subject to the following condition:

- 1 The development hereby permitted shall be begun before the end of the expiry of three years from the date of the planning permission LBS Reg 09AP0717 dated 29/10/2009, which the granting of this consent would vary, (ie before the expiry of three years from 29/10/2009).

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 Samples of the bricks and reconstituted stone, to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied as to the details of the brick and reconstituted stone, in the interest of the appearance of the building in accordance with Policy 3.12 'Quality in Design' of the Southwark Plan 2007.

- 3 All residential premises shall be designed to attain the following internal noise levels:
Bedrooms- 30dB LAeq,T* and 45dB LAfmax
Living rooms- 30dB LAeq, T*

Reason

In order to protect the amenity of the residents of the site, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 4 Dwelling houses, flats and rooms for residential purposes sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 is not exceeded in residential premises due to noise from the commercial premises. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter.

Reason

In order to protect the amenity of the residents of the site, in accordance with policy 3.2 Protection of Amenity

of the Southwark Plan 2007.

- 5 Dwelling houses, flats and rooms for residential purposes sharing a party element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound. The sound insulation of the party element shall be sufficient to ensure that NR25 is not exceeded in residential premises due to noise from the commercial premises. Any scheme approved is to be completed prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter.

Reason

In order to protect the amenity of the residents of the site, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 6 The rated noise level from any plant, together with any associated ducting, shall be 10 dB(A) or more below the measured L_{A90} level at the nearest noise sensitive premises. The method of assessment shall be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The equipment shall be installed and constructed in accordance with any approved scheme and be permanently maintained thereafter.

Reason

In order to protect the amenity of the residents and users of the surrounding area, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 7 Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions **8** to **10** have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition **10** has been complied with in relation to that contamination.

Reason

In order that the Local Planning Authority may be satisfied with the remediation strategy associated with the development, in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

- 8 An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be submitted to the Local Planning Authority for approval in writing. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced and submitted to the Local Planning Authority for approval in writing.

Reason

In order that the Local Planning Authority may be satisfied with the remediation strategy associated with the development, in accordance with 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

- 9 Subject to the findings of Condition 8, (investigation and risk assessment), if deemed necessary pursuant to Condition 8, prior to commencement of works, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historic environment shall be prepared, and submitted to the Local Planning Authority for approval in writing.

Reason

In order that the Local Planning Authority may be satisfied with the remediation strategy associated with the development, in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

- 10 Any remediation scheme approved pursuant to Condition 9 shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

- 11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall be undertaken in accordance with the requirements of condition 8, and where remediation is necessary a remediation scheme shall be prepared in accordance with the requirements of condition 9, and submitted to the Local Planning Authority for approval in writing.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 3.1 Environmental effects of the adopted Southwark Plan 2007 and PPS 23 Planning and Pollution Control.

- 12 The development shall not commence until details of an Environmental Management Plan have been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction.

Reason:

In order to protect the amenity of the residents and users of the surrounding area, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 13 The details of the location, arrangements for and level of provision of recycling, composting and residual waste disposal, storage and collection facilities as set out in the Sustainability Assessment (TC Issue 1 Rev C dated 8/5/09), shall be incorporated into the scheme, and thereafter maintained, and the refuse storage arrangements shown on approved drawing P100 rev E shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.7: Waste Reduction, of the Southwark Plan 2007.

- 14 The cycle storage facilities as shown on drawing P100 rev E shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with Policy 5.6 'Walking and Cycling' of the Southwark Plan 2007.

- 15 The provision of energy efficiency measures and on-site renewable energy, as set out in the submitted Energy Statement (TC/MM Issue 1 Rev H dated 8/5/08), shall be implemented in full prior to the occupation of the development hereby approved.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with policies 3.4 Energy efficiency and 3.5 Renewable energy of the Southwark Plan 2007.

- 16 A monitoring report shall be submitted and approved in writing by the Local Planning Authority two years after completion of the proposed development, of the consumption of energy on the site and the delivery of the energy efficiency measures and the provision of renewable energy from the on site renewable energy resources which are hereby approved, to demonstrate whether the development is delivering at least the predicted reduction in the site's baseline predicted energy demand as set out in the submitted Energy Statement (TC/MM Issue 1 Rev H dated 8/5/08), through the provision of energy efficiency measures and the provision of on site renewable energy.

In the event that the contribution is less than that specified above, the applicant shall agree in writing with the Local Planning Authority a process by which the on site renewable energy shall be increased to meet these requirements. The agreed process shall be implemented within 30 months of practical completion of the development, unless otherwise agreed in writing by the local planning authority.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with policies 3.4 Energy efficiency and 3.5 Renewable energy of the Southwark Plan 2007.

- 17 The use hereby permitted to the ground floor, for retail purposes (Use class A1) shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday or 08:00 to 22:00 on Sundays and Bank Holidays.

Reason

In order to ensure there is no loss of amenity to the surrounding and on-site residents, caused by activity late at night associated with the retail unit hereby approved, in accordance with policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 18 The landscaping and planting within the site boundaries shown on the drawings hereby approved, including the trees shown on drawing number P/100 E which shall be planted as mature species, shall be carried out in the first appropriate planting season following the completion of the building works and maintained thereafter.

Reason

In order to ensure that the development attains an acceptable standard of visual amenity , in accordance with policies 3.2 Protection of amenity and 3.13 Urban design of the Southwark Plan 2007.

- 19 The sustainability measures outlines in the submitted Sustainability Assessment (TC Issue 1 Rev C dated 8/5/09) (namely solar water heating, photovoltaics, exhaust air heat pumps, recycling of grey water and rainwater, recycling, composting and residual waste disposal) shall be installed prior to occupation of the development hereby permitted and shall be maintained thereafter.

Reason

In order to ensure that the development is of an acceptable standard of sustainable design and construction, in accordance with policy 3.3 Sustainability Assessment of the Southwark Plan 2007.

- 20 No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation, which has been submitted to the local planning authority and approved in writing.

Reason

To ensure that the archaeological operations (programme of archaeological evaluation works) are undertaken to an appropriate standard, that the archaeological interests of the site are appropriately managed, that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived, in accordance with Policy 3.19 Archaeology of the Southwark Plan 2007.

- 21 No development shall take place within the proposed development site until the applicant, or their agents or their successors in title, has produced a detailed scheme showing the complete scope and arrangement of the foundation design and ground works, which shall be submitted to and approved in writing by the local planning authority.

Reason:

To ensure that significant archaeological remains are not disturbed or damaged by foundations and related works, but are, where appropriate, preserved *in situ*, in accordance with Policy 3.19 Archaeology of the Southwark Plan 2007.

- 22 Within six months of the completion of archaeological site works the applicants shall submit an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive and this document shall be submitted to the local planning authority for approved in writing.

Reason:

To ensure that any findings are appropriately disseminated, that any recovered artefacts are conserved and that the information is archived and the project is published in a suitable way. This will be demonstrated by the production of a document following the guidance of Management of Archaeological Projects II (MAP II assessment report), in accordance with Policy 3.19 Archaeology of the Southwark Plan 2007.

- 23 The proposed residential development shall be implemented to deliver a Code for Sustainable Homes rating of at least level 3 (or to any updated equivalent standard), and in relation to the retail development, to achieve at least BREEAM 'Very good' (or to any updated equivalent standard). Prior to occupation of the development, a Code for Sustainable Homes and a BREEAM post construction review, carried out by a licensed assessor, shall be submitted to the Local Planning Authority to verify delivery of this specification for approval in writing.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Policies 3.1 (Environmental Effects), 3.3 Sustainability assessments, 3.4 (Energy Efficiency), 3.5 (Renewable Energy) and 3.9 (Water) of the Southwark Plan 2007.

- 24 The scheme shall be carried out in accordance with the submitted Servicing Management Plan (Application Draft) received 22/5/09 in particular in relation to the use of the loading bay and details of servicing and deliveries.

Reason

To ensure that the transport impacts of the scheme in relation to servicing and deliveries are adequately managed to avoid harm to the safety and convenience of the use of the footpath and highway, in accordance with Policy 5.2 Transport impacts of the Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a) Policies SP5 Regeneration and employment opportunities, SP6 Accessible services, SP 9 Meeting community needs, SP15 Open space and biodiversity, SP17 Housing; SP18 Sustainable transport, 1.1 Access to employment opportunities, 1.8 Location of developments for retail and other town centre uses, 2.1 Enhancement of community facilities, 2.2 Provision of new community facilities, 2.3 Enhancement of education facilities, 2.4 Educational deficiencies, 2.5 Planning Obligations, 3.2 Protection of Amenity, 3.3 Sustainability assessment, 3.4 Energy efficiency, 3.5 Renewable energy, 3.6 Air Quality, 3.7 Waste Reduction, 3.9 Water, 3.11 Efficient Use of Land, 3.12 Quality in design, 3.13 Urban design, 3.14 Designing out crime, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 3.9 Archaeology, 4.1 Density of Residential Development, 4.2 Quality of Residential Accommodation, 4.3 Mix of Dwellings, 4.4 Affordable Housing, 4.5 Wheelchair affordable housing, 5.1 Locating developments, 5.2 Transport Impacts, 5.3 Walking and Cycling, 5.4 Public transport improvements, 5.6 Car Parking, 5.7 Parking standards for disable people and mobility impaired, of the Southwark Plan [July 2007].
- b) Policies 2A.1 Sustainability criteria, 3A.1 Increasing London's supply of housing, 3A.3 Maximising the potential of sites, 3A.6 Quality of new housing provision, 3A.9 Affordable housing targets, 3A.10 Negotiating affordable housing in individual private residential and mixed use schemes, 3A.18 Protection and Enhancement of Social Infrastructure and Community Facilities, 3A.24 Education facilities, 3C.3 Sustainable transport in London, 3C.17 Tackling congestion and reducing traffic, 3C.18 Allocation of street space, 3C.21 Improving Conditions for Walking, 3C.22 Improving Conditions for Cycling, 3C.23 Parking Strategy, 3C.24 Parking in town centres, 3D.8 Realising the Value of Open Space, 3D.14 Biodiversity and nature conservation, 3D.11 Open space provision in UDPs, 4A.3 Sustainable design and construction, 4A.4 Energy Assessment, 4A.7 Renewable Energy, 4A.11 Living Roofs and Walls, 4A.14 Sustainable drainage, 4A.17 Water quality, 4A.18 Water and sewage infrastructure, 4A.19 Improving air quality, 4B.1 Design principles for a compact city, 4B.2 Promoting

world class architecture and design, 4B.5 Creating an inclusive environment, 4B.8 Respect local context and communities, 4B.14 Archaeology, 6A.4 Priorities in planning obligations of the London Plan [2004].

- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS1 Delivering sustainable development, PPS 3 Housing, PPS 22 Renewable Energy, PPS23 Planning and Pollution Control, PPG 13 Transport, PPG24 Planning and noise.

Particular regard was had to the impact of the proposed retail use adjacent to the town centre and the acceptability of a mixed use development including residential in this location, where it was considered that the retail would support the town centre uses adjacent and that residential would be acceptable taking into account the character of the area and as the scheme would provide for a good quality of residential accommodation having regard to residential design standards and would not result in harm to the amenity of adjoining occupiers. The height, scale and massing, given the high quality of the design, are considered to be acceptable within the context of the surrounding environment. The traffic impacts, car and cycle parking provisions, and servicing arrangements are also acceptable.

Conditions are recommended to mitigate particular impacts of the scheme in relation to sustainability, design quality, and landscaping. Planning obligations will be secured to offset the impact of the development in accordance with the SPD on Planning Obligations. Concerns raised by surrounding occupiers in relation to matters including loss of light, disruption during construction and scale and massing were not considered to result in harm such as to warrant refusal of the scheme.

Regard was had to the effect of the permission if the hours of operation for the previously approved ground floor retail unit were to be varied, and it was considered that the relaxation of the hours would not be harmful to the amenities of future and surrounding occupiers, having had regard to the character of the surrounding area. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

FLAT 6-40, FEARNLEY HOUSE LETTSOM ESTATE, VESTRY ROAD, LONDON, SE5 8JW



Date 31/12/2009



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Item No 3	Classification OPEN	Decision Level CAMBERWELL COMMUNITY COUNCIL	Date 13/1/2010
From Head of Development Management		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-CO-0095) Conversion of 35 existing sheltered accommodation flats at ground floor level, and associated areas, into 17 general needs flats (8 x two bed, 8 x three bed, 1 x four bed), and associated landscaping and disabled parking bays and elevational alterations, including works to the flats to be insulated externally and over clad with brick slips and render, and three external stairs serving upper floors are to be removed and the three original internal stairwells are to be reinstated.		Address FLATS 6-40, FEARNLEY HOUSE LETT SOM ESTATE, VESTRY ROAD, LONDON, SE5 8JW Ward Brunswick Park	

PURPOSE

- 1 To consider the above application. The application requires Community Council consideration because it is a 'Council's own' development that has received more than one objection.

RECOMMENDATION

- 2 Grant planning permission.

BACKGROUND

Site location and description

- 3 The application site, Fearnley House, consists of blocks of two and four storey flats, arranged in an 'H' shape, with internal courtyards in between the buildings. Fearnley House is located in the north eastern corner of the Lettsome Estate, which contains a number of additional, similar residential blocks of a similar heights and styles to Fearnley House.
- 4 The application relates solely to the ground floor of Fearnley House. Flats 6-40 are used as sheltered flats, and flats on the upper floors are used as general needs social housing. The estate is managed by the Council.
- 5 The site is located in the Urban Density Zone and has a Public Transport Accessibility Level of 5. It is not within a Controlled Parking Zone. It is not a Listed Building. It is not located within a Conservation Area, but the Sceaux Gardens Conservation Area boundary runs close to the south of the site.

Details of proposal

- 6 The proposal under consideration is for the conversion of 35 existing sheltered accommodation flats and associated areas located on the ground floor, into 17 general needs flats (8 x two beds, 8 x three beds & 1 x four beds) with associated landscaping, two disabled parking bays adjacent to Walters House, in the north west corner of the estate, and elevational alterations. The elevational alterations include general repairs and installation of new windows to facilitate the revised layout works.
- 7 A rationale behind the conversion has been provided by the applicant, and states that following a review by the Housing department in 2004, the survey found that a number of bedsits and shared facilities schemes were of poor quality and did not meet the needs of frail and disabled residents. The sheltered units on the ground floor of Fearnley House form a part of a block with larger homes on the upper floors, and because it is integrated into an estate, it has been difficult to let. There is an identified need for large family sized units for social rent.
- 8 The flats are to be thermally insulated externally and over clad with brick slips and render. Three external stairs serving upper floors are to be removed and the three original internal stairwells are to be reinstated.
- 9 The elevational alterations also include new windows and doors, with white powder coated aluminium frames, to match existing as well as the replacement of some doors with windows given the reduction in the number of units proposed.
- 10 Two disabled parking bays are proposed to be located to the north western corner of the site, on Lettsome Street, outside Walters House.
- 11 New areas for the storage of bins (2 containers per unit) and cycle stands, are also proposed to the flats, to be accessed from the proposed ramped access ways. Seven of the units would have storage space for two cycles, and the rest would have one each. These would be external, but would be within the demise of each individual unit's entrance way.
- 12 The proposal is Council's own development which will be retained by the Council as social rented units for general needs.

Planning history

- 13 There is no relevant planning history.

Planning history of adjoining sites

- 14 There is no relevant planning history

FACTORS FOR CONSIDERATION**Main Issues**

- 15 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] the quality of the residential accommodation achieved as a result
 - c] transport impacts.
 - d] impacts on the amenity of the surrounding occupiers.

Planning Policy

- 16 Southwark Plan 2007 [July]
 2.5 Planning Obligations
 3.2 Protection of Amenity
 3.3 Sustainability Assessment
 3.4 Energy Efficiency
 3.5 Renewable Energy
 3.7 Waste Reduction
 3.11 Efficient use of land
 3.12 Quality in Design
 3.13 Urban design
 3.14 Designing out crime
 4.2 Quality of Residential Accommodation
 4.3 Mix of Dwellings
 4.4 Affordable housing
 4.6 Loss of Residential Accommodation
 5.2 Transport Impacts
 5.3 Walking and Cycling
 5.6 Car Parking
 5.7 Parking standards for disable people and mobility impaired
- Residential Design Standards Supplementary Planning Document Jan 2008
- 17 London Plan 2004
 3A.1 Increasing London's supply of housing
 3A.2 Borough Housing Targets
 3A.3 Maximising the potential of sites
 3A.4 Efficient use of stock
 3A.5 Housing Choice
 3C.23 Parking Strategy
 4B.1 Design principles for a compact city.
 4B.5 Creating an inclusive environment
 4B.8 Respect local context and communities
 6A.5 Planning Obligations
- 18 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
 PPS 1 Delivering Sustainable Development

Consultations

- 19 Site notice date: 13 Oct 2009 Press notice date: 1 Oct 2009
- Neighbour consultation letters sent: 1 Oct 2009
- Case officer site visit date: 13 Oct 2009, unaccompanied site visit undertaken
- 20 Internal consultees
 Access Officer
 Traffic Group
 Planning Policy
- 21 Statutory and non-statutory consultees
 Not required

22 Neighbour consultees
Refer to Acolaid consultee list attached as appendix 1

23 Re-consultation
Further consultation carried out with residents following the initially identified consultee area, as there was a geographic area surrounding the site that had been missed out in error. These further consultation letters were sent 18/11/2009.

Consultation replies

24 Internal consultees

Access Officer:

Concerns that there is no wheelchair storage space or charging area within the wheelchair units, but acknowledges that the units are existing so the scope for reconfiguration within the envelope is limited.

Traffic Group:

The quantity of cycle storage proposed exceeds policy and is welcomed.

The applicant is required to submit detailed and accurate plans to demonstrate the provision of cycle storage.

This proposal is located in an area with a low TfL PTAL rating (1), reflecting the area's poor level of access to all forms of public transport.

Developments in areas with this PTAL rating are required to provide on site parking in order to minimise overspill parking on the road network.

However, as this is conversion (and reduction in units), parking is not requested.

The provision of disabled parking, as demonstrated in drawing 019 271 007, is acceptable.

Servicing for new developments is usually required to take place off street. However, given that this is a conversion of an existing development, it is requested that an informative be added to the decision notice, making the Applicant aware that any servicing which takes place on street, is subject to local restrictions.

Planning Policy - No S.106 agreement is required for this application due to the reduction in the number of units on site, and the re-use of existing floorspace.

25 Statutory and non-statutory consultees
None

Neighbour consultees

26 At the time of writing two initial objections had been received, and two representations that raised issues but stated neither support nor objection. Any further representations will be reported to the Community Council at the meeting. Representations are summarised as follows:

27 Objections as follows:

102 Vestry Road - object on grounds health and safety, the removal of a staircase would result in inconvenience and a fire hazard, a lift should be installed rather than removing the staircase.

49 Fearnley House - comment

It would be preferable that the interior trunking and ceilings are to be soundproofed. Also have concerns regarding extra parking that may arise from the new family sized homes.

28 Two other representations (neither support nor object)

Southwark Cyclists - comment that a condition should be imposed to provide covered bike parking spaces 130% for residents and 5 racks for visitors within 30 metres of the site.

45 Graces Rd - queries whether additional height (by way of additional floors) was proposed. Officer note: no additional floors are proposed as the development involves conversion of the existing ground floor only).

29 Re-consultation

One objection received; any additional responses will be reported to the Community Council at the meeting.

3 Graces Rd - concern about noise during conversion/construction works

- concern about additional noise in the final development

- would want to see additional lighting and CCTV both for residents of the Estate as well as for those backing onto the Estate

- queries whether the grassland at the rear of Fearnley House would be converted into gardens for the ground floor flats; objects if so on the following grounds: change of use as the existing space is little used and is use mainly for access; increased noise levels from use; and increased security risk

- would want additional screening especially at upper levels especially since recent removal of vegetation, as the upper flats now overlook the properties to the rear more

- concerns about additional pressure on parking in an already pressured area as result of the development and as two parking spaces are allocated as disabled parking; would want to see residents parking only in the area, starting with Graces Rd

and Vestry Rd

PLANNING CONSIDERATIONS

Principle of development

30 The proposal involves the conversion of 35 existing sheltered accommodation flats and associated areas into 17 general needs flats (8 x two beds, 8 x three beds & 1 x four beds) including associated landscaping and disabled parking bays, including elevational alterations and as such regard must be had for Policy 4.2 'Quality of Residential Accommodation' and Policy 4.6 'Loss of Residential Accommodation' of the Southwark Plan. Policy 4.2 states that 'Planning permission will be granted for residential development, including dwellings within mixed use schemes, provided that they:

i) achieve good quality living conditions; and

ii) include high standards of :

- Accessibility, including seeking to ensure that all new housing is built to lifetime homes standards
- Privacy and Outlook
- Natural daylight and sunlight
- Ventilation
- Space including suitable outdoor/green space
- Safety and security
- Protection from pollution, including noise and light pollution.

31

Quality of Accommodation

The proposed flats, each with a minimum overall floorspace of between 62 and 67 sq.m for two beds, 89 and 94 sq.m for three beds and 150 sq.m for four bed provides generous floor areas that exceeds the Council's minimum room size/floorspace standards as set out in the adopted SPD Residential Design Guidelines. Two units

have been designed to be wheelchair accessible, being one of the 3-bed and the 4-bed unit. The proposal is consistent with policies on mix of dwellings and quality of residential accommodation, as at least 10% of the units would be wheelchair accessible and given the quality of residential accommodation achieved which is considered acceptable. The quality of accommodation proposed is further explored in the Amenity section (paragraph)

- 32 Policy 4.6 'Loss of Residential Accommodation' of the Plan states that 'Development will not be permitted where it results in a net loss of residential floorspace. Although the proposal will result in a net reduction of residential units from 35 to 17, there is no loss of residential floorspace. The proposal involves the rationalization of the residential floorspace by creating larger units although the total number will be reduced. This is considered acceptable, in particular, as the housing would meet identified housing needs including larger family homes in social rented tenure.

Environmental impact assessment

- 33 A formal EIA was not required taking into account that the site was previously developed and taking into account the impacts of the development in this context.

Impact of proposed development on amenity of adjoining occupiers and surrounding area, and future occupiers

- 34 All the units exceed the Council's minimum floorspace standards, 2 beds measuring 62, 63, 64 and 67 sq.m; 3 beds measuring 89 and 94 sq.m and the four bed unit measuring 150 sq.m. One of the three bedroom and one of the four bedroom units are designed to be wheelchair accessible.
- 35 It is unlikely that the proposal will result in loss of amenity for nearby residents in so far as light infringement, loss of outlook or loss of privacy is concerned, as there is no change proposed to the building envelope or footprint. The proposal involves the rationalisation of existing dwellings which involves mainly internal alterations thus reducing the number of residential units from 35 to 17 in total. Although this reduction accounts for smaller units being made into larger units this will have no impact on residential amenity. The proposal involves elevational alterations with new windows and doors and doors being replaced with windows. In aesthetic terms this is considered acceptable and will not have a detrimental impact on visual amenity.
- 36 Concern was raised about a general increase in noise from the development. Given that there is no material change of use and as the scheme remains residential, it is not considered that there would be undue noise as a result of the conversion to family homes. If there were noise of an un-neighbourly variety, then there is protection from statutory noise nuisance and the Council's Environmental Protection Team are the appropriate point of contact in that regard.
- 37 The proposed external works include landscaping, including general improvements and ramped entrance ways into flats. The existing communal areas have several steps up to access ways, therefore the removal of these would improve accessibility for those with mobility problems, wheelchair users as well as people with pushchairs.
- 38 Whilst the access officer had concerns that there is no wheelchair storage space or charging area within the wheelchair units, it is acknowledged that the units are existing so the scope for reconfiguration within the envelope is limited. The units are large family sized units so there would be space within them to accommodate the storage areas.
- 39 The Council would normally seek the provision of private amenity space for new family accommodation, but in this instance that may not be practicable as the scheme involves the conversion of an existing building on an existing housing estate, with a

limited amount of open space available to the Estate overall, whether this is private or communal. It is considered on balance that the provision of the units, without private amenity space, would be acceptable taking into account the constraints of the site in its context, and as the Estate overall benefits from communal open space.

40 The proposal is considered to be consistent with policies 3.2 Protection of amenity and 4.2 Quality of residential accommodation of the Southwark Plan 2007.

Impact of adjoining and nearby uses on occupiers and users of proposed development

41 None envisaged. The proposed units form part of a large housing estate and therefore unlikely to raise any amenity issues given its previous residential use.

Traffic issues

42 The site is located within an area with a relatively low Public Transport Accessibility Level, comprised partly of 2 and partly of 1b. As such, on site parking at a maximum of 1 space per unit is normally required in order to minimise overspill parking on the road network. However, as this is conversion (and there would be a net reduction in units compared with existing), additional on-site parking is not requested as it would be unreasonable in the circumstances.

43 It is unlikely that the proposal will give rise to traffic issues. The application premises is part of a very large residential estate that benefits from generous amenities including parking and private garages. Whilst there is the potential for an increase in car ownership given that the proposal involves provision of general needs social rented housing at the expense of sheltered housing where car ownership is less likely, the overall reduction in unit numbers, of approximately 50%, means that the proposal will not be likely to increase the pressure on existing parking provision. There is no policy differentiation between types of unit, and the reduction in numbers is significant such that no significant increase in parking pressure is envisaged as a result of the proposal.

44 All the units are provided with at least one secure cycle space within the entrance ramp associated with each flat.

45 The proposal meets with policy 5.7 (Parking standards for disabled people and the mobility impaired) as two accessible parking bays are provided.

46 Each flat has two refuse bins (180L sized receptacles), to be located within an associated storage shelter. These receptacles are of an adequate size for the storage of both refuse and recyclables. This is in accordance with policy 3.7 Waste Reduction.

Design issues

47 The proposal involves the rationalization of existing ground floor units of a large residential block reducing the number of units from 35 sheltered units to 17 general needs units. Given the proposal involves mainly internal reorganisation, there are no design issues arising. It should be borne in mind however that the proposal involves elevational alterations to the ground floor of the building affected by the proposal. New windows and doors are proposed, including replacing some doors with windows. In visual amenity terms, these alterations will not alter the appearance of the building in a significant way resulting in detriment to the overall appearance of the building.

Impact on character and setting of a listed building and/or conservation area

48 None envisaged. The application property is not adjoined to a listed building neither is it in a conservation area.

Impact on trees

49 There are no trees affected by the proposal.

Planning obligations [S.106 undertaking or agreement]

50 The proposal is for the creation of 17 residential units which would normally trigger a requirement for a S106 planning obligation to offset the impacts of the scheme in relation to infrastructure provision, having regard to Policy 2.5 Planning obligations of the Southwark Plan 2007 and the Council's SPD on Planning Obligations. In this instance however it is considered that there is justification for no S106 planning obligation to be required. The proposal involves the conversion of existing residential floorspace by reducing the number of units from 35 sheltered units to 17 general needs affordable housing units for social rent. Although the characteristics of the residents would be altered, from small household sheltered accommodation to providing for more family units, the quantum of numbers accommodated within the development is unlikely to alter significantly. Since the proposal involves the use of existing residential units to provide a lesser number of affordable units, it is not considered that in this case it is necessary to require a planning obligation to secure a contribution, due to the proposed housing meeting requirements of affordable larger sized family units.

Other matters

51 Sustainability - No additional energy efficiency measures are proposed as part of this application, although the applicant's statement does confirm that the units would meet the Eco Homes rating of very good. The equivalent standard applied to developments is currently the Code for Sustainable Homes (level 3 required). This is proposed to be secured by a condition. As the proposal is for the conversion of an existing building it would not be possible to achieve the London Plan requirement of a 20% carbon reduction through on-site renewables, as it would not be practicable these measures to be built into the building's fabric for a ground floor conversion.

52 Staircase implications - In terms of the objection regarding the removal of a staircase, the three staircases that are to be removed are those that were installed when the ground floor flats were fully enclosed, preventing access for the general needs flats above through the sheltered scheme. The original internal stairwell would be re-instated as part of the proposal.

53 Soundproofing - In terms of the objection regarding soundproofing, this would be a building control matter, and would be addressed when conversion works were taking place. In any event there is no change of use proposed as the use would remain residential in character and it would therefore be unreasonable to require additional soundproofing over and above the Building Regulations minimum standards.

54 Construction impacts - Concerns have been raised about the impacts of the scheme on the amenities of neighbours during construction. The scheme would be likely to impact on amenities by reason of noise in particular through construction, although such impacts are considered to be inevitable as part of any development project, and can be mitigated through compliance with the provisions of environmental protection legislation including the Control of Pollution Act 1974. For a scheme of this scale, a 'construction management strategy' would be an overly onerous requirement. If there are problems, for example; there is excessive noise, the Council's Environmental Protection Team would be the appropriate point of contact for action to be taken.

55 Rear open space/private gardens - Clarification has been sought from the applicant about whether the existing open space to the rear of the ground floor flats, adjoining the Graces Rd properties, would be allocated as private gardens for each of the ground floor flats, or would it remain communal space as appears to be the case at present. The submitted plans do not appear to indicate that there would be any

change, ie the space would remain communal as existing. Concern was raised by an adjoining occupier about this matter. Officers do not consider that the allocation of the space as private gardens would raise material planning grounds for refusal, as its use would remain as amenity space whether private or shared. Concerns about noise from the use of the space could arise in either situation and any statutory noise nuisance can be dealt with by the Environmental Protection Team. It is not consider that there would be any additional security risk again because the use would not materially alter and if the space were to be allocated to each unit there may be more sense of 'ownership' of the spaces, more direct overlooking, and less security risks. The applicant's response on this matter will be reported to the Community Council at the meeting.

Conclusion

- 56 In conclusion, the conversion of the sheltered accommodation into 17 general needs units is acceptable having had regard to the Council's planning policies on housing and in particular as the proposed development would meet an identified housing need, ie for family social rented accommodation. The impacts of the scheme in relation to transport would not be significantly different from the existing situation, and as the character of the sue would not be altering from the existing residential use, and as the unit numbers overall would decrease, there would be no harm arising in relation to amenity impacts, such as noise and disturbance from the use.
- 57 No planning obligation has been sought in relation to this development as the scheme would not be likely to place additional pressure upon infrastructure such as transport, health and open spaces beyond that pressure which would be generated by the existing use and an exception to the council's policies in this regard is therefore acceptable.
- 58 Overall the scheme is considered to be in accordance with the development plan and it is recommended that the scheme be approved.

COMMUNITY IMPACT STATEMENT

- 59 The proposal would not result in any significant impact on local people to warrant a refusal of planning permission in this instance.
- 60 There are a number of particular communities affected by the proposal, comprising existing residents of the units, and future occupiers; the applicant has advised that the needs of the existing users of the sheltered accommodation would be met elsewhere through the Council's overall housing strategy and in addition the existing accommodation was not suitable for purpose. The scheme would meet an identified need for social rented accommodation for families.
- 61 There are no significant adverse implications on the community as a result of the proposed development.

HUMAN RIGHTS IMPLICATIONS

- 62 The proposal for the conversion of 35 existing sheltered accommodation flats and associated areas into 17 general needs flats (8 x two beds, 8 x three beds & 1 x four beds) including associated landscaping and disabled parking bays, including elevational alterations engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with convention rights. The term 'engage' simply means that human rights may be affected or relevant.
- 63 This application has the legitimate aim of providing a use for a lawful activity. The rights potentially engaged by this application, including a right to a fair trial and the

right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 64 The proposal would result in the re-use of vacant floorspace within a large residential estate providing much needed housing accommodation.

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 REPORT AUTHOR Donald Hanciles Senior Planner - Development Management [tel. 020 7525 5428]
 CASE FILE TP/H2075
 Papers held at: Regeneration and neighbourhoods dept.
 tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk

APPENDIX 1

TP No	TP/H2075	Site	FLATS 6-40, FEARNLEY HOUSE LETTSOM ESTATE, VESTRY ROAD, LONDON, SE5 8JW
App. Type	Council's Own Development - Reg. 3		

Date Printed	Address
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01/10/2009	Flat G 3 Dunnage Crescent London SE16 1FJ
01/10/2009	86 VESTRY ROAD LONDON SE5 8QD
01/10/2009	104, 106, 76, 82, 88, 90, 92, 94 VESTRY ROAD LONDON SE5 8PQ
01/10/2009	84 VESTRY ROAD LONDON SE5 8PQ
01/10/2009	102 VESTRY ROAD LONDON SE5 8PQ
01/10/2009	31 VESTRY ROAD LONDON SE5 8PG
01/10/2009	33 VESTRY ROAD LONDON SE5 8PG
01/10/2009	35 VESTRY ROAD LONDON SE5 8PG
01/10/2009	37 VESTRY ROAD LONDON SE5 8PG
01/10/2009	100 VESTRY ROAD LONDON SE5 8PQ
01/10/2009	68 - 74 even VESTRY ROAD LONDON SE5 8NX
01/10/2009	41 LINNELL ROAD LONDON SE5 8NJ
01/10/2009	41A VESTRY ROAD LONDON SE5 8PG
01/10/2009	41B VESTRY ROAD LONDON SE5 8PG
01/10/2009	45A LINNELL ROAD LONDON SE5 8NJ
01/10/2009	45B LINNELL ROAD LONDON SE5 8NJ
01/10/2009	96 VESTRY ROAD LONDON SE5 8PQ
01/10/2009	98 VESTRY ROAD LONDON SE5 8PQ
01/10/2009	35A, 35B, 37A, 37B, 39A, 39B VESTRY ROAD LONDON SE5 8PG
01/10/2009	108 - 112 EVEN VESTRY ROAD LONDON SE5 8PQ
01/10/2009	FIRST FLOOR FLAT 33 VESTRY ROAD LONDON SE5 8PG
01/10/2009	SECOND FLOOR FLAT 33 VESTRY ROAD LONDON SE5 8PG
01/10/2009	GROUND FLOOR FLAT 31 VESTRY ROAD LONDON SE5 8PG
01/10/2009	GROUND FLOOR FLAT 33 VESTRY ROAD LONDON SE5 8PG
01/10/2009	FLAT 73 - 76 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 55 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 65 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 66 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 68 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 69 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 70 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 71 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 72 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 50 - 54 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 77 - 80 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 10 - 18 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
01/10/2009	FLAT 56, 57, 58, 60 - 64 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
01/10/2009	FLAT 93 - 99 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
01/10/2009	FLAT 7 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
01/10/2009	FLAT 8 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
01/10/2009	FLAT 9 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
01/10/2009	FLAT 100 - 116 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
01/10/2009	FLAT 19 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
01/10/2009	FLAT 20 - 23 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
01/10/2009	FLAT 49 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW

01/10/2009 FLAT 44 - 47 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 01/10/2009 FLAT 106 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 01/10/2009 FLAT 24 - 34 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 01/10/2009 FLAT 48 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 01/10/2009 FLAT 81 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
 01/10/2009 GROUND FLOOR FLAT 47 LINNELL ROAD LONDON SE5 8NJ
 01/10/2009 FLAT 59 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
 01/10/2009 FLAT 67 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
 01/10/2009 THE COACH HOUSE OSWYTH ROAD LONDON SE5 8PG

 18/11/2009 43 GRACES ROAD LONDON SE5 8PF
 18/11/2009 45 GRACES ROAD LONDON SE5 8PF
 18/11/2009 25A GRACES ROAD LONDON SE5 8PF
 18/11/2009 31A GRACES ROAD LONDON SE5 8PF
 18/11/2009 31B GRACES ROAD LONDON SE5 8PF
 18/11/2009 35B GRACES ROAD LONDON SE5 8PF
 18/11/2009 37B GRACES ROAD LONDON SE5 8PF
 18/11/2009 39 GRACES ROAD LONDON SE5 8PF
 18/11/2009 13 GRACES ROAD LONDON SE5 8PF
 18/11/2009 17 GRACES ROAD LONDON SE5 8PF
 18/11/2009 19 GRACES ROAD LONDON SE5 8PF
 18/11/2009 23 GRACES ROAD LONDON SE5 8PF
 18/11/2009 29 GRACES ROAD LONDON SE5 8PF
 18/11/2009 3 GRACES ROAD LONDON SE5 8PF
 18/11/2009 FLAT 1 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
 18/11/2009 FLAT 11 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
 18/11/2009 FLAT 14 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
 18/11/2009 FLAT 16 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
 18/11/2009 FLAT 18 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
 18/11/2009 FLAT 3 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
 18/11/2009 41A GRACES ROAD LONDON SE5 8PF
 18/11/2009 FLAT 8 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
 18/11/2009 41B GRACES ROAD LONDON SE5 8PF
 18/11/2009 9B GRACES ROAD LONDON SE5 8PF
 18/11/2009 FLAT 6 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
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 18/11/2009 FLAT 16 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
 18/11/2009 FLAT 3 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
 18/11/2009 FLAT 5 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
 18/11/2009 FLAT 89 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 90 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 92 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 5 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 6 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 124, 125, 127, 129, 132 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 86 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 118 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 37 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 38 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 2 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 39 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 4, 41, 43 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 10 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
 18/11/2009 FLAT 12 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
 18/11/2009 FLAT 87 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 35 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 36 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
 18/11/2009 FLAT 82 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
 18/11/2009 FLAT 84 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
 18/11/2009 FLAT 119 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 120 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 FLAT 122 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
 18/11/2009 5B GRACES ROAD LONDON SE5 8PF
 18/11/2009 BASEMENT FLAT 1 GRACES ROAD LONDON SE5 8PF
 18/11/2009 11 GRACES ROAD LONDON SE5 8PF
 18/11/2009 15 GRACES ROAD LONDON SE5 8PF
 18/11/2009 21 GRACES ROAD LONDON SE5 8PF
 18/11/2009 27 GRACES ROAD LONDON SE5 8PF
 18/11/2009 33 GRACES ROAD LONDON SE5 8PF
 18/11/2009 23A GRACES ROAD LONDON SE5 8PF
 18/11/2009 25B GRACES ROAD LONDON SE5 8PF
 18/11/2009 35A GRACES ROAD LONDON SE5 8PF
 18/11/2009 37A GRACES ROAD LONDON SE5 8PF
 18/11/2009 MAISONETTE GROUND FLOOR AND FIRST FLOOR 1 GRACES ROAD LONDON SE5 8PF
 18/11/2009 FLAT 83 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JR
 18/11/2009 FLAT 1, 11, 13, 15 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ

18/11/2009 FLAT 2, 4, 6 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
18/11/2009 FLAT 3 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
18/11/2009 FLAT 40 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
18/11/2009 FLAT 42 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JW
18/11/2009 FLAT 7 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
18/11/2009 FLAT 9 PEMBURY HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PJ
18/11/2009 FLAT 10, 12, 13, 15, 17 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
18/11/2009 FLAT 2, 4, 5, 7, 9 CHATHAM HOUSE LETTSOM ESTATE MCNEIL ROAD LONDON SE5 8PN
18/11/2009 FLAT 117 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 121 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 123 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 126 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 128 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 130 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 131 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 85 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 5A GRACES ROAD LONDON SE5 8PF
18/11/2009 9A GRACES ROAD LONDON SE5 8PF
18/11/2009 FLAT 88 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 FLAT 91 FEARNLEY HOUSE LETTSOM ESTATE VESTRY ROAD LONDON SE5 8JX
18/11/2009 BASEMENT FLAT 7 GRACES ROAD LONDON SE5 8PF
18/11/2009 GROUND FLOOR AND FIRST FLOOR FLAT 7B GRACES ROAD LONDON SE5 8PF

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	Ms Z. Weir Southwark Council	Reg. Number 09-CO-0095
Application Type	Council's Own Development - Reg. 3 (Council's Own Development)	
Recommendation	Grant permission	Case Number TP/H2075

Draft of Decision Notice

Permission was GRANTED, subject to the conditions and reasons stated in the Schedule below, for the following development:

Conversion of 35 existing sheltered accommodation flats at ground floor level, and associated areas, into 17 general needs flats (8 x two bed, 8 x three bed, 1 x four bed), and associated landscaping and disabled parking bays and elevational alterations, including works to the flats to be insulated externally and over clad with brick slips and render, and three external stairs serving upper floors are to be removed and the three original internal stairwells are to be reinstated.

At: FLATS 6-40, FEARNLEY HOUSE LETTSOM ESTATE, VESTRY ROAD, LONDON, SE5 8JW

In accordance with application received on 11/08/2009

and Applicant's Drawing Nos. 019/271/001, 002, 003, 004, 005, 007, 008, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021
019/271/006, 009, 010
Design & Access statement

Schedule

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

Reason
As required by Section 91 of the Town and Country Planning Act 1990 as amended
- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
019/271/001, 002, 003, 004, 005, 007, 008, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 3 The proposed residential development shall be implemented to deliver a Code for Sustainable Homes rating of at least level 3 (or to any equivalent standard). Prior to occupation of the development, a Code for Sustainable Homes (or to any equivalent standard) post construction review, carried out by a licensed assessor, shall be submitted to the Local Planning Authority for approval in writing to verify delivery of this specification.

Reason
To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Policies 3.1 (Environmental Effects), 3.3 Sustainability assessments, 3.4 (Energy Efficiency), 3.5 (Renewable Energy) and 3.9 (Water) of the Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies 2.5 Planning Obligations; 3.2 Protection of Amenity; 3.3 Sustainability Assessment; 3.4 Energy Efficiency; 3.5 Renewable Energy; 3.7 Waste Reduction; 3.11 Efficient use of land, 3.12 Quality in Design; 3.13 Urban design; 3.14 Designing out crime; 4.2 Quality of Residential Accommodation; 4.3 Mix of Dwellings; 4.5 Wheelchair affordable housing; 4.6 Loss of Residential Accommodation; 5.2 Transport Impacts; 5.3 Walking and Cycling; 5.6 Car Parking; 5.7 Parking standards for disable people

and mobility impaired of the Southwark Plan [July 2007].

- b] Policies 3A.1 Increasing London's supply of housing; 3A.2 Borough Housing Targets; 3A.3 Maximising the potential of sites; 3A.4 Efficient use of stock; 3A.5 Housing Choice; 3C.23 Parking Strategy; 4B.1 Design principles for a compact city; 4B.5 Creating an inclusive environment; 4B.8 Respect local context and communities; 6A.5 Planning Obligations

Particular regard was had to the loss of the sheltered accommodation that would result from the proposed development but it was considered that this would be outweighed by the provision of much needed family type accommodation for rent, contributing to the Borough's housing stock, that would follow from the proposed development. The impacts of the scheme in relation to transport would not be significantly different from the existing situation, and as the character of the use would not be altering from the existing residential use, and as the unit numbers overall would decrease, there would be no harm arising in relation to amenity impacts, such as noise and disturbance from the use.

No planning obligation has been sought in relation to this development as the scheme would not be likely to place additional pressure upon infrastructure such as transport, health and open spaces beyond that pressure which would be generated by the existing use and an exception to the council's policies in this regard is therefore acceptable.

It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Informative

—

1 GROVE HILL ROAD, SE5

Date 30/12/2009



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4	Classification OPEN	Decision Level Camberwell Community Council	Date 13/1/2010
From Becky Baker		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2526) Demolition of the existing Springfield Lodge Hostel and the erection of a building of four storeys above lower ground floor, in connection with use as a 35-bed hostel, with associated training facilities, car and cycle parking, amenity space and landscaping, including works to trees and felling of trees.		Address SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF Ward South Camberwell	

PURPOSE

- 1 To consider the above application which is for Community Council determination owing to the number of objections received.

RECOMMENDATION

- 2 Grant planning permission.

BACKGROUND

Site location and description

- 3 The site is located on the northern side of Grove Hill Rd. It is located in a mainly residential area, adjoining residential properties to the east and west, which have frontage to Grove Lane to the west and to Camberwell Grove to the east. To the south, opposite the site, is the Dog Kennel Hill Primary School. The site benefits from reasonably close proximity to the Denmark Hill Station to the northwest (less than 10 minutes walk) and bus routes to the west along Grove Lane/Dog Kennel Hill.
- 4 The surrounding buildings include those from a range of historical periods, from the early 19th century and are mainly around 3 – 4 storeys in height with many also located above a semi-basement, to the more modern blocks of flats, such as the four storey-Karen Court to the west. There are also examples of modern infill such as at 122 Grove Hill.
- 5 The house adjacent to the east at No. 220 Camberwell Grove ('The Hermitage') is Grade II listed, and comprises a cottage of two storeys above lower ground floor, dating from early 19th Century. The adjoining terrace to the east, and to the north of No. 220, from Nos. 200-218 is also Grade II listed (circa 1845), as are the properties opposite those at 197-211 Camberwell Grove. The centre block of the terrace to the east (Nos 208 & 210), are 4 storeys and basement; the side blocks (Nos 200-206 & 212-218), are 3 storeys and basement. There are also listed buildings to the west of the site at 197, 199 and 201 Grove Lane (circa 1824, and height 3 storeys above basement), and opposite those, at 165-166 Grove Lane.

The site forms part of the Camberwell Grove Conservation Area. It sits at the

- 6 southern extent of the conservation area, which also takes in the land to the west as far as the back edge of pavement to the western side of Grove Lane, and extends to the east down Grove Hill Rd. The site falls within sub-area 2 of the Camberwell Grove Conservation Area and is in the vicinity of an area described as being neutral, however the buildings to the east and north west to the north of Karen Court are positive contributors to the character and appearance. The site is not described in the key views to and from the area. Para 3.3.11 of the Camberwell Grove Conservation Area Appraisal dated Aug 2003 states in relation to the sites to the north of the application site (around Harfield Gardens/Stories Rd) that,
- 'The Camberwell Grove Conservation Area is extensive, and perhaps inevitably includes some areas that, between the high quality elements, are not distinctive. They neither add to nor detract from the character of the area: they are essentially neutral. As in the lower areas, post-war redevelopment tended not to observe the building forms and urban morphology of the historic elements of the Conservation Area. The 1960s area of Harfield Gardens, between Grove Lane and Stories Road is such an element, and here the presence of avenue trees is a very important mitigating feature, providing some historic continuity in the appearance of the street. Blocks of flats on Grove Hill Road between Grove Lane and Camberwell Grove similarly fail to contribute to the townscape, and here are not mitigated by effective tree planting'.
- 7 The site presently contains a building of four storeys providing for a 'resettlement project' which provides for what the applicant, the Salvation Army, calls 'second stage accommodation' for young single homeless men aged between 16 and 21. The accommodation currently provides 20 single bedrooms, 6 self contained bedsits, and 8 studio units (i.e. up to 34 men). The aim of the project is to help residents develop the necessary life skills prior to their resettlement, gain access to employment, training, educational or vocational courses, with the intention of finally resettling them into permanent accommodation.
- 8 The existing building is composed of a main block of dimensions 23.2m wide by 10.8 deep, with stairwells on either side which extend the building sideways by a further 2.6m to the west and 4m to the east, although they are only a matter of a few metres deep. There is an existing rear extension of 5.6m length and 11m wide, and a single storey extension at the front which projects by 6m and is 11m wide.
- 9 The existing building dates from 1965 and was originally constructed as an old persons home. The existing accommodation comprises a gross internal floorspace of 1133sqm. The applicant states that the premises are no longer fit for purpose and that a new facility is required on the site.
- 10 The site is oriented south-east to north-west and fronts onto Grove Hill Rd which is also the highest part of the site, which falls away at a relatively consistent gradient 3.75m to the opposite lower boundary of the site. The rear of the site comprises a garden area bordered by mature trees and brick boundary walls. There are two bungalows at the rear of the site, and whilst these are on land within the control of the applicant, they do not form any part of this application.
- 11 There are existing trees and vegetation on and around the site. The most significant tree in the vicinity of the existing and proposed buildings is a Horse chestnut (T20 in the submitted Arboricultural Report) which is located to the east, on the neighbouring property at 220 Camberwell Grove. There are two trees to the north east of the proposed building (T18 and 19) being a Lime and a Sycamore, (these are located in the garden and would be close to the north-eastern part of the proposed building) and another tree T17 being a Cherry in the location of a pathway around the building. T21, in the front of the site next to the eastern boundary, is a Cherry. There are 4 trees near the rear of the proposed building and along the existing driveway, (T1, 2, 3 and 4) comprising a Sycamore, Lime, Cherry and Silver birch. At the front of the site the main notable tree is an Elm. There are a number of other trees around the site

including some located along the eastern boundary adjacent to the boundary with 216 and 218 Camberwell Grove.

Details of proposal

- 12 This application is for the demolition of the existing four storey Springfield Lodge Hostel and the erection of a building of part four storeys above lower ground floor, with extensions to the rear of part three/one storeys, in connection with use as a 35-bed hostel for young single homeless men, with associated training facilities, car and cycle parking, amenity space and landscaping. It follows the withdrawal of a similar scheme earlier in the year, and is an endeavour to address concerns that the Council and local consultees had raised about the scheme. The proposed floorspace would have a gross external area of 1920sqm.
- 13 Operation of the facility including training facilities – The applicant states that there are 6 staff for the present Hostel and it is not envisaged that this would change. There are a number of support services that are run from the Hostel and these would also remain in place.
- 14 The proposed training facilities are described as being now an integral part of the Salvation Army's hostel facilities and are designed to meet the needs of the centre's residents. The specific facilities for each Hostel are unique to each centre and the area in which they are located. In this case, the applicant has stated that they envisage that the training facilities would also be used by the local community and will facilitate meeting the aims of Southwark Council's 'Supporting People' programme. At present, it is proposed that one of the uses of the Centre would be as a computer and multi-media training suite, including capabilities for music production, film and radio voice recording, on-line pod-casting facilities, and an area for viewing local interest films and training presentations.
- 15 The applicant's Noise Assessment states that much of the activity within the facility would not generate any significant noise because of the use of headphones, however the use of equipment such as monitor type loudspeakers used during film/audio editing or during the screening of a film to small audiences, has been assessed within their noise report.
- 16 The training activity space would be located at ground floor level and would have its own entrance from the front of the building. The space is about 65sqm in area. The applicant has stated that they envisage that the majority of the use of the training/activity venue will be for the service users, estimating for around 90+% of time in the first 6-9 months. Otherwise, they say that general community use is likely to be limited to 3 areas:
- Local interest film viewing - this would be for no more than 15 people at a time (or possibly a class from the school opposite), but the nature of the films being for local community interest groups it is safe to assume that those attending would be walking or arriving on public transport.
 - Video, radio or podcast interviews - these will be carried out with local persons on a one-to-one basis either at the Centre or in the local community itself. Again the local interest nature of the activities would expect people to be coming from the vicinity of the Centre.
 - Training presentations - again, these are likely to be for small numbers 12/15 in a presentation format or up to 6 for computer-based training.
- 17 They state that there is no expectation of people coming or going from the Centre in large numbers, other than the possibility of classes crossing the road from Dog Kennel Hill School. There are no agreed times as yet for community use of the facility, and it is not expected that this will be an 'advertised' public use facility but will be for invited individuals and groups for specific events and times. They estimate that times for any film showings would be evenings from 7pm to around 9pm (any school visits would probably be in school hours) and for training events also during normal working hours.

- 18 Layout and design - The scheme would be laid out as follows:
The proposed building would be set back from the footpath by between 10m and 12.8m (as the boundary is at a angle to the building). The existing two vehicle crossings would be retained and there would be two disabled car parking bays provided at the front of the site, set back from the boundary by a landscaped strip. A refuse and recycling store area would be located within the front part of the site. There would be areas of soft landscaping at the front of the site. One Elm tree would be removed to facilitate the parking bays (T22).
- 19 The proposed building is presented as a symmetrical front elevation centred on a projecting bay feature. The main entrance to the Hostel would be at the base of the central bay which is reinforced by a simple porch structure. The bay features taller windows (these serve the staff rooms on each floor) of a differing design to those elsewhere on the facade. The building would have flat roofs behind parapets.
- 20 The main part of the proposed building would be 24.6m wide and 12.5m deep, and would comprise a block of four storeys. To the rear of that, there would be a four storey rear extension which is set back from the west main building line by 6.3m and from the east main building line by 6.2m, and which would be 3.2m in depth and 12m wide. To the rear of that, would be a three storey extension at lower ground, ground and first floors, of 9.84m in length and 7.5m wide (or 10m wide including the stairwell to its west which is set back to the north and south from the main building line of the extension). At the rear of that there would be a single storey rear extension at lower ground floor level, of 6.2m in length and 7.5m wide.
- 21 The proposed main building line is set back from the west boundary adjoining the Karen Court flats on Grove Lane by 4.385m, and from the east boundary with 220 Camberwell Grove by 3.19m. The proposed main building would be located approximately 17m from the house at No. 220 Camberwell Grove, and about 16m from the closest point to No. 218. The building would be located 18.6m from the side extension element of Karen Court and 26.8m from the remaining part of that building.
- 22 The rear extensions are set back from the main building line to the east by 13.2m, (i.e. they are 16.39m from the boundary with No. 220 Camberwell Grove). The boundary with the remaining properties to the east along Camberwell Grove is closer, as those properties are deeper from front to rear than is No. 220, so that the extension would be between 2.3m and 3.2m from the boundary with No. 218. The extensions at the rear would be between 24.4m and 26.6m from the house at No. 218. The back gardens to the houses to the west at 197 to 203 Grove Lane are some 27m long so the extension is about 34m from those buildings.
- 23 There would be a driveway (existing) retained to the west of the proposed building, which would provide access to a parking area for 5 cars behind the building, as well as access to the remaining land at the rear, which is owned by the applicant but which is not the subject of this planning application, including the cottages along Glebelands Close. To the west of the proposed rear extension, there would be two bays of cycle parking each accommodating stands for 10 cycles (ie 20 in total). These are not shown as being covered. One tree (T3 Cherry) is proposed to be feeld to make way for the parking area
- 24 The rear of the site would continue to be provided as a garden area, albeit smaller than existing owing to the proposed rear extension and the car parking area. This area is bordered by mature trees and the existing retained brick boundary walls to the east and west. The red line boundary of the application site does not include the bungalows to the rear and there are therefore no works or changes proposed in this area.
- 25 Ground floor – The main part of the building would accommodate the main entrance, with reception and administration rooms including interview rooms, offices and a quiet

room, and the lift serving all floors. There would also be a training activity space of about 65sqm with its own separate entrance from the front. Behind that, in a 'rear extension' would be two studio rooms and an enclosed stairwell to the west of the studios. The site slopes down to the north which means that these two studios (i.e. self contained with their own bathrooms) are at upper ground floor level to the rear.

- 26 There would be a lift and stairs to the basement/lower ground floor. The basement does not cover the entire footprint of the floors above. The front part forms a basement in which are enclosed a plant room, laundry and storeroom. There would also be a staff rest room which would be at semi-basement level, and it would benefit from natural light/outlook. There would be three studio rooms located at the rear at lower ground floor level.
- 27 First floor – The main part of the building would accommodate three studios and 5 bedrooms (each has its own bathroom but the rooms are smaller than the studios); WC, a staff room, laundry and cooking, eating and living area (CEL). There would be two studios in the rear extension.
- 28 Second floor – 10 bedrooms, staffroom, and two CELs.
- 29 Third floor – 10 bedrooms, staffroom, and two CELs.
- 30 Roof level – Four arrays of south facing solar thermal panels on framing. These are angled and have a maximum height of 1.9m above roof level. There is a lift overrun which would have a maximum height lower than the height of the solar thermal panels. A green roof is proposed. There would be no access to the roof other than for maintenance.
- 31 Materials and finishes – Primary facing material would be a yellow London Stock brick, windows and doors would be set within 100mm reveals; reconstituted stone would be used for cills, copings and string courses; the ground floor would be finished in a smooth faced warm coloured reconstituted stone facing (ashlar finish with thin pointed bed and perpendicular joints). The same stone finish would be used for the projecting surround to the front elevation 1st and 2nd floor windows and parapet copings, string courses and window cills. The ground floor elevation would also have larger and differentiated windows from the upper floors. The roof above the main and lower roofs would be of a sedum construction.
- 32 The applicant has explained that there is a functional necessity to construct identical bedrooms within the development to ensure equality for residents, and this has resulted in the design which has a single specification for all of the studios and bedrooms including identical window heights and widths, regardless of which floor they are on. They state that this functional need has precluded the hierarchical window treatments that might otherwise have been preferred in this conservation area.
- 33 Works to trees
- Works in the vicinity of the existing and proposed buildings to a Horse chestnut (T20 in the submitted Arboricultural Report) which is located to the east, on the neighbouring property at 220 Camberwell Grove;
 - Works in the vicinity of two trees to the north east of the proposed building (T18 and 19) being a Lime and a Sycamore, (these overhang the existing driveway and would be near the north-western end of the proposed building), and felling of T17 Cherry in the location of the pathway around the building;
 - Felling of T21 Cherry to facilitate the waste/recycling store at the front of the site
 - Works in the vicinity of 4 trees near the rear of the proposed building, (T1, 2, 3 and 4) comprising a Sycamore, Lime, Cherry and Silver birch, of which the Cherry (T3) is proposed to be felled;
 - Felling of Elm (T22) at the front of the site to facilitate the car parking spaces at the front.

- 34 The application was supported by an Arboricultural Report including tree survey and tree protection measures. An Ecological Survey Report including Phase 1 Survey and Bat Report was submitted, which concludes that new planting would be required to create greater diversity of habitat and improve the nature conservation value of the spaces around the buildings.
- 35 The applicant has stated that if consent were to be granted they would expect a condition in relation to landscaping details to be imposed, as well as a condition in relation to lighting proposals to be submitted and approved.
- 36 Refuse storage/waste – the applicant has indicated where refuse and recyclables would be stored at the front of the site and has stated that if consent were to be granted they would expect that full details of these, as well as composting facilities which would be provided at the rear, would be required to be submitted and approved, and that they would have regard to the relevant British Standards in relation to these matters. An Outline Servicing Management Plan was submitted which included swept path analysis for the type of vehicle expecting to service the site (transit van).
- 37 Access/inclusion – There are level thresholds to the building. The application includes two wheelchair accessible studio units, being Units 6 and 7 at ground floor. Disabled WCs are provided at ground floor to serve the reception and training facility, and there is lift access to all floors (although only one lift is provided). Two disabled car parking spaces have been provided at the front of the site.
- 38 Community involvement - The applicant has carried out pre-application planning consultation, including meetings with local residents, as set out in their Statement of Community Involvement dated 14/12/2009. This included a meeting with the Camberwell Society on 11/11/2009 and a public consultation evening that was held on 9/12/09. There was also engagement with users including consultation about the training centre proposals.
- 39 Comparison with the previous withdrawn application (see History section below)
The previous application LBS Reg 09AP1719 was withdrawn following concerns raised by Officer and consultees in relation to the following main issues:
- Impacts on character and appearance of the conservation area
 - Concerns about the design and appearance of the building
 - Impacts on the amenities of adjoining occupiers
 - Transport impacts (justification for the proposed amount of parking with 9 spaces proposed)
 - Wheelchair units and inclusive design
 - Details of the 'hostel +' facility
- 40 The proposed use and number of units remains the same. The main amendment has been alterations to the building envelope and in particular the omission of an originally proposed double height arch over the existing driveway, which would have accommodated two floors of accommodation above it, and the omission of the arched 'arcade' to the western side elevation. The main building line has been brought back in from the eastern and western boundaries.
- 41 The accommodation has instead been re-arranged into the proposed rear extensions which extend further back than under the original proposal, and the massing at the rear has been amended.
- 42 The building is now presented as a more symmetrical structure and the front entrance has greater precedence. The materials/finishes to the scheme have been amended with stucco at ground floor now replaced with a smooth faced reconstituted stone and instead of painted timber sash windows the applicant now proposes a composite external polyester coated aluminium and internal polished timber framed casement.

- 43 Two less car parking spaces are now proposed with both disabled parking spaces at the front, and wheelchair accessible accommodation is indicated on the plans (2 studio units). The layout has been revised so that it appears to be less awkward for disabled visitors and the lift appears to be easily accessible.

Planning history

- 44 There is a concurrent application for conservation area consent for the demolition of the existing building, LBS Reg 09AP2527. Officers have recommended that this application be granted permission.
- 45 Previous applications for full planning permission for a similar scheme to that now proposed, and for conservation area consent for demolition, LBS Reg 09AP1719 and 09AP1731 were withdrawn at the request of the applicant following concerns raised by Officers about the impacts of the scheme, as set out above.

Planning history of adjoining sites

- 46 None relevant.

FACTORS FOR CONSIDERATION

Main Issues

- 47 The main issues in this case are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
 - b] Design and layout
 - c] Impact on the character and appearance of the Camberwell Grove conservation area and on the setting of surrounding listed buildings
 - d] Mix of uses including ancillary training centre
 - e] Impact on the amenities of neighbouring occupiers and future occupiers
 - f] Impact of adjoining and nearby uses on occupiers and users of proposed development
 - g] Transport and servicing
 - h] Mitigation of impacts including planning obligations to mitigate infrastructural impacts

Planning Policy

- 48 Southwark Plan 2007 [July]
 SP6 Accessible services
 SP 9 Meeting community needs
 SP15 Open space and biodiversity
 SP18 Sustainable transport
- 2.2 Provision of new community facilities
 2.5 Planning Obligations
 3.2 Protection of Amenity

- 3.3 Sustainability assessment
- 3.4 Energy efficiency
- 3.5 Renewable energy
- 3.6 Air Quality
- 3.7 Waste Reduction
- 3.9 Water
- 3.11 Efficient Use of Land
- 3.12 Quality in design
- 3.13 Urban design
- 3.14 Designing out crime
- 3.15 Conservation of the historic environment
- 3.16 Conservation areas
- 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 3.28 Biodiversity
- 4.7 Non self-contained housing for identified user groups
- 5.1 Locating developments
- 5.2 Transport Impacts
- 5.3 Walking and Cycling
- 5.4 Public transport improvements
- 5.6 Car Parking
- 5.7 Parking standards for disable people and mobility impaired

SPG/SPD

- Sustainable Design and Construction SPD (February 2009)
- Sustainability Assessment SPD (February 2009)
- Sustainable Transport SPD (September 2008)
- Design and Access Statements SPD (September 2007)

- 49 London Plan as consolidated with alterations since 2004
- 2A.1 Sustainability criteria
 - 3A.3 Maximising the potential of sites
 - 3A.16 Loss of hostels, staff accommodation and shared accommodation
 - 3A.17 Addressing the needs of London's diverse population
 - 3A.18 Protection and Enhancement of Social Infrastructure and Community Facilities
 - 3A.19 The voluntary and community sector
 - 3C.3 Sustainable transport in London
 - 3C.17 Tackling congestion and reducing traffic
 - 3C.21 Improving Conditions for Walking
 - 3C.22 Improving Conditions for Cycling
 - 3C.23 Parking Strategy
 - 3D.14 Biodiversity and nature conservation
 - 3D.15 Trees and woodland
 - 4A.3 Sustainable design and construction
 - 4A.4 Energy Assessment
 - 4A.7 Renewable Energy
 - 4A.11 Living Roofs and Walls
 - 4A.14 Sustainable drainage
 - 4A.17 Water quality
 - 4A.18 Water and sewage infrastructure
 - 4A.19 Improving air quality
 - 4B.1 Design principles for a compact city
 - 4B.5 Creating an inclusive environment
 - 4B.8 Respect local context and communities
 - 4B.11 London's built heritage
 - 4B.12 Heritage conservation
 - 6A.4 Priorities in planning obligations

- 50 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
PPS1 Delivering sustainable development

PPS 22 Renewable Energy
 PPS23 Planning and Pollution Control
 PPG 13 Transport
 PPG15 Planning and the Historic Environment
 PPG24 Planning and noise

Consultations

51 Site notice date: 17/11/2009 Press notice date: 19/11/2009

Neighbour consultation letters sent: 19/11/2009

Case officer site visit date: 21/12/2009, accompanied by the manager of the Hostel, 17/11/09 unaccompanied, and previously on 3/9/2009 in relation to the withdrawn application, accompanied by the manager of the Hostel to the application premises, and also on 3/9/2009 to Nos 220 and 218 Camberwell Grove, accompanied by the occupiers of those premises

52 Internal consultees

Access
 Design and conservation
 Metropolitan Police
 Waste
 Ecology
 Transport
 Arboricultural officer
 Environmental Protection Team

53 Statutory and non-statutory consultees

English Heritage
 Camberwell Society
 East Dulwich Estate Tenants Association
 Grove Lane Residents Association

54 Neighbour consultees

Refer appendix 1

55 Re-consultation

19/12/09 (neighbour consultees, to revise description to include more detailed reference to works to trees)

Consultation replies

56 Internal consultees

Access - The two studio rooms on the ground floor are satisfactory. The rest of the building meets the requirements of Part M (Access to and within buildings) of the Building Regulations.

Metropolitan Police – I look forward to speaking with the applicant on 'Secured by Design' matters. Cycling provisions need to be rectified and car parking arrangements may need to be addressed.

Waste – no observations received

Ecology - I am ok with the ecological survey and the Bat Survey.

I welcome the green roof and would like the green roof to contain a mix of sedum and crushed brick.

I agree the development will not damage biodiversity, however the development does not really enhance biodiversity. I would like the soft landscaping to include native

species and I would also like lighting to be kept to a minimum so not as to affect the possibility of bats commuting and roosting in the local area. I would welcome the inclusion and conditioning of bird and bat boxes/bricks being included in the design.

Transport - Vehicle, Pedestrian & Disabled Access

From plans provided (9215/PL/02) it appears as though pedestrians will use the same access that the vehicles will be using to enter and exit the site, the applicant should look at delineating the access so pedestrians can enter and exit the access safely

In addition to planning consent, any new or altered access must have the approval of the Highways Authority, before construction. Please include the following informative:

The application involves highway works and must have the approval of the Highways Authority. Any works to the public highway must have approval from the Highway Authority and the following informative must be included:

“The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although the Highway Authority approves these works in principle, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal (Client) Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway”.

Sightlines/Visibility Splays - Any planting or boundary treatment proposed within the sight-line areas must not exceed 600mm

Car, Cycle and Motorcycle Parking

Cycle storage - We welcome that the applicant has exceeded the number of cycle provision required. However it is unclear what cycle storage area is for staff and what storage area is for residents.

For reasons of security, cycle storage would need to be clearly stored separately.

From plans provided (9215/PL/02) it is unclear as to whether the proposed cycle storage is secure or weather proof.

Policy 5.3 of the Southwark Plan states that cycle storage must be convenient, secure and weatherproof.

For reasons of convenience, cycle storage must be of dimensions as stated in *Manual for Streets*, sections 8.2.21-8.2.24.

The applicant is required to submit detailed scaled plans to demonstrate the provision of cycle storage.

Car Parking - The proposal site is situated in a CPZ. Therefore, in order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits. In order that the TMO can be changed, a sum of £2,750 must be secured from the applicant for the costs associated with amending the TMO, either through a S106 agreement, unilateral undertaking or Grampian condition.

Section 2.2 i & ii from the Travel Plan states that the applicants are moving forward to reducing the dependency on the private vehicle, and encourage staff to use more sustainable modes of transport, however the applicant has proposed to provide five standard parking bays, we would welcome a reduction in this number of proposed off street parking bays, the applicant could look at changing on of these bays to a dedicated on site loading bay.

Servicing and refuse vehicle access - Policy 5.2 requires that all new developments to provide adequate servicing (including refuse) to be undertaken from within the curtilage of the site (Transport DC would require vehicles to enter and exit the development in a forward gear), as this is a new development there would be no

reason as to why all servicing could take place within the site. If this is not the case the applicant will need to provide this group with robust justification as to why on site servicing could not take place.

The applicant should be aware of any loading waiting and restrictions that operate in the area and that any contraventions will be enforced accordingly. The parking of any motorised vehicle on the public footway/footpath is also illegal and enforceable (unless otherwise indicated).

Trip Generation/Highway impacts (if any) - N/A

Travel Plan comments (if any) - N/A

Design and conservation - comments incorporated into report.

Environmental Protection Team - no objections subject to conditions in relation to noise.

Arboricultural officer - no comments received at time of writing but will be reported at Community Council meeting

57 Statutory and non-statutory consultees

English Heritage – This application should be determined in accordance with national and local guidance, and on the basis of your specialist conservation advice.

58 Neighbour consultees

The responses reported below include all responses received to both the full application for development, and the associated conservation area consent application for demolition (application 09AP2527).

14 objections received at the time of writing, summarised as follows (any further representations will be reported to the Community Council by way of Addendum Report):

Conservation Area Advisory Group (CAAG) - CAAG considered the design of this prominent hostel site to be (once again) without merit and lacking any architectural style or ambition.

Very unhappy that the proposal drawings do not show any of the adjacent context [and consider that this should be a Validation pre-requisite for elevations and contextual study].

No response appears to have been made to context, apart from using the existing building as a vague blueprint for the scale and massing.

The 'efforts' made to mass and dress the facade are not continued to sides and rear. Better than the previous proposal.

Camberwell Society – recognise the work done by the Salvation Army in the community.

- However, objected to the previous application on grounds of (amongst other issues) the bulk of the building in the context of some of the other buildings on Camberwell Grove and Grove Lane

- The proposed front and rear elevations are an improvement on the previous application

- However, issues of bulk, size and depth of the building remain

- Building will be out of scale with surrounding, especially the listed cottage style building adjacent

- Increase in size will result in overshadowing to neighbours and their gardens (in some cases permanent)

- Poorly designed interior - internal planning appears unresolved in some areas, especially the undefined space at GF without natural day lighting, excessive amounts of circulation space on all floors, the en-suite shower rooms mean the rooms would be difficult to furnish properly, and the oddly shaped and deep communal living rooms

with day lighting at one end only.

197 and 199 Grove Lane – wishes to repeat as own comments the Camberwell Society comments above.

220 Camberwell Grove - Unfortunately the re-submission deals with very few of the widespread objections to the original proposal. Main concerns are as follows:

1. remains out of scale to the neighbourhood (represents an enlargement of the existing building to the North, South, East and West);
2. reduces privacy of neighbours (by introducing side and rear windows overlooking Camberwell Grove and Grove Lane houses and flats); and
3. reduces daylight / increases shadowing (particularly on rear of its Camberwell Grove neighbours).

- I leave it to others to comment of the appropriateness of the appearance of the proposed new building in the Camberwell Conservation Area so the final point I would like to make is that it seems a bad use of charity and local authority funding (Southwark is partner to the Salvation Army in operating the facility) to spend millions on re-developing this site for the increase in capacity of 1.

220 Camberwell Grove – objects for the following reasons:

- increase in the size of an already large and dominant building, especially as the existing building is already larger than those around it and dwarfs the cottage at No. 220; in particular in winter when trees don't screen the property
- decrease in light into the house, overshadowing of garden, and loss of light and overshadowing to other properties at the south end of Camberwell Grove
- new overlooking windows, especially overlooking the bathroom to No. 220
- design is insensitive to the surrounding area and inappropriate in scale in particular

216 Camberwell Grove – objects to the current proposal primarily on the same grounds as in relation to the previous (withdrawn) scheme.

- Concern that national and local policies that require high standards of design make clear that good design is not optional, it is key to planning, and that these are not met.
- The revised scheme does not greatly improve on the previous one in design terms. The proportions from the street elevation are better, mainly because the proposal no longer incorporates the incongruous arch to the western side, but I struggle to understand the so called contemporary design. Residents in the area are either looking for a properly proportioned and delicately detailed building designed in a traditional style, or a high quality contemporary building that has proper regard to the proportions and compositions of the nearby historic environment. This revised design is neither of these, the front of the building appears to be a slightly contemporary rendition of a Georgian style building but the rear of the building appears much more modern in style, but there is no design logic or explanation for this approach.
- The building encroaches further into the rear garden and therefore creates more overlooking into the gardens and houses adjoining the site.
- I also have concerns about a change in the use of the building, if the new areas in the building create additional traffic flow or noise disturbance.
- Disappointed with the pre-application consultation process, the developers have put forward another scheme but no account was taken of local views, why was no meeting between the architects and local people arranged to talk about what might be possible on the site rather than producing another proposal that we are left objecting to at this stage of the process.
- Asks whether the Design Review Panel has considered this proposal; Have Officers sought the advice of Conservation Area officers; and has this proposal been assessed against the Government's Building for Life standard?
- This is a landmark site, one of the most important remaining to be redeveloped in the Conservation Area, so although I am reluctant to introduce delay to the redevelopment of the site, I have to object to the proposals on the grounds I have set out.

218 Camberwell Grove – object on grounds that as the building is already larger than those around it, an increase in size (footprint, width and height) would make it out of proportion locally.

- loss of daylight and sunlight to homes and gardens on Camberwell Grove
- new windows facing into rear of houses on Camberwell Grove and Grove Lane
- considers that an increase of one person accommodated in the new premises represents a waste of charitable funding
- not clear what the 'hostel plus' would consist of

186 Camberwell Grove – Pleased that there was consultation with the local community; does not object to demolition of the existing building or the valuable work that the Salvation Army do here.

- Does however object to the large block design which does not fit in with the surrounding conservation area of narrow terraced Georgian houses.
- Design is poor and block massing ill conceived; scheme would blight the area for generations
- Far from being a home for rehabilitation of young people into the community it resembles an austere institutional asylum.
- The building could be of bold contemporary design but the massing and proportions should follow those of the older surrounding buildings; alternatively if a pastiche it needs to be an accurate copy of the Georgian buildings around it and use the correct building materials
- Either way design should emulate the taller, narrow terraces residential properties even if internally it is one block.

214 Camberwell Grove – supports the scheme in principle; the existing building is not attractive and the proposed replacement would be an improvement, however sees this as a missed opportunity to provide for a more interesting modern development, or alternatively something much more in keeping with the Georgian character of the surrounding area.

- concerned about any increased access between the site and the bungalows to the rear and Harfield Gardens – increased pedestrian movement may bring greater security risk
- concern about the extension towards the rear and overlooking of the properties at 214 – 218 Camberwell Grove
- increase in light pollution and potential for noise and disturbance from open windows in summer from the rear extension, and light pollution from any lighting proposals around the car parking area
- concern about loss of any mature trees; replacement planting would need to be mature trees to ensure scheme in character with conservation area; would support more planting around the bungalows

201 Grove Lane - Disappointed that the latest application takes no account of several of the key objections raised by me and many other local residents to the original proposals.

- To the contrary, the latest application further increases (rather than reduces as requested) the scale of the building to the rear, and introduces side and rear windows which would serve to impact adversely the privacy of the building's immediate neighbours.
- The new plans would also exacerbate the reduction in daylight to be suffered by neighbours on the Camberwell Grove side of the building.
- Whilst the Salvation Army and its architects appear to have made some small concessions to local pressure groups critical of the buildings outward appearance, it is somewhat surprising not to find any cost / benefit justification for undertaking the project amongst the many papers submitted to Southwark. In these financially straitened times, I would have expected a strong economic case to be central to any demolition and redevelopment proposal.

30, 32 and 33 Harfield Gardens (joint letter) – object on grounds that this building is a

bail hostel; concern that residents are being put at risk – the Council has a duty to protect their tenants and no right to play with their safety and security. Ask that petition be taken into account.

17 Harfield Gardens – objects on grounds of increased noise levels, in particular reference to existing noise from music being played loudly

- Increased traffic especially as site is opposite a school, in particular concern that the training facilities would increase traffic
- Increased noise levels from the training facilities unless premises are soundproofed

36 Harfield Gardens – Not very happy about the building being extended down the garden – how far down the garden? Don't want a looming building overlooking our estate – Harfield Gardens is gloomy enough as it is.

No address stated – does not object to the proposed use which the writer contends is of great importance but this adds to the writer's dissatisfaction with the design of the building.

- Design is unpalatable and completely unimaginative
- will not blend in with the character of the area but will stand out because of its bleakness.
- Whilst there may be financial constraints given the non-profit nature of the organisation, surely the architects should set their sights higher given the opportunity before them
- Would like to see a much more sympathetic design more in keeping with the surrounding area.

No address stated - The design lacks any grasp of the twenty first century; it is very dull architecture, lacking style, focus, or any architectural merit. It seems to aim to be the least objectionable outcome in a desperate search not to offend anyone. What a waste of a chance to express a good cause as a good piece of architecture. The bland and uninteresting serves no one.

61 Roupell St - Whilst we believe the fundamental use of the scheme is positive we find the design proposals really fall short. In particular, the quasi- pastiche styling and dis-proportionate fenestration and façade treatment of render inset panels would be poor in design terms.

- Over-bulky at the rear and seemingly over developed.
- The level of detail and overall poor design consideration, indicates that this would be a poorly constructed out building.
- The building has been mis-construed from its principles so as to appear invisible or at least its very blandness. Unfortunately, this unauthentic approach often leads to the very worst in appearance and a building that would soon be tempered by its users into fast dissolving deterioration. Why not a building that embraces the 21st century and offer a positive and celebratory experience to the users who are so in need of an uplift.

59 Re-consultation

No further responses at time of writing. Any further representations will be reported to the Community Council by way of Addendum Report.

PLANNING CONSIDERATIONS

Principle of development

- 60 The scheme proposes the demolition of the existing building and redevelopment to provide 35 bedrooms and associated training facilities. The proposal does not change the use of the land. The training facilities are considered to be ancillary to the primary residential use of the site in terms of their size and the proposed use to which they would be put, rather than being considered to introduce a new D1 use to the site.

The re-provision of the existing hostel accommodation is acceptable in line with policy 4.7 provided that;

- The need for, and suitability of the accommodation can be demonstrated by the applicant
 - Its provision does not result in significant loss of amenity to neighbouring occupiers
 - There is adequate infrastructure in the area to support any increase in residents;
- and
- The development provides a satisfactory standard of accommodation, including shared facilities. Provision must be made within the development for adequate amenities and facilities to support the specific needs of the occupiers, including staffing, servicing and management arrangements with particular consideration given to the specific needs of children.

- 61 It is considered that the scheme meets the above criteria. In particular in relation to the need for and suitability of the proposed accommodation, the scheme has the support of the Council's 'Supporting People' team, who have advised that the Salvation Army's homeless persons' service at Springfield Lodge is a key component of delivering a national policy objective in Southwark for providing employment training and enterprise opportunities. There would be only a marginal increase in the number of persons catered for, with one additional room to be provided, so it is not considered that there would be harm arising in relation to demands upon infrastructure as a result of the scheme, compared with the existing lawful situation.
- 62 In terms of the quality of the accommodation, there would be shared facilities including ground floor reception and bar area, and the bedrooms on 1st to 3rd floors are arranged in clusters of five with a shared 'CEL' cooking, eating and living area for each cluster. Two of the studio flats would be fully wheelchair accessible which equates to 5.7% of the total number, which accords with the Council's expectation that at least 5% of rooms in hostels and student accommodation are wheelchair accessible. A lift is to be provided within the scheme. It would be preferable if two were to be provided, in case of one breaking down, but the applicant has stated that to lifts would not be practicable for a scheme of this scale. In relation to inclusive design, the scheme would be an improvement compared with the existing development and the shortfall in lift provision is considered acceptable on balance especially as wheelchair accessible accommodation would be at ground floor level.
- 63 Training facilities - The proposed training facilities are described as being now an integral part of the Salvation Army's hostel facilities and are designed to meet the needs of the centre's residents, and are each unique to the centre and the area in which it is located. In this case, however, the applicant has stated that they envisage that the training facilities would also be used by the local community and will facilitate meeting the aims of Southwark Council's 'Supporting People' programme. This team form part of the Health and Social Care Department. At present, it is proposed that one of the uses of the Centre would be as a computer and multi-media training suite, including capabilities for music production, film and radio voice recording, on-line pod-casting facilities, and an area for viewing local interest films and training presentations. The training activity space would be located at ground floor level and would have its own entrance from the front of the building. The space is about 65sqm.
- 64 Officers consider that the use of the training centre space would be acceptable in principle having regard to policy 2.2 Provisions of new community facilities and the policy on non-self contained accommodation as it clearly would meet an identified need in relation to the proposed occupiers of the premises. In addition it is relatively small, being 65sqm in area, and it would be ancillary to the main function of the site as a residential hostel. Impacts from its use could be controlled by way of conditions, such as on hours and outbreak of sound, as set out under 'Amenity' below. However, concerns were raised by a number of residents about the extent of the use. It is not clear within the application how any third party use might be facilitated, (although some details are set out at para16 and 17 above), and in particular how potential

harm in terms of transport impacts would be avoided, although the applicant has stated that they expect that there would be only very limited and local use made by third parties, for whom they expect public transport or transport to be used. The applicant's Transport Assessment does not envisage any impact because it refers to use by the hostel residents only, however, the Planning Statement expands the use by referring to use by the local community.

- 65 The applicant has to date not submitted detailed information about how its use might be managed, who would use it - e.g. referrals from the Council/other agencies, or whether it might be individuals coming along to the Centre and using public transport, or groups arriving by arranged transport. For this reason, in order that the Council may exercise control over the third part use of the training centre, it is recommended that its use be limited by way of a condition, for example by limiting it to the Salvation Army residents only in the first instance. This would give the applicant an opportunity to apply for a variation to the condition as and when the management and use by external parties has been considered more fully, and for residents to be consulted on any such application. Its use might then become conditional upon an agreed management plan for which local residents would be consulted. This is considered to be a reasonable condition having regard to policies 2.2 Provision of new community facilities, 3.2 Protection of amenity, and 5.2 Transport impacts, which would allow for community use of this scale in this location but only subject to assessment of the impacts on amenity and transport.

Environmental impact assessment

- 66 Not required for this scale of development.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 67 The proposed use is not considered to have a harmful effect on the amenities of neighbouring occupiers as the use itself is not changing, apart from inclusion of the ancillary training facilities. The building envelope is altering however although the bulk of the building is still being contained within a similar location. The main issues arising in relation to amenities, having regard to Policy 3.2 Protection of amenity, are in relation to effects on sunlight and daylight to adjoining properties, sense of enclosure/outlook, and in relation to privacy. Impacts in terms of noise and disturbance are also a material consideration particularly in relation to the proposed training facilities.

68 Overlooking/sense of enclosure

The applicant has endeavoured to design the building to minimise overlooking in relation to neighbours. On the east and west elevations of the main building, the windows serve the hallways and could be provided for as non-openable and obscure glazed to about eye level, to avoid a sense of overlooking in relation to neighbours. This could be secured by way of a condition. In relation to the four east-facing windows at lower ground, ground and first floors serving the rooms in the back extension, there is more than the minimum of 21m separation which is normally sought under the Residential Design Standards SPD between windows to habitable rooms from these windows in the east elevations to the back windows of the property at 218 Camberwell Grove, and in excess of 34m to the Grove Lane buildings to the west, such that it is not considered that there would be such harm arising that refusal could be justified.

- 69 The main bulk of the proposed building would be set back slightly from the east and west boundaries compared with the existing building line, although it is noted that the eastern and western extent of the existing building does comprise stairwells which are not the full depth of the building from front to back, whereas the proposed building line to the west and east does continue along the full depth of the building, such that the perception is likely to be of a greater massing of building closer to the sites at 220 Camberwell Grove in particular, and to a lesser extent in relation to the flats at Karen Court. In relation to No. 220 the proposed building would be set back from the house

by between 17 to 18m and whilst this is closer than the existing main building line, it is not considered that the proximity or height would be such as to create an unacceptable sense of enclosure or being hemmed in as to warrant refusal for this reason.

- 70 The house to the east at 218 Camberwell Grove is also likely to have a sense of the bulk of the building as extended being closer to them than the existing building for two reasons. Firstly, although the main rear building line would remain as is, there would be 4 storey rear extension to the rear with the part single, part three storey extension beyond that. However, the 4 storey extension would be set back from the main building line such that the extension would be some 22m away from that house, and would be perceived as being less dominant than the main building line because of the set back. Secondly, the proposed three storey extension would extend beyond the existing rear building line, but the three storey element does include a semi basement area and this element would be mostly below the height of the existing common garden wall. The two storey element above that would not extend along the full width of No. 218's garden, being about half the width, and the separation between the house and the extension would be about 25m, so it is not considered that it would not assume an undue prominence in views from the house towards the west.
- 71 In relation to Harfield Gardens properties, from which the new development would be visible, the proposed building would likely to be seen as larger than the existing building but this in itself is not considered to be of a harmful impact since the separation distance means that there would be no loss of outlook or sense of enclosure relative to those properties, especially as the overall height would not increase from existing, and as the building envelope is broadly similar.
- 72 Sunlight/daylight/overshadowing – The previous withdrawn scheme generated considerable concern regarding loss of sunlight and daylight and overshadowing, in particular to the houses and gardens to the north-east and east, i.e. mainly in relation to 218 and 220 Camberwell Grove.
- 73 The application was accompanied by a BRE sunlight, daylight and overshadowing report which addressed in particular the impacts on those properties which had been identified as being the most affected, at 218 and 220 Camberwell Grove. The report concluded that the scheme would not cause a harmful impact in relation to loss of sunlight to habitable rooms, and that there would be no harm arising in relation to daylight received to habitable rooms within either of these two properties, taking into account a comparison of the existing situation with the proposed scheme having regard to the BRE guidelines.
- 74 In relation to sunlight, the property to be assessed, having regard to BRE guidelines, is 220 Camberwell Grove as it has windows that have a view of the development and face within 90 degrees of south. The lower ground floor windows would be the most affected and it has been assessed that they would receive in excess of the 25% of the annual probably daylight hours which is considered to be the minimum required in order to achieve a good level of amenity, (with 52% under the existing situation and 50% under the proposed scheme), and with at least 5% of this sunlight received between 21 March and 21 September i.e. in winter, with 16% under the current situation and 14% under the proposed. There would therefore be no harm arising as to warrant refusal on grounds of loss of sunlight as although there would be a small loss of sunlight to No. 220, the amount of light still received exceeds the minimum BRE criteria.
- 75 In terms of daylight, there was no harmful impact identified in relation to Karen Court to the west, the Dog Kennel Hill Primary School to the south, or the area of Glebelands Close to the north. The most affected property is to the east at 220 Camberwell Grove. It has been identified that there would be an impact upon this property in relation to the amount of visible sky, and this has been measured by reference to the 'Vertical Sky Component' (VSC).

- 76 The BRE guidelines state that the diffused daylighting to an existing building may be adversely affected if the VSC measured at the centre of an existing window is less than 27% and less than 0.8 times its former value. In relation to No. 220, the existing situation in relation to the lower ground floor kitchen, the most affected habitable room, represents a VSC of less than 27% (23.38%), so the existing building already has a potentially adverse impact on this window. However, the value under the proposed scheme (20.36%) is more than 0.8 of its former value (being 0.87), and therefore there would not be a harmful effect by reference to the guidelines. This indicates that the comparison of the existing impact with the proposed would not be so harmful as to justify refusal of the scheme on grounds of harm by reason of loss of daylight. At ground floor, the most affected window serves a conservatory with a room beyond that. This room will continue to receive more than 27% (29.3% received) so would not be adversely affected by reference to the BRE guidelines on daylight.
- 77 In relation to No. 218, all of the windows facing the site would continue to receive more than 27% VSC (all received between 33 – 37) and in relation to the difference, they reduction in value is negligible, such that this property would not be adversely affected.
- 78 In relation to overshadowing, the BRE report indicates that this revised scheme would have a permanent overshadowing effect in relation to a small area at the rear of the back garden to No. 218, using the 'worst case' scenario of 21st March, (similar results are experienced on 21 September but with less impacts to varying degrees during the intervening period). The amount of permanently overshadowed area was estimated to be about 7% of the area of the garden, which is well within the BRE guidelines which indicate that no more than 40% but preferably no more than 25% of any existing garden should be prevented by buildings from receiving any sun at all on 21 March. Given that there would be less than 10% prevented from receiving any sun, the BRE guidelines suggest that the garden would appear to be adequately sunlit throughout the year. In relation to No. 220, there would be no permanent overshadowing to the garden. Therefore, whilst the building would cast a transient shadow over parts of both gardens, the BRE criteria in relation to ensuring that there is adequate sunlight to the gardens at all times of the year are satisfied.
- 79 On balance therefore, it is considered that whilst there would be some impact on sunlight, daylight and in terms of overshadowing to neighbouring properties, in particular 218 and 220, since most of the most affected garden at 218 would not be overshadowed, and since there would be no material loss of sunlight or daylight to habitable rooms within either of the properties at 218 or 220 Camberwell Grove, there would not be such harm to the enjoyment of these properties as to warrant refusal of the scheme on the grounds of loss of light or overshadowing having regard to policy 3.2 Protection of amenity of the Southwark Plan 2007.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 80 None as the surrounding development is predominantly residential with no uses surrounding that would be likely to harm the amenities of occupiers.

Traffic issues

- 81 The applicant proposes to retain the two existing vehicle crossings into the site which allow for one way entry and egress. The driveway will provide access to 5 parking spaces and to the 20 proposed cycle parking stands at the rear, and to two disabled parking spaces at the front of the site. Servicing would take place from within the front of the site for both deliveries to the premises as well as refuse collection. There is adequate space at the front of the site for refuse and recycling storage, and an indicative location is shown on the plans. Details of the enclosure and capacity could be secured by way of a condition if consent were to be granted. The applicant has

indicated that they would be willing to accept a condition tying the operation of the facilities to the submitted Outline Service Management Plan if consent were granted although it is not considered necessary to condition this aspect given that nature of the use and level of servicing activity is not likely to generate significant impacts on the surrounding street network.

- 82 Although the Transport team indicated that they had some concerns about the plan which shows that pedestrians would use the same access that the vehicles will be using to enter and exit the site, it is not considered that visibility is so restricted or the site otherwise constrained so as to mean that this situation is unsafe and no further measures are considered to be necessary.
- 83 The proposed amount of cycle parking provision exceeds the Council's minimum standards. However as it is unclear what cycle storage area is for staff and what storage area is for residents. For reasons of security, cycle storage for visitors and occupiers/staff would need to be clearly stored separately. Therefore, further details showing separate, secure and weather proof storage as well as conveniently located cycle storage for visitors, should be secured by way of a condition if consent is to be granted.
- 84 In relation to the on-site car parking, Transport Officers have requested that since the proposal site is situated in a CPZ, in order to prevent possible overspill parking from the development, the applicant should be informed that a planning condition will be imposed preventing any occupiers of this development being eligible for on-street parking permits. However as there is no material change of use, the intensity of the use is not materially changing, and as the existing hostel with a similar capacity is not subject to such a requirement, it is not considered that it would be reasonable in these circumstances to require such an exemption to be secured.
- 85 Overall it is considered that the scheme is acceptable in relation to transport impacts, including servicing and refuse storage, having had regard to policies 5.2 Transport impacts, 5.3 Walking and cycling, 5.6 Car parking and 5.7 Parking standards for disable people and mobility impaired of the Southwark Plan 2007.

Design issues

- 86 The existing 1960s building is a simple almost prefabricated modular building that is considered to be neutral in its contribution to the character of the conservation area.
- 87 In relation to urban design, the height, scale and massing of the proposed building is not considered to be an over-development of the site as it is set back from Grove Hill Road and it is considered that it would be seen as a pavilion building that sits independently of its neighbours. The adjoining building to the west, Karen Court onto Grove Lane, is also of similar scale and also dates from the 1960s. To the east within mature planting is a listed early 19th century cottage of a modest scale. There is no consistent homogenous relationship in spatial terms with these adjoining neighbours and therefore it is considered that there is scope for a freer hand in the design of this building.
- 88 The issues previously raised in relation to the mobility of disabled people and circulation on the ground floor have been addressed, and Officers are satisfied that the scheme would be constructed to a suitable standard of inclusive design..
- 89 It is considered that the scheme has been considerably improved since the previous application. Officers acknowledge the concerns raised by objectors to the scheme that its architecture is still not of a significantly high design quality. On balance, however, Officers consider that the appearance, compared to the indifferent design of the existing building, is considered not to harm the historic environment, particularly given its peripheral location in relation to the conservation area.

Impact on character and setting of a listed building and/or conservation area

- 90 The amended proposals are considered to be a welcome redesign of the previously submitted proposals, particularly the removal of the large archway to the left of the front elevation. As a result of the re-design the front elevation is now more symmetrical without the pseudo Georgian architectural style. Although the building has increased in its footprint area there is no objection to this element of the scheme in relation to the setting within the conservation area, and as it does not unduly affect the character or appearance of the conservation area it is considered that the character and appearance would be preserved.
- 91 The proposed building presents a design which is considered, in its simple rectilinear restrained elevations, to preserve the character and appearance of the conservation area. There is no objection to the demolition of the existing building as it does not contribute positively to the character of the conservation area.
- 92 The previous scheme proposed stucco finish to the ground floor front elevation with yellow London Stock brickwork to the upper levels and the remaining elevations. The new proposals replace the stucco with a smooth faced reconstituted stone which will be used on the cills, string courses and copings. A condition to ensure that all materials, including the reconstituted stone and brick, should be submitted and approved before work commences, should be attached. It is noted that a composite polyester powder coated aluminium with internal polished timber is proposed although a painted timber may be more acceptable. A condition in relation to the fenestration should also be attached. A condition in relation to the landscape and boundary treatments which takes its context into consideration should also be attached.
- 93 The site is surrounded by listed buildings. As set out above it is considered that the views to this site from outside the conservation area will be preserved. The proposed building, due to its size and location at the top of Grove Hill Road will be visible, however, its peripheral position in relation to the heart of the conservation area, with its predominant Georgian terraced house character, will not be affected by the variable quality of townscape at this corner of the Camberwell Grove Conservation Area. For these reasons it is also considered that the scheme would preserve the setting of the listed buildings in the vicinity of the site.

Impact on trees

- 94 The scheme proposes a range of works in the vicinity of trees on the site and in relation to the Horse chestnut at 220 Camberwell Grove, and the felling of four trees to facilitate the development, as set out under the 'Proposal' section above. The application was supported by an Arboricultural Report including a tree survey and tree protection measures, and an Ecological Survey Report including Phase 1 Survey and Bat Report, which concludes that new planting would be required to create greater diversity of habitat and improve the nature conservation value of the spaces around the buildings.
- 95 It is considered that the extent of works to the trees is acceptable, having had regard to the Tree Survey which reports that the trees that are to be felled are not generally of good form or health, and as they could be replaced within a suitable landscaping scheme for the site. The majority of trees on the site would be retained, and it would be beneficial if they were to be managed better to ensure that they would continue to make a positive contribution to the character and appearance of the conservation area.
- 96 If consent is granted conditions should be imposed to secure further details about the scope of the works to trees, including surfacing and foundation details, as well as protective fencing to trees that are to be retained. Replacement planting should also be sought to mitigate the loss of the four trees that are proposed to be felled.
- 97 The applicant has stated that if consent were to be granted they would expect a condition in relation to landscaping details to be imposed, as well as a condition in relation to lighting proposals to be submitted and approved. Lighting should be

designed so as to avoid harm to the habitat conditions for bats. These matters can be addressed by way of conditions on any consent granted.

Planning obligations [S.106 undertaking or agreement]

- 98 A S106 planning obligation would normally be sought for a scheme of this scale, being a major application (over 1000sqm floor area), having regard to Policy 2.5 Planning obligations of the Southwark Plan 2007, in order to mitigate impacts of the scheme in particular in relation to demands upon infrastructure. In this case, however, the development would replace an existing residential hostel on the site and would be of a similar character, intensity and scale. There would be an increase of only one additional person accommodated at the site, with no changes expected in relation to staffing numbers. There would be additional training facilities provided for on the site, however the scale of these is small (floor area around 65sqm) and the use would be ancillary to the use as a hostel. Given that the effects of the use would not be significantly different from existing, it is not considered that it would be reasonable to require S106 planning obligations in this case.

Other matters

- 99 Environmental Performance - The application was supported by a sustainability assessment and energy strategy, as well as a Travel Plan to encourage more sustainable transport choices. These assessments include information about water use, e.g. low water use equipment in the development), biodiversity, energy, lighting and cooling. The applicant states that they would achieve a 'very good' rating under the BREEAM 2008 Multi residential scheme category, which is accordance with the Sustainable Design and Construction SPD, and would exceed Part L Building Regulations (Conservation of fuel and power) with an 8.2% reduction in carbon dioxide emissions from efficiency measures. Rainwater harvesting is proposed for landscape purposes, and a green/sedum roof is proposed for the upper and lower flat roofs, which is welcomed. Recycling of grey water and rainwater for use internally was discounted owing to the space that this would require.
- 100 Solar panels (solar hot water system collectors) are proposed at roof level for pre-heating of the domestic water supply, and it is expected that they would deliver about a 7.1% reduction in CO2 emissions (i.e. 15.3% reduction in emissions in total taking into account savings from energy efficiency as outlined above). The energy strategy demonstrates how the development will endeavour to meet Policy 4A.7 of the London Plan which requires developments to achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation. This policy takes precedent over the current UDP policy 3.5 which requires only 10% from on site renewable energy generation.
- 101 The energy strategy demonstrates that a 15.3% reduction from energy efficiency measures and on site renewable energy will be achieved when calculated from the predicted energy demand. This does not meet the 20% requirement set out in Policy 4A.7 of the London Plan. However, it is considered that the information submitted does assess alternatives to achieve the required 20% reduction from renewables and it is accepted that in this location for this development alternatives, such as biomass boiler, are not practicable. Details of performance to achieve the predicted savings and the BREEAM rating should be secured by way of conditions to endure that the scheme does deliver to a good standard of sustainable design and construction.
- 102 Information on improvements to biodiversity are provided in the sustainability statement. The provision of a green roof is supported although a biodiverse specification would be preferred to achieve a better gain in biodiversity than would be had from a sedum roof. This could be secured by way of a condition if consent were to be granted.
- 103 The sustainability assessment and the design and access statement also show how the proposal will ensure adequate provision of recycling, composting and residual waste disposal, storage and collection facilities are provided in line with policy 3.7

Waste reduction.

- 104 Although natural ventilation is stated as the preferred means of cooling, the applicant's Noise Assessment specifies that some mechanical ventilation would be required in relation in particular to the training facility as it may be necessary to keep doors and windows closed to avoid the outbreak of sound from this facility.
- 105 The Sustainability Assessment explains that a site waste management plan (SWMP) would be produced for the site, and the demolition/development plan would include addressing matters such as reuse of materials from existing structures on the site, and sourcing of materials. The applicant has stated that if consent is granted a SWMP could be secured through a condition of consent.
- 106 In relation to construction related environmental impacts the application's Air Quality Assessment sets out a strategy for mitigation, including an outline of the matters that a Construction Environmental Management Plan should cover, primarily in relation to control of dust. This could be secured by way of a condition, and this measure is considered to be a reasonable requirement and would be appropriate to mitigate the likely impacts of this scale of development in this primarily residential location.
- 107 Financial justification - A number of objections refer to concern that the scheme involved an uplift of only one additional room, and state that they consider the scheme to be a poor use of money. This is not a material planning consideration; it is for the applicant to consider how best to met the housing need that they serve and the planning process must assess the merits of the scheme on planning merit including material planning considerations. The planning merits of the case for demolition are assessed under the accompanying application for conservation area consent.

Conclusion

- 108 This application would see the redevelopment of the existing hostel accommodation to continue to provide for an identified housing need, with additional training facilities which are considered to be of a relatively minor scale and which it is considered would be ancillary to the hostel use. The principle of the use is therefore accepted. The height, scale and massing, and the detailed design of the building are considered to be acceptable within the context of the surrounding environment including considerations of the impact of the development on the amenities of surrounding occupiers, and as the scheme would preserve the character and appearance of the conservation area and would preserve the setting of the surrounding listed buildings. The traffic impacts, car and cycle parking provisions, and servicing arrangements are considered to be acceptable, as are impacts in relation to trees, landscaping and environmental performance, subject to conditions of consent. The scheme is in accordance with local and national policies and is recommended for approval.

COMMUNITY IMPACT STATEMENT

- 109 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a] The impact on local people is set out above.

b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: The scheme would have the positive impact of providing for suitably managed accommodation for young homeless men and in this regard would assist in meeting the Council's social inclusion objectives. No other groups are considered to be particularly affected in relation to

equalities issues other than as identified above.

c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: If the scheme were to be granted planning permission then this would address a particular housing need in relation to young single homeless men, and the applicant states that the re-provision on site would have the effect of providing better quality accommodation than is presently afforded the occupiers. No other specific actions required as no groups identified above would be adversely affected by the scheme.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 110 The development would make use of a brownfield site to re provide for an existing housing need. The scheme would be of a good standard of sustainable design and construction, in a location that is well served by public transport, thereby contributing towards local housing, social inclusion, and environmental objectives.

HUMAN RIGHTS

- 111 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of re-providing for an identified non-self contained form of residential accommodation. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

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APPENDIX 1 - NEIGHBOUR CONSULTEES

Neighbour Consultee List for Application Reg. No. 09-AP-2526

TP No	TP/2160-1	Site	SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF
App. Type	Full Planning Permission		

204 Camberwell Grove London SE5 8RJ
 14 Wilton House East Dulwich Estate London SE22 8AE
 11 de Crespigny Park Camberwell London SE5 8AB
 SCHOOL HOUSE DOG KENNEL HILL LONDON SE22 8AB
 196C CAMBERWELL GROVE LONDON SE5 8RJ
 15B GROVE HILL ROAD LONDON SE5 8DF
 176 CHAMPION HILL LONDON SE5 8TN
 144 GROVE LANE LONDON SE5 8BP
 150 GROVE LANE LONDON SE5 8BP
 152 GROVE LANE LONDON SE5 8BP
 197 GROVE LANE LONDON SE5 8BP
 160 GROVE LANE LONDON SE5 8BP
 124 GROVE LANE LONDON SE5 8BP

140 GROVE LANE LONDON SE5 8BP
154 GROVE LANE LONDON SE5 8BP
156 GROVE LANE LONDON SE5 8BP
164 GROVE LANE LONDON SE5 8BP
168 GROVE LANE LONDON SE5 8BP
201 GROVE LANE LONDON SE5 8BP
11C GROVE HILL ROAD LONDON SE5 8DF
196D CAMBERWELL GROVE LONDON SE5 8RJ
1A GROVE HILL ROAD LONDON SE5 8DF
1B GROVE HILL ROAD LONDON SE5 8DF
13 GROVE HILL ROAD LONDON SE5 8DF
15 GROVE HILL ROAD LONDON SE5 8DF
3 GROVE HILL ROAD LONDON SE5 8DF
5 GROVE HILL ROAD LONDON SE5 8DF
7 GROVE HILL ROAD LONDON SE5 8DF
10 GROVE HILL ROAD LONDON SE5 8DG
14 GROVE HILL ROAD LONDON SE5 8DG
199A CAMBERWELL GROVE LONDON SE5 8JU
199D CAMBERWELL GROVE LONDON SE5 8JU
207F CAMBERWELL GROVE LONDON SE5 8JU
207G CAMBERWELL GROVE LONDON SE5 8JU
20 GROVE HILL ROAD LONDON SE5 8DG
22B GROVE HILL ROAD LONDON SE5 8DG
199C CAMBERWELL GROVE LONDON SE5 8JU
212 CAMBERWELL GROVE LONDON SE5 8RJ
216 CAMBERWELL GROVE LONDON SE5 8RJ
196E CAMBERWELL GROVE LONDON SE5 8RJ
MARY DATCHELOR SWIMMING POOL CAMBERWELL GROVE LONDON SE5 8JU
11A GROVE HILL ROAD LONDON SE5 8DF
202 CAMBERWELL GROVE LONDON SE5 8RJ
206 CAMBERWELL GROVE LONDON SE5 8RJ
208 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT B 194 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT D 194 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 1 16 GROVE HILL ROAD LONDON SE5 8DG
FLAT 3 16 GROVE HILL ROAD LONDON SE5 8DG
FLAT 1 146 GROVE LANE LONDON SE5 8BP
FLAT 2 146 GROVE LANE LONDON SE5 8BP
FLAT 5 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 8 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 10 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 12 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 14 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
GROUND FLOOR FLAT 41 GROVE LANE LONDON SE5 8SP
FLAT 3 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 2 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
FLAT 4 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
FLAT 6 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
GROUND FLOOR FLAT 170 GROVE LANE LONDON SE5 8BP
FIRST FLOOR FLAT 170 GROVE LANE LONDON SE5 8BP
FLAT C 210 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 1 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT 11 KAREN COURT GROVE LANE LONDON SE5 8DA
45 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
46 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB

53 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
70 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
8 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT D 203 CAMBERWELL GROVE LONDON SE5 8JU
38 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT 6 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT 8 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT C 201 CAMBERWELL GROVE LONDON SE5 8JU
FLAT B 211 CAMBERWELL GROVE LONDON SE5 8JU
FLAT B 207 CAMBERWELL GROVE LONDON SE5 8JU
27 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT C 209 CAMBERWELL GROVE LONDON SE5 8JU
31 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
32 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT A 202 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT B 202 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT A 201 CAMBERWELL GROVE LONDON SE5 8JU
FLAT B 201 CAMBERWELL GROVE LONDON SE5 8JU
FLAT A 209 CAMBERWELL GROVE LONDON SE5 8JU
FLAT B 209 CAMBERWELL GROVE LONDON SE5 8JU
FLAT D 209 CAMBERWELL GROVE LONDON SE5 8JU
FLAT E 209 CAMBERWELL GROVE LONDON SE5 8JU
FLAT F 209 CAMBERWELL GROVE LONDON SE5 8JU
12 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
13 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
14 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT C 205 CAMBERWELL GROVE LONDON SE5 8JU
23 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
24 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
25 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
26 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
39 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
40 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
41 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
42 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
43 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT A 204 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT B 204 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT C 204 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT B 206 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT A 208 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT C 218 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 2 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT 3 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT 4 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT E 203 CAMBERWELL GROVE LONDON SE5 8JU
FLAT G 203 CAMBERWELL GROVE LONDON SE5 8JU
FLAT H 203 CAMBERWELL GROVE LONDON SE5 8JU
FLAT J 203 CAMBERWELL GROVE LONDON SE5 8JU
FLAT K 203 CAMBERWELL GROVE LONDON SE5 8JU
33 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
35 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
36 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT 2 198 CAMBERWELL GROVE LONDON SE5 8RJ
22 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB

16 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
52 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
17 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
18 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
19 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
20 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
21 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT 4 198 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 1 197 CAMBERWELL GROVE LONDON SE5 8JU
FLAT 2 197 CAMBERWELL GROVE LONDON SE5 8JU
FLAT 3 197 CAMBERWELL GROVE LONDON SE5 8JU
FLAT 4 197 CAMBERWELL GROVE LONDON SE5 8JU
FLAT 5 197 CAMBERWELL GROVE LONDON SE5 8JU
47 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
48 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
49 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
50 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
51 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT A 203 CAMBERWELL GROVE LONDON SE5 8JU
FIRST FLOOR FLAT 136 GROVE LANE LONDON SE5 8BP
FLAT I 205 CAMBERWELL GROVE LONDON SE5 8JU
FLAT L 205 CAMBERWELL GROVE LONDON SE5 8JU
FLAT N 203 CAMBERWELL GROVE LONDON SE5 8JU
29 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT O 205 CAMBERWELL GROVE LONDON SE5 8JU
FLAT D 207 CAMBERWELL GROVE LONDON SE5 8JU
FLAT C 211 CAMBERWELL GROVE LONDON SE5 8JU
FLAT C 207 CAMBERWELL GROVE LONDON SE5 8JU
FLAT B 203 CAMBERWELL GROVE LONDON SE5 8JU
FLAT 3 198 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 1 172 GROVE LANE LONDON SE5 8BP
DOG KENNEL HILL PRIMARY SCHOOL DOG KENNEL HILL LONDON SE22 8AB
22A GROVE HILL ROAD LONDON SE5 8DG
134 GROVE LANE LONDON SE5 8BP
138 GROVE LANE LONDON SE5 8BP
142 GROVE LANE LONDON SE5 8BP
148 GROVE LANE LONDON SE5 8BP
158 GROVE LANE LONDON SE5 8BP
162 GROVE LANE LONDON SE5 8BP
166 GROVE LANE LONDON SE5 8BP
33 LANGFORD GREEN LONDON SE5 8BX
199B CAMBERWELL GROVE LONDON SE5 8JU
199E CAMBERWELL GROVE LONDON SE5 8JU
211F CAMBERWELL GROVE LONDON SE5 8JU
17 GROVE HILL ROAD LONDON SE5 8DF
9 GROVE HILL ROAD LONDON SE5 8DF
12 GROVE HILL ROAD LONDON SE5 8DG
18 GROVE HILL ROAD LONDON SE5 8DG
200 CAMBERWELL GROVE LONDON SE5 8RJ
11B GROVE HILL ROAD LONDON SE5 8DF
220 CAMBERWELL GROVE LONDON SE5 8RJ
196A CAMBERWELL GROVE LONDON SE5 8RJ
196B CAMBERWELL GROVE LONDON SE5 8RJ
218 CAMBERWELL GROVE LONDON SE5 8RJ
204 CAMBERWELL GROVE LONDON SE5 8RJ

210 CAMBERWELL GROVE LONDON SE5 8RJ
214 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT A 194 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT C 194 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT E 194 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 2 16 GROVE HILL ROAD LONDON SE5 8DG
TOP FLAT 201 CAMBERWELL GROVE LONDON SE5 8JU
FLAT 1 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 2 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 4 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 6 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 7 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 9 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 11 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 13 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 15 MARY SEACOLE COURT DOG KENNEL HILL LONDON SE22 8BF
FLAT 1 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
FLAT 3 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
FLAT 5 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
FLAT 7 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
FLAT 8 SPRINGFIELD LODGE 1 GROVE HILL ROAD LONDON SE5 8DF
FLAT 5 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT 7 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT 9 KAREN COURT GROVE LANE LONDON SE5 8DA
10 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
11 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
15 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
28 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FLAT D 201 CAMBERWELL GROVE LONDON SE5 8JU
FLAT A 210 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 10 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT 12 KAREN COURT GROVE LANE LONDON SE5 8DA
FLAT D 208 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 1 198 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT 5 198 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT C 202 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT A 206 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT C 206 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT B 208 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT C 208 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT A 218 CAMBERWELL GROVE LONDON SE5 8RJ
FLAT B 218 CAMBERWELL GROVE LONDON SE5 8RJ
30 HARFIELD GARDENS GROVE LANE, Camberwell LONDON SE5 8DB
34 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
FIRST FLOOR AND SECOND FLOOR FLAT 199 GROVE LANE LONDON SE5 8BP
37 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
44 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
6 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
7 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
9 HARFIELD GARDENS GROVE LANE LONDON SE5 8DB
BASEMENT AND GROUND FLOOR FLAT 199 GROVE LANE LONDON SE5 8BP
FLAT M 203 CAMBERWELL GROVE LONDON SE5 8JU
FLAT A 207 CAMBERWELL GROVE LONDON SE5 8JU
FLAT A 211 CAMBERWELL GROVE LONDON SE5 8JU
FLAT F 205 CAMBERWELL GROVE LONDON SE5 8JU

GROUND FLOOR FLAT 136 GROVE LANE LONDON SE5 8BP

FLAT D 211 CAMBERWELL GROVE LONDON SE5 8JU

FLAT E 211 CAMBERWELL GROVE LONDON SE5 8JU

FLAT E 207 CAMBERWELL GROVE LONDON SE5 8JU

FLAT 2 172 GROVE LANE LONDON SE5 8BP

Tamchester House Pretoria Road Chertsey Surrey KT16 9LW

RECOMMENDATION LDD MONITORING FORM REQUIRED

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	The Salvation Army Trustee Company	Reg. Number 09-AP-2526
Application Type	Full Planning Permission	
Recommendation	Grant permission	Case Number TP/2160-1

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of the existing Springfield Lodge Hostel and the erection of a building of four storeys above lower ground floor, in connection with use as a 35-bed hostel, with associated training facilities, car and cycle parking, amenity space and landscaping, including works to trees and felling of trees.

At: SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF

In accordance with application received on 11/11/2009

and Applicant's Drawing Nos. Existing: 9215-IN-100, 9215-IN-101, 9215-IN-102, 9215-IN-103, 9215-IN-104, 9215-IN-105, 9215-IN-107, 9215-IN-108, 9215-IN-109, 9215-IN-110, 9215-IN-111
Proposed: 9215-PL-01, 9215-PL-02, 9215-PL-03, 9215-PL-04, 9215-PL-05, 9215-PL-06, 9215-PL-07, 9215-PL-08, 9215-PL-09, 9215-PL-10, 9215-PL-11, 9215-PL-12, 9215-PL-13, 9215-PL-14, 9215-PL-15, 9215-PL-16, 9215-PL-18, 6872/01 and 6872.02 Rev C

Design and Access Statement Oct 09, Heritage Assessment Nov 2009, Townscape Assessment Nov 09, Planning Statement Nov 09, Site Investigation Report, Air Quality Assessment, Planning Noise Report 09/0530/R1 Rev 3, Energy Strategy, Travel Plan 11/11/2009, Sustainability Statement Project 7038 Issue 2.2 dated 10/11/09, Transport Statement 11/11/09, Outline Servicing Management Plan 11/11/09, Ecological Survey Report 21/7/09, Archaeological Desk Based Assessment, Daylight, Sunlight and Overshadowing Assessment, Flood Risk Assessment, Arboricultural Report Ref JTK/6872/RevB/so, Statement of Community Involvement 14/12/09, Email from SUW Architects dated 22/12/2009

Subject to the following condition:

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

Reason

As required by Section 91 of the Town and Country Planning Act 1990 as amended

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
9215-PL-01, 9215-PL-02, 9215-PL-03, 9215-PL-04, 9215-PL-05, 9215-PL-06, 9215-PL-07, 9215-PL-08, 9215-PL-09, 9215-PL-10, 9215-PL-11, 9215-PL-12, 9215-PL-13, 9215-PL-14, 9215-PL-15, 9215-PL-16, 9215-PL-18, 6872/01 and 6872.02 Rev C, 6872/01 and 6872.02 Rev C

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 3 **Environmental Management Plan**

The demolition of the existing building and development shall not commence until details of an Environmental Management Plan have been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during construction and shall include the following information for agreement

- A detailed specification of the construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor

Scheme registration.

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that and occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance in accordance with Policies 3.1 'Environmental Effects' and 3.2 'Protection of Amenity' of The Southwark Plan 2007.

4 **Tree protection/ Arboricultural Method Statement**

Notwithstanding the submitted Arboricultural Report Ref JTK/6872/RevB/so and the Tree Protection Plan, Ian Keen Ltd Tree plan 6872.02 Rev C referenced in the Arboricultural Report, prior to works commencing on site an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The revised method statement shall specifically address the proposed works in the vicinity of the following existing trees which are to be retained on the site:

- Trees 18 Sycamore, T19 Lime, 20 Horse chestnut, 1 Sycamore, 2 Lime, 4 Silver birch, 13 and 15 Cherry, and 14 and 16 Sycamore, (all numbers as referenced on the Tree Protection Plan, Ian Keen Ltd Tree plan 6872.02 Rev C).

The Arboricultural Method Statement shall include details of the following:

- Details of the means by which the existing trees on the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, and building plant or other equipment.
- The revised statement shall include an accurate plan of the protective fencing locations and the services route, and details of any proposed lifting of existing surfacing and re-surfacing.
- Details (to include details of a trial hole(s) or trench(es) to check for the position of roots) of the foundation works to be used in the construction of this development showing how the roots of the tree(s) will be protected.
- No trenches, pipe runs or services or foundations for roads or pathways shall be dug or excavated within 5.0 metres of the base of any tree on the site or of any tree on land adjoining the site unless otherwise shown on the approved drawings and/or the Arboricultural Method Statement.

All tree protection measures and subsequent works required pursuant to the approved Arboricultural Method Statement shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of preserving the health of the trees and to maintain the visual amenity of the site, in accordance with policies 3.2 Protection of amenity, 3.13 Urban design, 3.15 Conservation of the historic environment and 3.28 Biodiversity of the Southwark Plan 2007.

5 **Protective fencing and works to roots of trees**

Subject to the measures agreed under Condition (6) above, protective fencing shall be installed around the trees in accordance with BS5837 (2005). The protective fencing shall be installed prior to placing of any materials on site and prior to commencement of any work on site and prior to any demolition activity on site and must be kept in place throughout the development process.

Once in place, protective fencing shall not be moved or removed without the prior written permission of the Local Planning Authority (which will be given in discussion with the Council's Arboriculturalist).

Within the protected area, no fires may be lit, no materials may be stacked or stored and no cement mixers or generators may be used. Within the protected area, no contractor access shall be permitted without the prior written permission of the Local Planning Authority (in discussion with the Council's Arboriculturalist), and the supervision of the developer's appointed Arboricultural Consultant.

Within the protected area/s, any excavation shall be dug by hand and any roots found to be greater than 25mm in diameter shall be retained and worked around.

Reason

In the interests of preserving the health of the trees and to maintain the visual amenity of the site, in accordance with policies 3.2 Protection of amenity, 3.13 Urban design, 3.15 Conservation of the historic environment and 3.28 Biodiversity of the Southwark Plan 2007.

6 **Materials - samples and details required**

Samples of all facing materials, including sample panels of the brickwork including bond and pointing, the reconstituted stone (each to be a minimum of 2 square metres), to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection to facing the structure related to this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details of the buildings, having regard to the character and appearance of the conservation area and to the setting of the adjoining listed building in accordance with Policies: 3.12 Quality in Design; 3.16 Conservation Areas; and 3.18 Setting of Listed Buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

7 **Detailed drawings of elevational elements**

Detail drawings of all the principal elevational features/elements to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection to above-ground construction related to this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Elements to be detailed shall include: window mouldings and associated cills/features (1:2); reconstituted stone rendering to the lower two levels (1:5); window and doors (elevations 1:5; component sectional details 1:1)

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the buildings, having regard to the character and appearance of the conservation area and to the setting of the adjoining listed buildings in accordance with Policies: 3.12 Quality in Design; 3.16 Conservation Areas; 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan 2007.

8 **Landscaping details required**

Detailed drawings of a landscaping scheme, including provision for the planting of suitable trees and shrubs, including native plants, and the planting of at least four additional (4) trees to mitigate the loss of those four trees that are to be felled (T3 and T17 and T21, all Cherry, and T22 Elm), showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved in writing by the Local Planning Authority before works above ground are begun. The landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works, and shall be maintained thereafter.

In relation to the landscaping at the front of the site the landscaping plan shall ensure that any planting or boundary treatment proposed within the access visibility splays sight-line areas, (which shall be shown on the submitted plans) does not exceed 600mm in height.

The landscaping plan shall include:

- i) position of planned and existing underground service, gas, electricity, sewage, drainage and telecommunications (including cable television)
- ii) position of proposed digital, terrestrial and satellite aerials/receivers, identifying and avoiding unnecessary post development conflict, existing or future conflicts with trees, vegetation and structures on or off the site.
- iii) planting pit details
- iv) a long term maintenance/management plan for the site and all the proposed vegetation
- v) treatment of trees to be retained and new tree planting including species and size
- vi) earthworks, ground finishes, top soiling with both conserved and imported topsoil's, levels, drainage including falls and drain types
- vii) enclosures including types, dimensions and treatment of walls, fences, screen walls, barriers, rails, retaining walls and hedges

Reason

In the interests of the visual amenity of the site, and to ensure adequate sightlines, in accordance with policies 3.2 Protection of amenity, 3.13 Urban design, 3.15 Conservation of the historic environment, 3.28 Biodiversity and 5.2 Transport impacts of the Southwark Plan 2007.

- 9 Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or

appropriate size and species in the first suitable planting season.

Reason

In the interests of the visual amenity of the site, in accordance with policies 3.2 Protection of amenity, 3.13 Urban design, 3.15 Conservation of the historic environment, and 3.28 Biodiversity of the Southwark Plan 2007.

10 External lighting

Details of any external lighting [including design, power and position of luminaires] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved in writing by the Local Planning Authority before any such lighting or security equipment is installed and the development shall thereafter not be carried out otherwise than in accordance with any approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers, as well as to ensure that lighting proposals would not adversely affect the habitat and conditions of bats commuting and roosting in the local area, in accordance with Policies 3.14 Designing out crime and 3.28 Biodiversity of the Southwark Plan 2007.

11 BREEAM

The proposed development shall be implemented to deliver a BREEAM rating of at least level 'Very Good' (or to any updated equivalent standard). Prior to occupation of the development, a BREEAM post construction review, carried out by a licensed assessor, shall be submitted to the Local Planning Authority to verify delivery of this specification for approval in writing.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with Policies 3.1 (Environmental Effects), 3.3 Sustainability assessments, 3.4 (Energy Efficiency), 3.5 (Renewable Energy) and 3.9 (Water) of the Southwark Plan

12 Provision of on-site renewables

The provision of energy efficiency measures and on-site renewable energy, as set out in the submitted Energy Strategy Issue 1.1 dated 30/10/2009 and the Sustainability Assessment Project 7038 Issue 2.2 dated 10/11/09, shall be implemented in full prior to the occupation of the development hereby approved.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with policies 3.4 Energy efficiency and 3.5 Renewable energy of the Southwark Plan 2007.

13 Monitoring of on-site renewables

A monitoring report shall be submitted and approved in writing by the Local Planning Authority within two years after completion of the proposed development, of the consumption of energy on the site and the delivery of the energy efficiency measures and the provision of renewable energy from the on site renewable energy resources which are hereby approved, to demonstrate whether the development is delivering at least a reduction of 15.3% of the development's predicted baseline carbon dioxide emissions through the provision of energy efficiency measures and the provision of on site renewable energy, as set out in the submitted Energy Strategy Issue 1.1 dated 30/10/2009 and the Sustainability Assessment Project 7038 Issue 2.2 dated 10/11/09.

In the event that the contribution is less than that specified above, the applicant shall agree in writing with the Local Planning Authority a process by which the on site renewable energy shall be increased to meet these requirements. The agreed process shall be implemented within 30 months of practical completion of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure that the Local Planning Authority may be satisfied that the scheme is of a suitable standard of sustainable construction in accordance with policies 3.4 Energy efficiency and 3.5 Renewable energy of the Southwark Plan 2007.

14 Green roof and biodiversity

Details of the green roof and additional and biodiversity measures such as biodiverse green or brown roof specification, and bird and/or bat boxes as set out in the Sustainability Statement Project 7038 Issue 2.2 dated 10/11/09 to be incorporated within the development shall be submitted to the local planning authority for approval in writing prior to the commencement of works on the site. The green roof and additional approved

biodiversity measures as shall be installed in the first planting season following completion of the development and shall be maintained thereafter.

Reason

To ensure that the green roof provides for an acceptable standard of sustainable construction in accordance with policies 3.3 Sustainability assessment and 3.28 Biodiversity of the Southwark Plan 2007.

15 Sustainable urban drainage systems and water

Details of the sustainable urban drainage systems and rainwater collection to be incorporated within the development as outlined in the submitted Sustainability Statement Project 7038 Issue 2.2 dated 10/11/09 and the Flood Risk Assessment shall be submitted to the Local Planning Authority for approval in writing prior to the commencement of works on the site. The approved measures as shall be incorporated within the development and shall be maintained thereafter.

Reason

To ensure that the scheme provides for an acceptable standard of sustainable construction in accordance with policies 3.3 Sustainability assessment and 3.9 Water of the Southwark Plan 2007.

- 16** The use hereby permitted for ancillary training centre purposes shall not be carried on outside of the hours 0800 to 2200 on Monday to Sunday.

Reason

To protect the amenities of surrounding occupiers in accordance with Policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 17** Details of the facilities to be provided for the secure and conveniently located storage of at least 20 cycles for occupiers of the development and for visitors shall be submitted to and approved by the local planning authority before works above ground are begun and the premises shall not be occupied until any such facilities as may have been approved have been provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose without the prior written consent of the local planning authority, to whom an application must be made.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with policy 5.3 Walking and cycling of the Southwark Plan 2007.

18 Waste and recycling storage facilities

The development hereby permitted shall not be occupied before details of the arrangements for the storing of refuse and recyclables in relation to the residential and the training centre elements have been submitted to and approved in writing by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers of the development. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.7 Waste reduction of the Southwark Plan 2007.

19 Internal noise levels

All residential premises shall be designed to attain the following internal noise levels:

Bedrooms- 30dB LAeq,T* and 45dB LAfmax

Living rooms- 30dB LAeq, T*

A test shall be carried out after completion but prior to occupation to show that the criteria above have been met and the results submitted to the Local Planning Authority for approval in writing.

*T- Night-time 8 hours between 23:00-07:00 and daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007 and PPG 24: Planning and Noise.

20 **Sound insulation - training centre**

The training centre at ground floor level shall be designed with sufficient sound insulation to ensure that amenity areas external to the building, including rooms and gardens to adjoining properties, attain the following noise level: 50dB LAeq, 16hr[†]

A test shall be carried out after completion but prior to occupation to show that the criterion above has been met and the results submitted to the Local Planning Authority for approval in writing.

†- 16 Hours between 07:00-23:00

Reason

To ensure that the occupiers and users of the sites surrounding the proposed development do not suffer a loss of amenity by reason of excess noise from the use of the training centre, in accordance with Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and PPG 24: Planning and Noise.

21 **Obscure glazed windows**

The windows on the east and west elevations to the main building serving the access corridors shall be obscure glazed and fixed shut to a height of at least 1.7m above the finished floor level and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises to the east and west from undue overlooking in accordance with Policy 3.2 Protection of amenity of the Southwark Plan 2007.

- 22 No roof plant, equipment, telecommunications equipment or other structures, other than as shown on the plans hereby approved, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any building hereby permitted.

Reason

In order to ensure that no additional plant or other structures are placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with Policies 3.12 Quality in design and 3.16 Conservation areas of the Southwark Plan 2007.

23 **Use of the training centre**

The use of the training centre within the development hereby approved shall be limited to use by the residents and staff of the premises, and there shall be no other third party or community use made of them.

Reason

The use of the training centre is acceptable in principle however, in order that matters in relation to the impact of use by third parties may be addressed, including amenity and transport impacts, the local planning authority would wish to otherwise restrict control over the third party use of the training centre, in accordance with policies 2.2 Provision of new community facilities, 3.2 Protection of amenity, and 5.2 Transport impacts of the Southwark Plan 2007.

- 24 Before the use hereby permitted commences a Travel Plan shall be submitted in writing to the Local Planning Authority setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors, and shall include at the start of the second year of operation a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site.

Reason:

In order that the use of more sustainable transport choices is encouraged in accordance with Strategic Policy SP18 'Sustainable Transport' and Policies 5.2 'Transport Impacts' and 5.3 'Walking and Cycling' of the The Southwark Plan 2007.

Reasons for granting planning permission.

This planning application was considered with regard to various policies including, but not exclusively:

- a] Policies SP6 Accessible services, SP 9 Meeting community needs, SP15 Open space and biodiversity, SP18 Sustainable transport, 2.2 Provision of new community facilities, 2.5 Planning Obligations, 3.2 Protection of Amenity, 3.3 Sustainability assessment, 3.4 Energy efficiency, 3.5 Renewable energy, 3.6

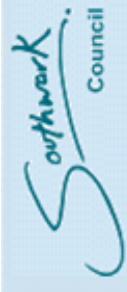
Air Quality, 3.7 Waste Reduction, 3.9 Water, 3.11 Efficient Use of Land, 3.12 Quality in design, 3.13 Urban design, 3.14 Designing out crime, 3.15 Conservation of the historic environment, 3.16 Conservation areas, 3.18 Setting of listed buildings, conservation areas and world heritage sites, 3.28 Biodiversity, 4.7 Non self-contained housing for identified user groups, 5.1 Locating developments, 5.2 Transport Impacts, 5.3 Walking and Cycling, 5.4 Public transport improvements, 5.6 Car Parking, 5.7 Parking standards for disable people and mobility impaired of the Southwark Plan [July 2007].

- b] Policies 2A.1 Sustainability criteria, 3A.3 Maximising the potential of sites, 3A.16 Loss of hostels, staff accommodation and shared accommodation, 3A.17 Addressing the needs of London's diverse population, 3A.18 Protection and Enhancement of Social Infrastructure and Community Facilities, 3A.19 The voluntary and community sector, 3C.3 Sustainable transport in London, 3C.17 Tackling congestion and reducing traffic, 3C.21 Improving Conditions for Walking , 3C.22 Improving Conditions for Cycling , 3C.23 Parking Strategy, 3D.14 Biodiversity and nature conservation, 3D.15 Trees and woodland, 4A.3 Sustainable design and construction, 4A.4 Energy Assessment, 4A.7 Renewable Energy, 4A.11 Living Roofs and Walls, 4A.14 Sustainable drainage, 4A.17 Water quality, 4A.18 Water and sewage infrastructure, 4A.19 Improving air quality, 4B.1 Design principles for a compact city, 4B.5 Creating an inclusive environment, 4B.8 Respect local context and communities, 4B.11 London's built heritage, 4B.12 Heritage conservation, 6A.4 Priorities in planning obligations of the London Plan [as consolidated with alterations since 2004].
- c] Planning Policy Statements [PPS] and Guidance Notes [PPG] PPS1 Delivering sustainable development , PPS 22 Renewable Energy, PPS23 Planning and Pollution Control, PPG 13 Transport, PPG15 Planning and the Historic Environment, PPG24 Planning and noise.

Particular regard was had to the impacts of the scheme on the amenities of surrounding occupiers that would result from the proposed development but it was considered that whilst there would be some impact in particular in relation to sunlight and daylight and overshadowing, there would not be such harm arising as to justify refusal having had regard to material considerations including BRE Guidelines on sunlight and daylight. In addition the impact of the scheme on the character and appearance of the Camberwell Grove Conservation Area was assessed, as was the effect on the setting of the surrounding listed buildings. Regard was had to objections to the design of the scheme but it was considered that the scheme would preserve the character or appearance of the conservation area, and would preserve the setting of the listed buildings. The height, scale and massing were are considered to be acceptable within the context of the surrounding environment and taking into account the separation of the proposed building from surrounding buildings. The traffic impacts, car and cycle parking provisions, and servicing arrangements are also acceptable subject to conditions. Conditions were also considered appropriate to mitigate particular impacts of the scheme in relation to sustainability, design quality, landscaping and mitigation for felling of trees from the site. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF

Date 30/12/2009



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5	Classification	Decision Level	Date
	OPEN	Camberwell Community Council	13/1/2010
From Becky Baker		Title of Report DEVELOPMENT MANAGEMENT	
Proposal (09-AP-2527) Demolition of the existing Springfield Lodge Hostel.		Address SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF Ward South Camberwell	

PURPOSE

- 1 To consider the above application which is for Community Council determination owing to the number of objections received.

RECOMMENDATION

- 2 Grant conservation area consent.

BACKGROUND**Site location and description**

- 3 Refer to accompanying report on full planning application 09AP2526.

Details of proposal

- 4 Demolition of the existing Springfield Lodge Hostel.

Planning history

- 5 There is an accompanying application for full planning permission, LBS Reg 09AP2526 for demolition of the existing Springfield Lodge Hostel and the erection of a building of four storeys above lower ground floor, in connection with use as a 35-bed hostel, with associated training facilities, car and cycle parking, amenity space and landscaping.

Planning history of adjoining sites

- 6 None relevant.

FACTORS FOR CONSIDERATION**Main Issues**

- 7 The main issues in this case are:

a] the principle of the development in terms of land use and conformity with strategic policies.

b] Impact on the character and appearance of the Camberwell Grove Conservation Area and the setting of the adjoining listed buildings.

Planning Policy

- 8 Southwark Plan 2007 [July]
 3.12 Quality in design
 3.13 Urban design
 3.15 Conservation of the historic environment
 3.16 Conservation areas
 3.18 Setting of listed buildings, conservation areas and world heritage sites
- 9 London Plan Consolidated with alterations since 2004
 4B.8 Respect local context and communities
 4B.11 London's built heritage
 4B.12 Heritage conservation
- 10 Planning Policy Guidance [PPG] and Planning Policy Statements [PPS]
 PPG15 Planning and the historic Environment

Consultations

- 12 Site notice date: 8/12/09 Press notice date: 3/12/09

Neighbour consultation letters sent: 8/12/09

Case officer site visit date: 8/12/09

- 13 Internal consultees
 Design and Conservation
- 14 Statutory and non-statutory consultees
 English Heritage
- Neighbour consultees
- 15 As per application LBS Reg 09AP2526.
- 16 Re-consultation
 N/A

Consultation replies

- 17 Internal consultees
 Design and Conservation - comments incorporated into report.
- 18 Statutory and non-statutory consultees
English Heritage – This application should be determined in accordance with national and local guidance, and on the basis of your specialist conservation advice.
- Neighbour consultees
- 19 Refer to responses on accompanying application 09AP2526. Although not all parties responded to both applications, it is considered that the responses do relate to both applications.
- 20 Re-consultation
 N/A

PLANNING CONSIDERATIONS

Principle of development

- 21 It is the Council's strategic policy SP 13 Design and heritage that all developments should be of a high standard and where appropriate should preserve or enhance the character or appearance of the historic environment.
- 22 Policy 3.16 states at para 291 that within conservation areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the conservation area. Planning permission will not be granted for proposals that involve the demolition of a building that contributes positively to the character or appearance of the conservation area, unless in accordance with PPG 15 it can be demonstrated that certain criteria are met, including matters relating to costs of repairs, whether efforts have been made to continue the current use or find an alternative viable use for the building; there would be substantial benefits to the community from the redevelopment which would outweigh the loss of the demolition; or the replacement development will preserve or enhance the character or appearance of the conservation area.
- 23 This is a site which sits at the highest point of the Camberwell Grove Conservation Area; this area is characterised by the regularity of its Georgian proportions and detailing, although there is some degree of variation in the immediate vicinity of the site, including the four storey block of flats to the west and the low rise school building on the opposite side of Grove Hill Rd.
- 24 The acceptability of the proposed replacement development has been assessed fully under the accompanying report on application 09AP2526, where it is concluded that,
- 25 'This application would see the redevelopment of the existing hostel accommodation to continue to provide for an identified housing need, with additional training facilities which are considered to be of a relatively small scale and which it is considered would be ancillary to the hostel use. The principle of the use is therefore accepted. The height, scale and massing, and the detailed design of the building are considered to be acceptable within the context of the surrounding environment including considerations of the impact of the development on the amenities of surrounding occupiers, and as the scheme would not harm the character and appearance of the conservation area and would preserve the setting of the surrounding listed buildings. The traffic impacts, car and cycle parking provisions, and servicing arrangements are considered to be acceptable, as are impacts in relation to trees, landscaping and environmental performance, subject to conditions of consent. The scheme is in accordance with local and national policies and is recommended for approval'.
- 26 In relation to the assessment criteria under PPG 15 and Policy 3.16 in terms of demolition in the conservation area, the architectural quality of this existing building does not merit a strong case for its retention. As such this building is at best neutral in relation to the character and appearance of the conservation area. Officers raise no objection in principle to the demolition of the existing building as it is not considered to contribute positively to the character of the conservation area.
- 27 Notwithstanding the assessment that there is not a strong case for retention of the building having regard to its neutral contribution to the character and appearance of the conservation area, in terms of the remaining criteria, there would be benefits from the demolition and redevelopment that would outweigh the results of the demolition, in terms of the improved quality of the accommodation in relation to an identified housing need. In particular, the applicant has identified that the existing buildings do not meet the needs of their residents or the service that the Salvation Army provides and a new building is therefore sought to meet its needs.
- 28 In addition as assessed in the accompanying report on application 09AP2526 for full planning permission, the proposed replacement development is considered to

preserve the character and appearance of the conservation area and has therefore been recommended for approval.

- 29 If the full application is refused however, then this conservation area consent application should likewise be refused in order to prevent premature demolition in the conservation area and to preserve or enhance the character and appearance of the conservation area. A condition is recommended to ensure that no demolition can begin until a contract for the development the subject of the application for full planning permission has been entered into, to prevent premature demolition in the conservation area.

Environmental impact assessment

- 30 Not required.

Impact of proposed development on amenity of adjoining occupiers and surrounding area

- 31 Not applicable.

Impact of adjoining and nearby uses on occupiers and users of proposed development

- 32 Not applicable.

Traffic issues

- 33 Not applicable.

Design issues

- 34 Refer to 'Principles' section above.

Impact on character and setting of a listed building and/or conservation area

- 35 Refer to 'Principles' section above.

Impact on trees

- 36 Not applicable.

Planning obligations [S.106 undertaking or agreement]

- 37 None.

Other matters

- 38 Financial justification - A number of objections in relation to the full application have raised concern that the scheme involves an uplift of only one additional occupier/room, and state that they consider the scheme to be a poor use of money. This is not a material planning consideration; it is for the applicant to consider how best to meet the housing need that they serve and the planning process must assess the merits of the scheme on planning merit including material planning considerations. In this case, the applicant has indicated that the existing buildings do not meet the needs of their residents or the service that the Salvation Army provides. In terms of planning considerations, as it is assessed above that the existing building does not make a positive contribution to the character or appearance of the conservation area, there are no planning reasons to refuse its demolition subject to approval of a suitable replacement scheme.

Conclusion

- 39 This application for conservation area consent is recommended for approval subject to conditions, for the reason that the existing building does not merit a strong case for its retention; as there would be benefits in terms of the quality of the resultant housing from the demolition and redevelopment that would outweigh the results of the demolition, and as the proposed replacement development is considered to preserve the character and appearance of the conservation area and has therefore been recommended for approval. If the full application is refused however then the

conservation area consent application should likewise be refused in order to prevent premature demolition in the conservation area and to preserve or enhance the character and appearance of the conservation area.

COMMUNITY IMPACT STATEMENT

- 40 In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a] The impact on local people is set out above.
- b] The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none
- c] The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none required.

SUSTAINABLE DEVELOPMENT IMPLICATIONS

- 41 None.

HUMAN RIGHTS

- 42 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant. This application has the legitimate aim of re-providing for an identified non-self contained form of residential accommodation. The rights potentially engaged by this application, including a right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

LEAD OFFICER	Gary Rice	Head of Development Management
REPORT AUTHOR	Becky Baker	Team Leader - Development Management [tel. 020 7525 1137]
CASE FILE	TP/2160-1	
Papers held at:	Regeneration and neighbourhoods dept. tel.: 020 7525 5403 email:planning.enquiries@southwark.gov.uk	

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.
This document is not a decision notice for this application.

Applicant	The Salvation Army Trustee Company	Reg. Number 09-AP-2527
Application Type	Conservation Area Consent	
Recommendation	Grant permission	Case Number TP/2160-1

Draft of Decision Notice

Conservation Area Consent was GIVEN to demolish the following:

Demolition of the existing Springfield Lodge building.

At: SPRINGFIELD LODGE, 1 GROVE HILL ROAD, LONDON, SE5 8DF

In accordance with application received on 11/11/2009

and Applicant's Drawing Nos. 9215-PL-01, 9215-IN-100, 9215-IN-101, 9215-IN-102, 9215-IN-103, 9215-IN-104, 9215-IN-105, 9215-IN-107, 9215-IN-108, 9215-IN-109, 9215-IN-110, 9215-IN-111, 9215-PL-02, 9215-PL-03, 9215-PL-04, 9215-PL-05, 9215-PL-06, 9215-PL-07, 9215-PL-08, 9215-PL-09, 9215-PL-10, 9215-PL-11, 9215-PL-12, 9215-PL-13, 9215-PL-14, 9215-PL-15, 9215-PL-16, 9215-PL-18

Design and Access Statement Oct 09, Heritage Assessment N0v 2009, Townscape Assessment Nov 09, Planning Statement Nov 09, Site Investigation Report, Air Quality Assessment, Planning Noise Report 09/0530/R1 Rev 3, Energy Strategy, Travel Plan 11/11/2009, Sustainability Statement Project 7038 Issue 2.2 dated 10/11/09, Transport Statement 11/11/09, Outline Servicing Management Plan 11/11/09, Ecological Survey Report 21/7/09, Archaeological Desk Based Assessment, Daylight, Sunlight and Overshadowing Assessment, Flood Risk Assessment, Arboricultural Report Ref JTK/6872/RevB/so, Statement of Community Involvement 14/12/09

Subject to the following condition:

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

Reason:

As required under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

- 2 The works of demolition hereby permitted shall not be begun until contracts have been entered into by the developer to ensure that the demolition is, as soon as possible, followed by the erection of the building permitted by the planning permission of 09AP2526 and the Local Planning Authority have given their agreement in writing to those contracts.

Reason

In order to prevent premature demolition of the existing buildings on the site and in the interests of the character and appearance of the conservation area and the setting of the adjoining listed buildings, in accordance with Policies: 3.12 Quality in Design; 3.16 Conservation Areas; 3.18 Setting of conservation areas, listed buildings and world heritage sites of the Southwark Plan 2007.

Reasons for granting conservation area consent.

This conservation area consent application was considered with regard to various policies including, but not exclusively:

- a) Southwark Plan 2007 – Policies 3.15 Conservation of the historic environment; 3.16 Conservation areas; 3.18 Setting of listed buildings, conservation areas and world heritage sites.
- b) London Plan Consolidated With Alterations Since 2004 – Policies 4B.11 London's built heritage; 4B.12 Heritage conservation.
- c) Planning Policy Statements [PPS] and Guidance Notes [PPG] PPG 15 – Planning and the Historic Environment

Particular regard was had to the effect of the demolition on the character and appearance of the Camberwell

Grove Conservation Area, where it was considered that the existing building was neutral in character, and that there was a proposed replacement development that would preserve its character which has been recommended for approval. Conservation area consent was therefore granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

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