

## Planning Sub-Committee A

Tuesday 22 January 2013

7.00 pm

Room G01a, 160 Tooley Street, London SE1 2QH

### Membership

Councillor Victoria Mills (Chair)  
Councillor Adele Morris (Vice-Chair)  
Councillor Mark Gettleson  
Councillor Barrie Hargrove  
Councillor Eliza Mann  
Councillor The Right Revd Emmanuel Oyewole  
Councillor Michael Situ

### Reserves

Councillor James Barber  
Councillor Denise Capstick  
Councillor Nick Dolezal  
Councillor Martin Seaton  
Councillor Andy Simmons

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

You have the right to request to inspect copies of minutes and reports on this agenda as well as the background documents used in the preparation of these reports.

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#### Contact

Beverley Olamijulo on 020 7525 7234 or email: [beverley.olamijulo@southwark.gov.uk](mailto:beverley.olamijulo@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 14 January 2013



# Planning Sub-Committee A

Tuesday 22 January 2013  
7.00 pm  
Room G01a, 160 Tooley Street, London SE1 2QH

## Order of Business

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1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
4.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
5.	<b>MINUTES</b>	1 - 4
	To approve the minutes of the meeting held on 14 November 2012 as a correct record of the meeting and signed by the chair.	
6.	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	5 - 9
	6.1. <b>DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON SE21 2BP</b>	10 - 48
	6.2. <b>DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON SE1 2BP</b>	49 - 64
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<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
	<b>6.4. THE LODGE, SOUTHWARK PARK ROAD, LONDON SE16 2ET</b>	<b>75 - 87</b>

Date: 14 January 2013



## PLANNING SUB-COMMITTEE

### Guidance on conduct of business for planning applications, enforcement cases and other planning proposals

1. The reports are taken in the order of business on the agenda.
2. The officers present the report and recommendations and answer points raised by members of the sub-committee.
3. Your role as a member of the planning sub-committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the sub-committee (if they are present and wish to speak) for **not more than 3 minutes each**.

(a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.

(b) The applicant or applicant's agent.

(c) One representative for any supporters (who live within 100 metres of the development site).

(d) Ward councillor (spokesperson) from where the proposal is located.

(e) The members of the sub-committee will then debate the application and consider the recommendation.

Note: Members of the sub-committee may question those who speak only on matters relevant to the roles and functions of the planning sub-committee that are outlined in the constitution and in accordance with the statutory planning framework.

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the sub-committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of the council offices prior to the start of the meeting to identify a representative. If this is not possible, the chair will ask which objector(s) would like to speak at the point the actual item is being considered.

Note: Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report.

6. This is a council committee meeting, which is open to the public and there should be no interruptions from the audience.

7. No smoking is allowed at council committees and no recording is permitted without the consent of the meeting on the night, or consent in advance from the chair.

**The arrangements at the meeting may be varied at the discretion of the chair.**

**Contacts:** The Head of Development Manager  
Chief Executive's Dept  
Tel: 020 7525 5437; or

Planning Sub-Committee Clerk, Constitutional Team  
Chief Executive's Dept  
Tel: 020 7525 7420



## Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Wednesday 14 November 2012 at 7.00 pm at Room G01a, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Victoria Mills (Chair)  
Councillor Adele Morris (Vice-Chair)  
Councillor Mark Gettleson  
Councillor Barrie Hargrove  
Councillor The Right Revd Emmanuel Oyewole  
Councillor Michael Situ

**OTHER MEMBERS PRESENT:** Councillor Geoffrey Thornton

**OFFICER SUPPORT:** Rob Bristow (Development Management)  
Norman Brockie (Design and Conservation)  
Rachel McKoy (Legal Officer)  
Michèle Sterry (Development Management)  
Gerald Gohler (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

### 2. APOLOGIES

There were apologies for lateness from Councillor Michael Situ; and for absence by Councillor Eliza Mann.

### 3. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as voting members.

### 4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

Councillor Adele Morris informed the meeting that the address of item 7.1 was in the ward she represented, and that she had received emails from interested parties. She had, however, not responded to these, nor expressed a view, and was not going to speak as a ward councillor.

## **5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

The chair informed the committee of the following additional document relating to item 7 - development management, circulated prior to the meeting:

- Addendum report

## **6. MINUTES**

### **RESOLVED:**

That the minutes of the meeting held on the 18 July 2012 be approved as a correct record and signed by the chair.

## **7. DEVELOPMENT MANAGEMENT ITEMS**

### **ADDENDUM REPORT**

The addendum report had not been circulated five clear days in advance of the meeting, nor had it been available for public inspection during that time. The chair agreed to accept the item as urgent to enable members to be aware of late observations, consultation responses, additional information and revisions.

### **RESOLVED:**

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on the agenda 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 and draft decision notices unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

### **7.1 44-50 AND 52-58 LANCASTER STREET, LONDON SE1 0SJ**

#### **Planning application reference number 12-AP-1066**

Report: see pages 15 – 53 and addendum report pages 1 – 3.

**PROPOSAL**

*Demolition of existing commercial buildings (B Class use) and erection of two residential blocks both of up to five storeys comprising a total of 3 flats; with at nos. 44 - 50 (Site B) (7 x one bedroom, 10 x two bedroom and 7 x three bedroom flats); and at nos. 52 - 58 (Site A) (7 x one bedroom, 4 x two bedroom and 4 x three bedroom)*

The sub-committee heard an officer's introduction to the report, and councillors asked questions of the officer.

Councillors heard representations from the objectors, and asked questions of them.

Councillors heard representations from the applicant's agents, and asked questions of them.

A local supporter of the development, who lived within 100 metres of it, spoke in favour of the application. Councillors asked questions of the supporter.

Councillor Geoffrey Thornton spoke in his capacity as a ward councillor. Councillors asked questions of Councillor Thornton.

Councillors debated the application and asked questions of the officers.

The motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning application 12-AP-1066 be granted, as set out in the report and the addendum.

NOTE: At this point the meeting adjourned for a comfort break at 8:43pm. The meeting resumed at 8:53pm.

Councillor Michael Situ joined the meeting and confirmed that he was a voting member.

**7.2 44 WANLEY ROAD, LONDON SE5 8AT****Planning application reference number 12-AP-1630**

Report: see pages 55 – 82 and addendum report page 3.

**PROPOSAL**

*Demolition of disused public house and construction of a part two/part three/part four storey block of 20 flats comprising 6 x one bed, 10 x two beds, 4 x three beds, together with associated amenity space, 9 car parking bays and 26 cycle parking spaces, with vehicle access onto Wanley Road.*



The sub-committee heard an officer's introduction to the report. Councillors did not ask questions of the officer.

There were no objectors present wishing to speak.

Members heard representations from the applicant's agents, and asked questions of them.

There were no local supporters, who lived within 100 metres of the development site, or local ward councillors, who wished to speak.

Councillors debated the application and asked questions of the officers.

The motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning application 12-AP-1630 be granted on as set out in the report and the addendum, including the following amendments:

1. That the Section 106 agreement, to be entered into, includes a travel plan.
2. That condition 9 be amended to reflect that the green/brown roof, living walls/vertical gardens and planters shall be retained and maintained thereafter.
3. That an additional condition be added requiring that details of a service management plan be submitted to and approved by officers.

**CHAIR:**

**DATED:**

The meeting finished at 9.50pm.

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 22 January 2013	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

## 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 Part 3F which describes the role and functions of the planning committee and planning sub-committees. These were agreed by the annual meeting of the council on 23 May 2012. The matters reserved to the planning committee and planning sub-committees exercising planning functions are described in part 3F of the Southwark Council constitution.

## KEY ISSUES FOR CONSIDERATION

5. In respect of the attached planning committee items members are asked, where appropriate:
  - a. To determine those applications in respect of site(s) within the borough, subject where applicable, to the consent of the Secretary of State for Communities and Local Government and any directions made by the Mayor of London.
  - b. To give observations on applications in respect of which the council is not the planning authority in planning matters but which relate to site(s) within the borough, or where the site(s) is outside the borough but may affect the amenity of residents within the borough.
  - c. To receive for information any reports on the previous determination of applications, current activities on site, or other information relating to specific planning applications requested by members.

6. Each of the following items are 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. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
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 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 budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

#### **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

##### **Director of Legal Services**

12. A resolution to grant planning permission shall mean that the development & building control manager 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 management 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 planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management 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 director of legal services, and which is satisfactory to the head of development management. 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 director of legal 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. 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).

15. 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, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the 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. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related to the scale and kind to the development.

A planning obligation may only constitute a reason for granting planning permission if it complies with the above statutory tests."

18. The obligation 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.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

policies in the Southwark Plan to the policies in the NPPF, the greater the weight that may be given.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Kenny Uzodike 020 7525 7236
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Gary Rice 020 7525 5437

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Ian Millichap, Constitutional Manager	
<b>Report Author</b>	Kenny Uzodike, Assistant Constitutional Officer Suzan Yildiz, Senior Planning Lawyer	
<b>Version</b>	Final	
<b>Dated</b>	6 November 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Head of Development Management	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>	6 November 2012	

**ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A**  
**on Tuesday 22 January 2013**

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**Appl. Type** Full Planning Permission  
**Site** DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP

**Reg. No.** 12-AP-2976  
**TP No.** TP/228-B  
**Ward** Riverside  
**Officer** Andre Verster

**Recommendation** GRANT WITH 'GRAMPIAN' CONDITION  
**Proposal**

***Item 6.1***

Demolition of existing fire station and ancillary structures and erection of a three storey fire station with associated covered wash down, drill tower, yard, car parking, landscaping and creation of a new access.

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**Appl. Type** Conservation Area Consent  
**Site** DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP

**Reg. No.** 12-AP-2977  
**TP No.** TP/228-B  
**Ward** Riverside  
**Officer** Andre Verster

**Recommendation** GRANT PERMISSION  
**Proposal**

***Item 6.2***

Demolition of existing station and ancillary structures.

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**Appl. Type** Full Planning Permission  
**Site** DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON, SE21 7LH

**Reg. No.** 12-AP-2999  
**TP No.** TP/2568-D  
**Ward** College  
**Officer** Alex Cameron

**Recommendation** GRANT PERMISSION  
**Proposal**

***Item 6.3***

Retention of increase in height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club.

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**Appl. Type** Full Planning Permission  
**Site** THE LODGE, SOUTHWARK PARK ROAD, LONDON, SE16 2ET

**Reg. No.** 12-AP-3084  
**TP No.** TP/139-G  
**Ward** Rotherhithe  
**Officer** Alex Cameron

**Recommendation** GRANT PERMISSION  
**Proposal**

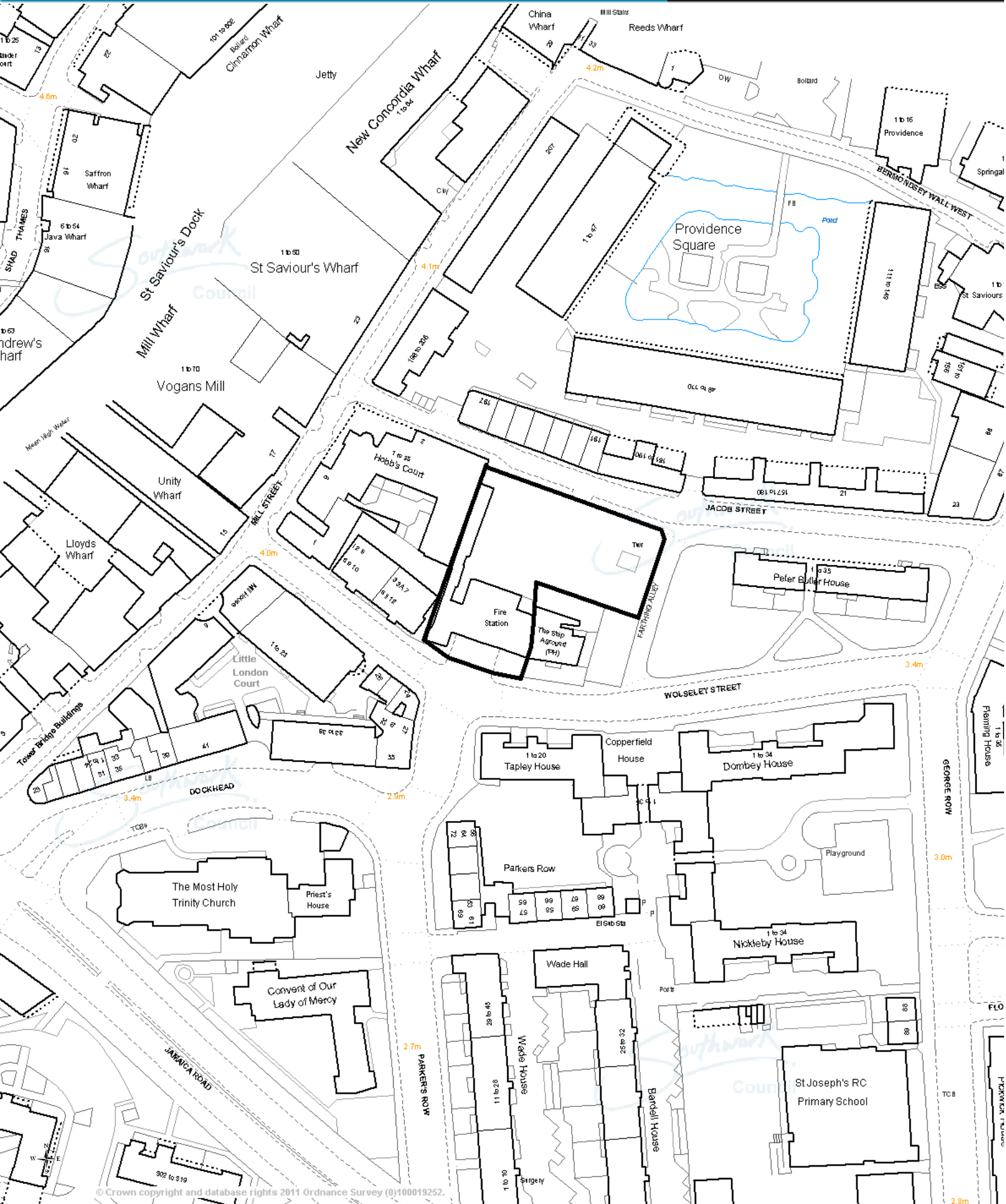
***Item 6.4***

Single storey side extension with terrace above and two storey rear extension to dwellinghouse, providing additional residential accommodation including a garage on the ground floor.

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Ordnance Survey

Date 10/1/2013



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<b>Item No.</b> 6.1	<b>Classification:</b> OPEN	<b>Date:</b> 22 January 2013	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/2976 for: Full Planning Permission  <b>Address:</b> DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP  <b>Proposal:</b> Demolition of existing station and ancillary structures and erection of a three storey fire station with associated covered wash down, drill tower, yard, car parking, landscaping and creation of a new access.		
<b>Ward(s) or groups affected:</b>	Riverside		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 9 September 2012		<b>Application Expiry Date</b> 19 December 2012	

### RECOMMENDATION

- 1 Grant planning permission subject to conditions.

### BACKGROUND INFORMATION

- 2 This application is being reported to Planning Sub-Committee A due to its strategic nature and that Members granted permission for an earlier proposal.

### Site location and description

- 3 The existing fire station was built in 1929 and is located in Sub Area 3 of the St Saviours Dock conservation area, has a Public Transport Accessibility Level (PTAL) of 3 and is located within a Controlled Parking Zone (CPZ). The site comprises a three storey building with a south facing frontage with recognisable large red appliance doors. Evidence was submitted as part of the previously approved scheme illustrating that the existing building is in a poor condition and it is generally accepted that the site no longer meets the needs of a modern fire service.

### Details of proposal

- 4 It is proposed to demolish the existing fire station and ancillary structures and to erect a three storey fire station with associated covered wash down, drill tower, yard, car parking, landscaping and to create a new access along Jacob Street.

### Planning history

- 5 09-AP-0078: Planning permission granted March 2009 - Demolition of existing fire station, drill tower and outbuildings and construction of a replacement fire station, training facility with integrated drill tower and boundary wall.
- 6 09-AP-0080: Conservation Area Consent granted March 2009 - Demolition of existing fire station, drill tower and outbuildings.



**Planning history of adjoining sites**

- 7 None relevant.

**KEY ISSUES FOR CONSIDERATION****Summary of main issues**

- 8 The main issues to be considered in respect of this application are:
- a] the principle of the development in terms of land use and conformity with strategic policies.
  - b] the impact on amenity of neighbouring properties.
  - c] the impact on the character and appearance of the St Saviours Docks conservation area.
  - d] the impact on highway and pedestrian safety issues.

**Planning policy**Core Strategy 2011

- 9
- 1 - Sustainable Development
  - 2 - Sustainable transport
  - 4 - Places for learning, enjoyment and healthy lifestyles
  - 12 - Design and conservation
  - 13 - High environmental standards
  - 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

- 10
- 2.2 Provision of new community facilities
  - 2.5 Planning Obligations
  - 3.1 Environmental Effects
  - 3.2 Protection of Amenity
  - 3.3 Sustainability assessment
  - 3.4 Energy efficiency
  - 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
  - 3.19 Archaeology Priority Zone
  - 5.1 Locating Developments
  - 5.2 Transport impacts
  - 5.3 Walking and cycling
  - 5.6 Car parking
  - 5.7 Parking standards for disabled people and the mobility impaired

- 11 The following supplementary planning documents (SPD) are also relevant:
- Section 106 Planning obligations SPD (2007) adopted
  - Design and Access Statements SPD (2007) adopted
  - Sustainable Transport SPD (2010) adopted
  - Sustainability Assessment SPD (2009) adopted
  - St. Saviour's Dock Conservation Area Appraisal (2003) adopted
- 12 Adopted Policies Map March 2012:
- Urban Density Zone
  - Air Quality Management Area
  - Conservation Area (St. Saviours Dock)
  - Archaeological Priority Zone (Borough, Bermondsey and Rivers)
  - Public Transport Accessibility Level 3
  - Flood Zone 3

#### London Plan 2011

- 13
- 2.9 Inner London
  - 3.16 Protection and enhancement of social infrastructure
  - 5.2 Minimising carbon dioxide emissions
  - 5.3 Sustainable design and construction
  - 5.6 Decentralised energy in development proposals
  - 5.7 Renewable energy
  - 5.12 Flood risk management
  - 5.15 Water use and supplies
  - 6.3 Assessing effects of development on transport capacity
  - 6.12 Road network capacity
  - 6.13 Parking
  - 7.4 Local character
  - 7.8 Heritage assets and archaeology
  - 7.14 Improving air quality
  - 7.15 Reducing noise and enhancing soundscapes

#### National Planning Policy Framework (NPPF)

- 14 The NPPF came into effect on 27 March 2012 and is a material planning consideration.

Sections:

- 4. Promoting sustainable transport
- 7. Requiring good design.
- 8. Promoting healthy communities
- 10. Meeting the challenge of climate change, flooding and coastal change
- 12. Conserving and enhancing the historic environment

#### **Principle of development**

- 15 In terms of land use the proposal is acceptable in principle as the new fire station replaces an existing fire station which no longer meets the needs of a modern fire service. Although the development would not provide a range of community facilities the Council is supportive of the provision of a dedicated community room which would improve the Fire Brigade's ability to provide fire safety advice and education to the community it serves within the Dockhead area.

### **Environmental impact assessment**

- 16 The proposed development lies out with the scope of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999 and as such will not require the submission of an environmental impact assessment.

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

- 17 Saved Policy 3.2 Protection of Amenity and Strategic Policy 13 High Environmental Standards states that the Council will not allow development where it leads to a loss of amenity for neighbours.
- 18 The amenity issues arising are considered to be the impact on the pub immediately to the east of the site and the raised rear courtyards of the residential flats immediately to the west, the Commodore Building, 5 Wolseley Street, which fronts Wolseley Street.
- 19 Given the sensitivity and impact on amenity of these residential terraces, a section in context to these have been submitted [drawing 06(20) AS001]. The building would be 7.10m high along the western boundary. This would be 0.79m higher than the 6.31m height of the roof of the appliance bay approved previously. The two storey building would be approximately 1.24m above the fence of the rear courtyard at 3a Commodore Building.
- 20 Flat 3a The Commodore Building, 5 Wolseley Street raised concerns regarding the effect of the proposal on particularly the enjoyment of the courtyard and the rear of the flat, the height of the new development, a feeling of enclosure and loss of outlook. In the assessment of the previously approved scheme it was considered that the effect of the proposal on this property would be negligible as the roof of the proposed appliance bay would only be 0.45m above the existing timber fence to the east elevation of the raised rear courtyard. Although the roof of the new two storey building along this part of the site would be 1.24m above the timber fence it is considered that such an increase in height would not substantiate a reason for refusal on the grounds of an unacceptable feeling of enclosure to the adjoining property. The applicant agreed to construct this part of the development in similar yellow bricks to the Commodore Building.
- 21 The layout of the current scheme differs from the previously approved scheme in that whereas the appliance bay was located on the western boundary the current scheme proposes a two storey wing comprising a range of rooms essential for the operation of the service. The applicant advised that the storage of equipment either side of the appliance bay area is more efficient than the layout of the previously approved scheme. It is understood that due to the operational requirements of the Fire Brigade the two storey element is designed to acceptable floor to ceiling heights and it is not possible to reduce the overall height of the proposed two storey wing to below 7.10m.
- 22 The submitted daylight / sunlight report assessed the 3 windows to the east elevation of 5 Wolseley Street. These windows were assumed to serve habitable rooms and it is concluded that these rooms would remain above the minimum British Research Establishment (BRE) recommendation of 27% vertical sky component (VSC). The impact of the proposed development on these 3 windows in terms of internal delighting and distribution of light is therefore acceptable.
- 23 The Council concurs with the statement in the submitted daylight / sunlight report that

there is no need to test the windows at 5 Wolseley Street for sunlight impacts as they are north facing. This is in keeping with BRE guidance.

- 24 Due to the revised footprint of the proposed development, omitting the training facility previously approved, it is considered that the proposed scheme would not lead to a feeling of enclosure to the first floor terrace and beer garden of the pub immediately to the east of the site.
- 25 The proposed community use would be ancillary to the main use of the building as a fire station and could be carried out at present without the need for planning permission. It is not considered that providing dedicated community facilities on site would result in any loss of amenity to neighbouring occupiers, particularly as they are likely to be used during the day or early evening.
- 26 The existing drill tower is located towards the eastern side of the rear yard whilst the proposed drill tower would have a central location within the rear yard. It is considered that the new drill tower would have no impact on light, outlook and privacy of neighbouring properties.
- 27 It is likely that the drill tower and rear yard would have to be lit for training activities when it is dark and additional security lighting around the rear yard may be required. To ensure there would be no light pollution to the surrounding residential properties, a condition requiring a schedule of any new external lighting including the drill tower and rear yard to be submitted for approval is recommended.
- 28 An objector states that the noise report deals mainly with ambient noise levels and only makes a passing reference to siren noise, which is not used discretely in this predominantly residential area. The use of siren noise is however not an issue that can be controlled under planning legislation and does not form part of the assessment of the current application.

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

- 29 The surrounding area is predominantly residential and this use would have no impact on the proposed development. The fire station is an established use and the proposal is to redevelop the site with the addition of a community facility which would be used by the surrounding residents and residents within the catchment area of the fire station.

#### **Traffic issues**

- 30 Saved policy 5.1 of the Southwark Plan 'Locating developments' states that where major developments are not located within easy access of public transport nodes, applicants must demonstrate that sustainable transport options are available to site users and where these are not available, applicants must propose measures to promote sustainable travel. Strategic Policy 2 Sustainable Transport of the Core Strategy and Saved Policies 5.2 Transport Impacts and 5.3 Walking of the Southwark Plan aim to ensure that development does not have harmful traffic impacts.
- 31 The proposed development would not result in any significant increase in the numbers of people using the site over and above the existing situation, because staffing levels, shift patterns and the number of fire appliances would remain as existing. The proposal would however incorporate some community space capable of accommodating up to 30 people at any one time, by prior arrangement.

Given that it is likely that the community it serves would live within the Dockhead area

it is unlikely that visitors would travel to the site by car.

- 32 This proposal is located in an area with a medium PTAL rating (3) reflecting the areas medium 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 the use class of this development is Sui Generis there are no published maximum car parking standards contained within the Southwark Plan. It is considered that the provision of 5 staff car parking spaces in the rear yard, including 1 for the station manager, would limit any overspill parking. As it is likely that the development would not have a significant impact upon the surrounding streets, a CPZ exemption is not considered necessary in this instance. Compliance with the measures in the travel plan should reduce the number of people travelling to the site by car. In addition to the parking spaces, 5 motorcycle spaces would be provided.
- 33 Currently vehicular access to the site is from Jacob Street and Wolseley Street. It is proposed to amend the vehicular access on Jacob Street and to realign the access onto Wolseley Street. As there are amendments to both access points it would be necessary to amend the Keep Clear markings, which should be funded by the applicant. If there is any need to relocate street furniture or parking bays the applicant would be liable for these costs as well. In addition to planning consent, any new or altered access must have the approval of the Highways Authority, before construction. It is noted that an existing access along Jacob Street will be made redundant as a result of this development and must be reinstated at the applicant's expense, with Highways approval.
- 34 The proposal would not be acceptable on highway grounds until and unless the aforementioned works have been completed, therefore a Grampian condition preventing the development from being occupied until this has been completed is recommended. The applicant would need to enter into an s278 agreement with the Council for the highway works and it is likely that the preferred option would be to secure the cost of the works through a section 106 agreement. However, as there is to be no section 106 agreement for this application this would have to be secured through a section 278 agreement.
- 35 A disabled parking bay is proposed on the front forecourt along Wolseley Street. As this bay would not be positioned on the cobbles users will be able to exit their car onto an area of smooth hardstanding (e.g tarmac) and then move without obstruction to the public pavement, which is also surfaced in tarmac; cross the entrance of the appliance bays and then enter the main entrance from a forecourt surfaced in tarmac. Officers consider that this is preferable to the alternative location of the accessible parking bay in the rear yard as this would be less accessible for visiting disabled users. Furthermore, visiting disabled users would not be able to access the main public entrance and are the location of the bay in the rear yard is likely to create further hazards and conflicts between appliances / operational activities and members of the public. It is also unlikely that there would be a safe route through the rear yard for disabled users as for the most part it would be used by fire fighters and the layout of the yard has been formulated to meet with the Fire Brigade's operational requirements.
- 36 Given that there are no minimum cycle parking standards for this Sui Generis use the provision of five cycle stands for 10 cycles in the rear yard is acceptable. However, as it is unclear as to what type of cycle stands will be provided this is covered by an appropriate condition.
- 37 The location of the proposed visitor/community cycle parking - four stands for 8 cycles - to the west of the appliance bay doors to the front courtyard would potentially

be hazardous due to interaction between fire appliances and cyclists. It is however considered that this would be the most accessible location for the intended users to the main public entrance and this is a visible position to encourage use.

Officers do not consider that access to the stands from the highway across the forecourt is an unusual risk as all appliances leave the bays with lights and sirens.

Furthermore, the doors opening will also provide an indicator and warning to cyclists that an appliance is likely to leave the building. It is likely that the risk of hazards between the interaction between cyclists and appliances leaving the station would be minimal.

- 38 The access for service and refuse vehicles is acceptable and no issues are raised in terms of trip generation or the impact of the scheme on the highway network.
- 39 The travel plan is acceptable and it is recommended that compliance with the measures in the travel plan be secured by a condition.
- 40 An objector states that Dockhead is not an appropriate location for a fire station as the street layout is impractical. Officers however have not identified any transport matters that would support such a statement and conclude that the arrangement for appliances and vehicles accessing the site from Jacob Street and exiting the site onto Wolseley Street is acceptable.

### **Design issues**

- 41 The scale and height of the three storey block facing onto Wolseley Street, including the double height appliance bays in the central section, are generally acceptable. The main reference point is the ridge level of the Ship Aground pub, which defines the main parapet level of the proposal, with a slight increase in height to the central appliance bay (which also steps forward slightly) to give it more prominence. The relationship to the pub is crucial for the success of this proposal, and the setting back of the first and second floors of the eastern 'wing' make this more deferential.
- 42 The scale of the rear wing, at two storey, would appear to avoid conflict with neighbouring balconies and windows.
- 43 The general plan and site layout, which is driven by operational, is acceptable within the surrounding development.
- 44 It is considered that with regard to the Wolseley Street frontage the composition of the three elements, the central appliance bay, the community/office block on the west side and the narrower linking block to the pub, would result in a reasonably interesting composition and frontage to the conservation area streetscape. The scale and prominence of the appliance doors is reflected and contrasted by the double height curtain wall glazing to the entrance/reception and the community room above, which balance each other well. The three main elements of the facade are united by the consistency of the fenestration design, which still retains some variety within each element. Details of particular interest will be the points where the proposed building abuts/meets adjacent/existing buildings, particularly the pub. Whilst this could possibly be done with a recess in the brickwork, this and other significant elements can be dealt with by appropriate conditions.
- 45 A 2.5m high wall (with 1m chain-link fence on top) currently faces onto Farthing Alley and Jacob Street. This is very basic in its aesthetic and it is considered that whilst the height of the new boundary wall to the side and rear would be acceptable it would not contribute to the interest and visual permeability along the rear boundary.
- 46 Concerns are also raised with regard to the solidity and industrial appearance of the

proposed vehicular entrance gates. It is however considered that the design of these aspects can be further developed and be dealt by condition. The same issue applies to the proposed drill tower, which whilst of an appropriate scale, would benefit from some more architectural interest in its composition and detailing.

- 47 In terms of materials, the proposal is predominantly faced in brick, which should be a London stock type that will relate well to its context. This can be secured by a condition requiring the approval of a sample panel on site.
- 48 The use of poppy red coloured appliance bay doors, aluminium with a RAL 9007 grey finish for other doors and windows and louvered screens with poppy red backing panels for most of the fenestration elements are acceptable. It is considered that the appearance of the brick is enhanced by elements of terracotta cladding around the appliance doors and that the use of cut stainless steel letters above the glazing of the community room to the front elevation would be appropriate signage.
- 49 The development would include landscape design elements such as green roofs, a green wall facing onto the pub rear garden and planting around the volleyball court. Whilst it is likely that this would enhance the area and biodiversity it is considered that there are landscaping opportunities within the rear yard, particularly with trees around the 'volleyball' court, to 'soften' its impact on the context. This is a very large area of tarmac and any opportunity to improve its appearance and the site's biodiversity will be required. Detailing and specification of the landscape design together with landscaping opportunities within the rear yard can be dealt with by an appropriate condition.

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

- 50 One of the primary considerations for the re-development of this site is its position within the St. Saviour's Dock Conservation Area. The particular significance of this conservation area lies in the quality of the warehouse buildings that line both sides of St. Saviours Dock, as well as the river frontage. This site lies within the 'background' area which is of less significance but still contributes to the overall character and appearance of the area. The site holds a prominent position within the conservation area townscape, and particularly in the view down Dockhead/Parker's Row. The existing station fills this prominent position with a handsome and well proportioned building that sits harmoniously within the streetscape. This design of the existing building is mainly symmetrical, with the three appliance doors central to an emphasised and unified base. Above this there is a central block with a lower recessed wing to either side. The proportions, design and materiality of the existing building also relate well to the adjacent pub building, and the two make an attractive pairing within the streetscape.
- 51 In accordance with paragraph 129 of the NPPF the local planning authority have identified and assessed the particular significance of any heritage asset that may be affected by a proposal. It is considered that the proposed development would preserve the character and appearance of the area and would respect the context of the conservation area. The use of high quality materials would also complement and enhance the area and the scheme would not introduce design details or features that are out of character with the area. While the local planning authority welcome the simple contemporary design of the proposal, its acceptability will to a large extent depend upon the quality of the materials and detailing, and particularly the response of the facing brick to its surrounding context. A large sample panel of the proposed facing brick with mortar and pointing will be required by condition on site to ensure its suitability.

### **Impact on trees**

- 52 Although an arboricultural impacts statement has been provided this does not provide details of root protection areas as required by the relevant BS Trees in relation to design, demolition and construction 2012. This is required in order to assess the potential damage to trees within public footway and open space on Farthing Alley. This is especially relevant to the proposed removal and rebuilding of the boundary brick wall which lies within the RPA and where special consideration of foundation design is required. It is however considered that this issue can be dealt with by appropriate conditions.

### **Planning obligations (S.106 undertaking or agreement)**

- 53 Saved policy 2.5 of the Southwark Plan sets out the instances in which obligations under Section 106 of the Act will be sought. further guidance is also contained in the Council's Planning Obligations SPD.
- 54 No planning obligations have been identified for this proposal, as these are generally only required for developments creating 10 or more residential units or 1,000sqm or more of office or retail space. There are not considered to be any specific impacts which cannot be addressed by way of conditions including a Grampian condition to secure the off-street highway works. These works would also require the applicant to enter into a s278 agreement with the Council.

### **Sustainable development implications**

- 55 In accordance with the 2011 London Plan Policy 5.7 'Renewable energy' developments must seek to reduce carbon dioxide emissions by at least 20% through the use of on-site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible. The 20% target applies to the predicted CO<sup>2</sup> emissions of the development, after passive design measures and efficient energy supply measures have been applied. A Energy Statement has been submitted in accordance with Strategic Policy 13 of the Core Strategy 2011. The use of a mini CHP engine and roof mounted photovoltaic cells covering an area of 15 sqm would be acceptable in this case.
- 56 The proposal is also accompanied by a Sustainability Assessment in accordance with Core Strategy Policy 1, Saved Policy 3.3 of the Southwark Plan and the Sustainability Assessment SPD to show how the scheme is the best possible development by balancing economic, social and environmental needs.
- 57 Core Strategy Policy 13 includes environmental targets. All non-residential development should achieve at least BREEAM "excellent" as a minimum. A BREEAM design stage assessment has also been submitted which concludes that the development seek to attain a BREEAM "outstanding" rating.
- 58 The local planning authority expects all buildings to be fully designed to sustainability principles, of which living roofs should be an integral component. As the entire roof is flat, those areas not required for operational use/maintenance could incorporate living-roofs, renewables or a combination of both. In this case all roofs will be green provided and a mixed plant finish and SUDS are proposed.
- 59 An Energy statement indicates that the proposed combination of energy efficiency measures, air sourced heat pumps and photo voltaic panels would achieve a carbon reduction of 25 % which would exceed the 20% normally required by policy. Based on this assessment the scheme would be in accordance with strategic policy 13 of the



Core Strategy and policies and saved policy 3.4 of the Southwark Plan. A condition is recommended in the interest of achieving these sustainability standards.

- 60 It is proposed that the volleyball perimeter would be planted. However, as no tracking drawings have been submitted to show the extent of concrete required, this aspect of the scheme can be covered by an appropriate condition.
- 61 The proposal sufficiently addresses waste reduction and provides adequate storage facilities in accordance with Saved Policy 3.7 of the Southwark Plan.

### **Archaeology**

- 62 The site in question is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The applicants have completed a desk-based assessment and undertaken an archaeological evaluation on site. The results of the evaluation have revealed significant and potentially nationally important remains of bronze-age archaeology deeply buried on site. Evidence from surrounding archaeological work suggests that the high sand and gravel island in this area was a focus of prehistoric agricultural activity. These remains are some of the earliest, and best preserved archaeological evidence for the establishment of arable agriculture in the British Isles. This material survives at approximately 3m below ground level so will be impacted by piles and other deep foundations. The evaluation trenches also revealed, what could potentially be evidence for bronze-age settlement associated with the field system.
- 63 Archaeological evidence from the 17th century was also well evidenced during the evaluation. This material represents the earliest reuse of this area of Southwark following its abandonment in the mid-late bronze age. The archaeological evaluation revealed evidence for settlement, land drainage and industry on site. This material survives at a level where it will be impacted by piles, drains, services and pile cap/ground beams.
- 64 The fire station itself dates from 1928 and is worth of recording as an early type of purpose-built structure and an important and visible building within the Conservation Area. The applicant's archaeologists have recommended a level three survey of the historic building that would represent a suitable record.
- 65 The archaeological interests of the can be managed with suitable conditions.

### **Ecology**

- 66 The site currently has limited ecological value so the proposed enhancements of the brown/green roof and the recommended bird and bat boxes in the ecology report will provide real gain for biodiversity.
- 67 As the site is close to the Thames bats forage here and it is considered that a green roof would help this species. It is also considered that native planting in the grounds would again greatly enhance the area for nature.
- 68 Conditions relating to green roofs for biodiversity, bird and bat boxes and the implementation of agreed biodiversity enhancement are recommended.
- 69 Although the open space to the east of Farthing Alley is not designated Borough Open Land this park provides valuable amenity space to local residents and local workers. It is considered that the east elevation of the new boundary wall would enhance this space for continued future enjoyment of the park.

## Access

- 70 All developments must incorporate the principles of inclusive design, with suitable access for people with disabilities or those who are mobility impaired. This particularly applies to the community and office areas of the station, with a particular need for a level threshold at the front entrance. A safe logical route for disabled users should also be provided.
- 71 The applicants states that the reason for locating the accessible parking bay for visitors to the front of the station is to provide its users with the easiest possible route to the main public entrance to the building.
- 72 The accessible parking bay for visitors is not positioned on the cobbles and users will be able to exit their car onto an area of smooth hardstanding (i.e. tarmac) and then move without obstruction to the public pavement, which is also surfaced in tarmac; cross the entrance of the appliance bays (which would be demarcated by tactile blister paving slabs along the two drop kerbs ) and then enter the main entrance from a forecourt surfaced in tarmac.
- 73 The alternative, to relocate the accessible parking bay into the rear yard will be less accessible for visiting disabled users. They will not be able to access the main public entrance and would create further hazards and conflicts between appliances / operational activities and members of the public.

## Trees

- 74 Although an arboricultural impacts statement has been provided this does not provide details of root protection areas as required by the relevant BS Trees in relation to design, demolition and construction 2012.
- 75 This is required in order to assess the potential damage to trees within public footway and open space on Farthing Alley. This is especially relevant to the proposed removal and rebuilding of the boundary brick wall which lies within the RPA and where special consideration of foundation design is required.
- 76 Conditions relating to general tree protection and foundation works are recommended.

## Community Infrastructure Levy (CIL)

- 77 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 78 The CIL payment would range between £23,954 and £49,280.
- 79 The existing building has a floor area of 723.6m<sup>2</sup> of which all would be demolished. If, at the time of implementing the scheme the building has been in lawful use for at least 6 months out of the last 12, it is likely that the demolished floorspace could be discounted from the CIL calculation. 1408m<sup>2</sup> (proposed) minus 723.6m<sup>2</sup> (existing) equals 684.4m<sup>2</sup>. As £35 x 684.4 = £23,954.00 this would be amount of CIL payment. However, if at the time of implementing the scheme the building has not been in lawful use for at least 6 months out of the last 12, the CIL payment would be calculated using the proposed internal floor space of 1408m<sup>2</sup> x £35 = £49,280.

### Other matters

Air impact assessment:

80

The site lies within an Air Quality Management Area and an air quality assessment has been submitted. As the development would replace the existing fire station with similar facilities the effect of the operational phase on air quality would be negligible. It is recommended that permission be granted subject to conditions relating to and Environmental Management Plan and a Construction Method Statement.

Noise survey report:

81

Given the relationship with adjoining residential properties a noise survey report has been submitted. It is noted that the new layout will reduce the noise levels from activities within the yard area through screening by the new building. A number of mitigation measures could be used to control the source of, or limit the exposure to noise. Officers consider that confining the use of the yard for exercise and training to between 0900 to 2200 and that for the Training Tower between 0800 to 2300 would be adequate to protect the amenity of neighbouring properties.

82

Plant associated with the development will be limited particularly as ventilation is referred to in the energy statement to be natural. Although the plant noise assessment has been based on a design to 10dB below background noise this would be ensured by the use of an appropriate standard condition.

Flood risk:

83

The site is located within Flood Zone 3. In addition to a Flood Risk Assessment (FRA) a detailed flood-warning and evacuation has been submitted as part of the Sequential test and exception test report.

84

Whilst the site is currently used for a fire station, the applicant has demonstrated that there are no available alternative sites that are situated in a lower flood zone, or failing that, in the same flood risk zone but on a site with a lower probability of flooding. The applicant has provided further evidence to demonstrate that this location is important in order to provide an adequate level of emergency response in the borough (outside flood events). As part of the Exceptions Test, the applicant has submitted a Sustainability Assessment which includes justification that the development provides wider sustainability benefits to the community that outweigh flood risk.

85

Conditions relating to contamination of the site, contamination not previously identified and a verification report are recommended.

86

The EA also recommends a condition that there must be no infiltration of surface water drainage into the ground without the express written consent of the Local Planning Authority and a condition relating to piling or any other foundation designs using penetrative methods. It is not considered that these conditions would be enforceable therefore it has not been imposed. It is noted that it is likely that drainage would be covered under the Building Regulations.

87

An informative relating to the storage of oils, fuels or chemicals, as recommended by the EA, is also attached.

Security:

88

The proposed boundary treatment is designed to provide improved security to the proposed development.

### **Conclusion on planning issues**

- 89 It is considered that the quality of the design of the contemporary replacement building would contribute positively to the character and appearance of the conservation area and the provision of a community engagement facility and a fully accessible building is supported. Furthermore, the new fire station will provide a sustainable building and be energy efficient.
- 90 Whilst there will be an amenity impact on the neighbours, on balance, it is considered that the benefits arising from the development, in this particular case, offset this harm.

### **Community impact statement**

- 91 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) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.
- c) No adverse or less good implications for any particular communities/groups have been also been discussed.

### **Consultations**

- 92 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

- 93 Details of consultation responses received are set out in Appendix 2.

### Summary of consultation responses

- 94 English Heritage:  
Advised that it is not necessary that they should be consulted and that the application should be determined in accordance with national and local policy guidance.

The Environment Agency:  
No objection subject to conditions.

Transport Team:  
The applicant will need to address cycle storage details, relocation of visitors' cycle storage and relocation of visitors' disabled bays.

Urban Forester:  
Recommends conditions in relation to tree protection- general; tree protection - foundation works, landscaping plan and green/brown roof/ living walls/ vertical gardens and planters.

Archaeological officer:  
The archaeological interests can be managed with suitable conditions relating to:

Archaeological Mitigation, archaeological Reporting, archaeological Foundation Design and Archaeological Building Recording.

Ecology officer:

Conditions relating to green roofs for biodiversity, bird and bat boxes and implementation of agreed biodiversity enhancement are recommended.

Environmental Protection Team:

It is recommended that the application is approved with conditions.

Council for British Archaeology

No objection in principle to the demolition. The design of the new building would not preserve or enhance the character or appearance of the area. A better design would therefore be required.

### Human rights implications

- 95 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.
- 96 This application has the legitimate aim of providing a replacement fire station. The rights potentially engaged by this application, including the 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.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/228-B	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 12/AP/2976		Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a>
Southwark Local Development Framework and Development Plan Documents		Case officer telephone:  Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Andre Verster, Team Leader (Planning)	
<b>Version</b>	Final	
<b>Dated</b>	13 December 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	Yes	Yes
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		10 January 2013

**Consultation undertaken**

**Site notice date:** 28 September 2012

**Press notice date:** 1 November 2012

**Case officer site visit date:** 29 November 2012

**Neighbour consultation letters sent:** 4 October 2012

The following letters were returned from the Post Office for the reason that the address is incomplete:

Unit 3, St Saviours Wharf, Mill Street  
Block A, part fourth floor, Hobbs Court, 2 Jacob Street  
Unit A, fourth floor flat, Hobbs Court, 2 Jacob Street  
16 New Concordia Wharf, Mill Street  
New Concordia Wharf, Mill Street

The following letters were returned as the addressee has gone away:

Unit 3, Vogans Mill Wharf, Mill Street  
Unit B, Fourth floor flat, Hobbs Court, 2 Jacob Street  
17 Vogans Mill Wharf, Mill Street  
12 New Concordia Wharf, Mill Street  
Unity Wharf, Mill Street:  
Ground floor rear  
Ground floor front  
Ground floor centre  
First floor rear  
First floor front and centre  
Second floor flat  
Second floor front  
Second floor rear  
Third floor front and centre  
Third floor rear

**Internal services consulted:**

Transport Team  
Urban Forester  
Archaeological officer  
Ecology officer  
Environmental Protection Team

**Statutory and non-statutory organisations consulted:**

Environment Agency  
English Heritage  
Council for British Archaeology

**Neighbours and local groups consulted:**

FLAT 9 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 10 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 11 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 8 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 5 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 6 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 7 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
151 PROVIDENCE SQUARE LONDON SE1 2EJ  
152 PROVIDENCE SQUARE LONDON SE1 2EJ  
153 PROVIDENCE SQUARE LONDON SE1 2EJ  
UNIT 6 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
FLAT 12 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 3A COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
UNIT 4 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT 3 ST SAVIOURS WHARF MILL STREET LONDON SE1 2BE  
UNIT 3 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
GALLERY FLAT LLOYDS WHARF MILL STREET LONDON SE1 2BD  
DOCKHEAD FIRE STATION 8 WOLSELEY STREET LONDON SE1 2BP  
NEW MILL STREET SURGERY 1 WOLSELEY STREET LONDON SE1 2BP  
MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
FLAT 1 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 2 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 3 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
23 JACOB STREET LONDON SE1 2BG  
UNIT 1 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
UNIT 2 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
THE LOFT LLOYDS WHARF MILL STREET LONDON SE1 2BD  
18 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
19 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
20 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
17 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
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5 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
6 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
3 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
154 PROVIDENCE SQUARE LONDON SE1 2EJ  
1 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
2 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
11 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
12 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
13 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
10 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
7 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
8 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
9 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
65 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
66 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
67 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
64 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
61 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
62 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
63 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
2 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
3 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
4 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
1 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
68 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
69 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
70 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
51 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
52 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
53 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
50 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
47 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
48 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
49 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
58 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
59 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
60 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ



57 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
 54 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
 55 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
 56 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
 23 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 24 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 25 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 22 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 19 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 20 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 21 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 30 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 SHIP AGROUND 33 WOLSELEY STREET LONDON SE1 2BF  
 29 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 26 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 27 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 28 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 9 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 10 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 11 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 8 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 5 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 6 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 7 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 16 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 17 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 18 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 15 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 12 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 13 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 14 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 28 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 7 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
 UNIT A FOURTH FLOOR FLAT HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 FLAT 1 UNITY WHARF MILL STREET LONDON SE1 2BZ  
 SECOND FLOOR FLAT UNITY WHARF MILL STREET LONDON SE1 2BH  
 SECOND FLOOR FLAT 23 JACOB STREET LONDON SE1 2BG  
 THIRD FLOOR THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS  
 FOURTH FLOOR THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS  
 BASEMENT THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS  
 204 PROVIDENCE SQUARE LONDON SE1 2DZ  
 205 PROVIDENCE SQUARE LONDON SE1 2DZ  
 206 PROVIDENCE SQUARE LONDON SE1 2DZ  
 203 PROVIDENCE SQUARE LONDON SE1 2DZ  
 200 PROVIDENCE SQUARE LONDON SE1 2DZ  
 201 PROVIDENCE SQUARE LONDON SE1 2DZ  
 202 PROVIDENCE SQUARE LONDON SE1 2DZ  
 B1 LLOYDS WHARF 5-7 MILL STREET LONDON SE1 2BD  
 FIRST FLOOR FLAT UNITY WHARF MILL STREET LONDON SE1 2BH  
 FIRST FLOOR FLAT 67 GEORGE ROW LONDON SE16 4UH  
 A3 LLOYDS WHARF 5-7 MILL STREET LONDON SE1 2BD  
 UNIT 5 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
 FIRST FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
 SECOND FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
 THIRD FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
 GROUND FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
 UNIT 5 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 FLAT 49 ST SAVIOURS WHARF 23-25 MILL STREET LONDON SE1 2BE  
 GROUND FLOOR FRONT UNITY WHARF MILL STREET LONDON SE1 2BH  
 LLOYDS WHARF 2 MILL STREET LONDON SE1 2BD  
 THIRD FLOOR 23 JACOB STREET LONDON SE1 2BG  
 SECOND FLOOR FRONT UNITY WHARF MILL STREET LONDON SE1 2BH  
 THIRD FLOOR FRONT AND CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH  
 UNIT 2 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 SECOND FLOOR 67 GEORGE ROW LONDON SE16 4UH  
 BLOCK A PART FOURTH FLOOR HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
 12 MILL STREET LONDON SE1 2BG  
 FIFTH FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
 UNIT 4 ST SAVIOURS WHARF MILL STREET LONDON SE1 2BE  
 FOURTH FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
 BASEMENT MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
 GROUND FLOOR NORTH MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
 FIRST FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
 188 PROVIDENCE SQUARE LONDON SE1 2EE  
 189 PROVIDENCE SQUARE LONDON SE1 2EE  
 190 PROVIDENCE SQUARE LONDON SE1 2EE  
 187 PROVIDENCE SQUARE LONDON SE1 2EE  
 184 PROVIDENCE SQUARE LONDON SE1 2EE

185 PROVIDENCE SQUARE LONDON SE1 2EE  
 186 PROVIDENCE SQUARE LONDON SE1 2EE  
 161 PROVIDENCE SQUARE LONDON SE1 2EF  
 162 PROVIDENCE SQUARE LONDON SE1 2EF  
 163 PROVIDENCE SQUARE LONDON SE1 2EF  
 160 PROVIDENCE SQUARE LONDON SE1 2EF  
 157 PROVIDENCE SQUARE LONDON SE1 2EF  
 158 PROVIDENCE SQUARE LONDON SE1 2EF  
 159 PROVIDENCE SQUARE LONDON SE1 2EF  
 33 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 34 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 35 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 32 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 29 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 30 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 31 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 181 PROVIDENCE SQUARE LONDON SE1 2EE  
 182 PROVIDENCE SQUARE LONDON SE1 2EE  
 183 PROVIDENCE SQUARE LONDON SE1 2EE  
 36 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 37 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 38 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
 156 PROVIDENCE SQUARE LONDON SE1 2EJ  
 191 PROVIDENCE SQUARE LONDON SE1 2DG  
 192 PROVIDENCE SQUARE LONDON SE1 2DG  
 155 PROVIDENCE SQUARE LONDON SE1 2EJ  
 178 PROVIDENCE SQUARE LONDON SE1 2EF  
 179 PROVIDENCE SQUARE LONDON SE1 2EF  
 180 PROVIDENCE SQUARE LONDON SE1 2EF  
 197 PROVIDENCE SQUARE LONDON SE1 2DG  
 UNIT 7 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
 199 PROVIDENCE SQUARE LONDON SE1 2DZ  
 196 PROVIDENCE SQUARE LONDON SE1 2DG  
 193 PROVIDENCE SQUARE LONDON SE1 2DG  
 194 PROVIDENCE SQUARE LONDON SE1 2DG  
 195 PROVIDENCE SQUARE LONDON SE1 2DG  
 168 PROVIDENCE SQUARE LONDON SE1 2EF  
 169 PROVIDENCE SQUARE LONDON SE1 2EF  
 170 PROVIDENCE SQUARE LONDON SE1 2EF  
 167 PROVIDENCE SQUARE LONDON SE1 2EF  
 164 PROVIDENCE SQUARE LONDON SE1 2EF  
 165 PROVIDENCE SQUARE LONDON SE1 2EF  
 166 PROVIDENCE SQUARE LONDON SE1 2EF  
 175 PROVIDENCE SQUARE LONDON SE1 2EF  
 176 PROVIDENCE SQUARE LONDON SE1 2EF  
 177 PROVIDENCE SQUARE LONDON SE1 2EF  
 174 PROVIDENCE SQUARE LONDON SE1 2EF  
 171 PROVIDENCE SQUARE LONDON SE1 2EF  
 172 PROVIDENCE SQUARE LONDON SE1 2EF  
 173 PROVIDENCE SQUARE LONDON SE1 2EF  
 46 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
 FLAT 8 66 GEORGE ROW LONDON SE16 4UH  
 FLAT 9 66 GEORGE ROW LONDON SE16 4UH  
 PART GROUND FLOOR THE ITALIAN BUILDING 41 DOCKHEAD LONDON SE1 2BS  
 FLAT 7 66 GEORGE ROW LONDON SE16 4UH  
 FLAT 4 66 GEORGE ROW LONDON SE16 4UH  
 FLAT 5 66 GEORGE ROW LONDON SE16 4UH  
 FLAT 6 66 GEORGE ROW LONDON SE16 4UH  
 37-39 QUEEN ELIZABETH STREET LONDON SE1 2BT  
 FLAT 1 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
 FLAT 10 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
 16 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
 LIVING ACCOMMODATION 33 WOLSELEY STREET LONDON SE1 2BP  
 PART GROUND FLOOR TO SECOND FLOOR THE ITALIAN BUILDING 41 DOCKHEAD LONDON SE1 2BS  
 12 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
 UNIT 2 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 UNIT 11 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 UNIT 6 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 UNIT 1 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 44 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 45 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 47 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 OFFICES B TO F SECOND FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
 FIRST FLOOR 23 JACOB STREET LONDON SE1 2BG  
 FLAT 3 66 GEORGE ROW LONDON SE16 4UH  
 OFFICE A SECOND FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
 UNIT 7 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
 FLAT 48 ST SAVIOURS WHARF 23-25 MILL STREET LONDON SE1 2BE  
 THIRD FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA

FLAT 28 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 29 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 3 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 27 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 24 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 25 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 26 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 34 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 35 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 4 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 33 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 30 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 31 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 32 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 15 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 16 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 17 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 14 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 11 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 12 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 13 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 21 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 22 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 23 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 20 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 18 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 19 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 2 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 6 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 7 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 8 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 5 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 2 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 3 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 4 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
13 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
14 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
15 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
12 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 9 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 10 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 11 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
198 PROVIDENCE SQUARE LONDON SE1 2DZ  
UNIT 2 UNITY WHARF 13 MILL STREET LONDON SE1 2BA  
UNIT B FOURTH FLOOR FLAT HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
FIRST FLOOR FRONT AND CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH  
GROUND FLOOR CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH  
4 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
FLAT 1 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
UNIT 3 3 MILL STREET LONDON SE1 2DF  
SHOP UNIT 1 3 MILL STREET LONDON SE1 2DE  
34 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
35 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
36 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
33 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
30 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
31 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
32 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
41 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
42 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
43 AND 46 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
40 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
37 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
38 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
39 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
20 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
21 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
22 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
19 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
16 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
17 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
18 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
27 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
28 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
29 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
26 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
23 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
24 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
25 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE



FLAT 17 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 18 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 15 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 12 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 13 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 14 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 6 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 7 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 8 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 5 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 2 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 3 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 4 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
UNIT B10 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT B11 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT A2 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT G1 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
FLAT 9 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
UNIT A1 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
FLAT B1 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
FLAT 8 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 9 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 1 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 7 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 4 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 5 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 6 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 14 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 15 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 16 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 13 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 10 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 11 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 12 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
116-118 TANNER STREET LONDON SE1 2HG  
13 VOGANS MILL 17 NEW STREET LONDON SE1 2BZ  
16 ALLEYN HOUSE LAWSON ESTATE BURGESS STREET LONDON SE1 4EW  
38 ARNOLD ESTATE DRUID STREET LONDON SE1 2DU  
33-35 DOCKHEAD LONDON SE1 2BS

**Re-consultation:**

N/A

## Consultation responses received

### Internal services

Transport Team:

The site has a PTAL of 3 and is located within a CPZ.

Vehicular access – is from Jacob Street and Wolseley Street. It is proposed to amend the vehicular access on Jacob Street and the access onto Wolseley Street is proposed to be realigned. As there are amendments to both access points it may be necessary to amend the Keep Clear markings, which should be funded by the applicant. If there is any need to relocate street furniture or parking bays the applicant would be liable for these costs as well. 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 planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, 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 Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway."

Any existing access which will be made redundant as a result of this development must be reinstated at the applicant's expense, with Highways approval.

Previous comments (9/8/12) required the applicant to provide a safe walking route for pedestrians. The applicant has provided this.

Previous comments from the transport group-Disabled access – the applicant should consider disabled access. A safe logical route for disabled users should be provided. It should also be noted that it would not be suitable to have a route over the existing cobbles to the front of the fire station as this is not suitable for disabled users. It is not clear as to whether the applicant has addressed this concern raised by the Transport Group.

Cycle storage:

As the use class of this development is Sui Generis there is no published minimum cycle parking standards contained within either the Soutwark Plan or TfL's Guidance for Workplace Travel Planning for Development. In order to promote sustainable transport we would look for the applicant to provide ample cycle storage.

The applicant has proposed to provide five cycle stands. This is welcomed by the Transport Group. However, from the plans provided it is unclear as to what cycle stands the applicant has proposed. The applicant should be made aware that the councils preferred cycle stands are Sheffield stands.

The applicant will need to provide details with regards to the type of stands that been proposed

Previous comments (9/8/12) requested that the visitor/community cycle storage should be located at such a location to reduce any potential interaction between fire appliances and cyclist. The Transport Group do not believe that the applicant has addressed this concern, and request that the applicant address this request.

#### Car Parking:

This proposal is located in an area with a medium TfL PTAL rating (3) reflecting the areas medium 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. As the use class of this development is Sui Generis there are no published maximum car parking standards contained within the Southwark Plan.

#### Disabled parking:

From the plans provided, (06 (00)AP004) the applicant has proposed to provide the visitors disabled bay on Woseley Street. Previous comments (9/8/12) expressed concerns with the proposed location, and requested that the applicant look at relocating the disabled parking bay. The applicant has not re-located the proposed bay. The Transport Group request that this bay is relocated.

No comment with regard to service and refuse vehicle access or trip generation / highways impacts.

The travel plan is of good quality and meets LBS's approval. No further action is required in terms of securing the travel plan.

The applicant will need to address the points raised prior to any to this application being determined.

In summary

- Cycle storage details.
- Relocation of visitors' cycle storage.
- Relocation of visitors disabled bays.

#### Urban Forester

Although an arboricultural impacts statement has been provided this does not provide details of root protection areas as required by the relevant BS Trees in relation to design, demolition and construction 2012.

This is required in order to assess the potential damage to trees within public footway and open space on Farthing Alley. This is especially relevant to the proposed removal and rebuilding of the boundary brick wall which lies within the RPA and where special consideration of foundation design is required.

The following conditions are therefore recommended:

- Tree protection- general
- Tree protection - foundation works
- Landscaping plan
- Green/brown roof/ living walls/ vertical gardens and planters

#### Archaeological officer

The site in question is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The applicants have completed a desk-based assessment and undertaken an archaeological evaluation on site. The results of the evaluation have revealed significant and potentially nationally important remains of bronze-age archaeology deeply buried on site. Evidence from surrounding archaeological work suggests that the high sand and gravel island in this area was a focus of prehistoric agricultural activity. These remains are some of the earliest, and best preserved archaeological evidence for the establishment of arable agriculture in the British Isles. This material survives at approximately 3m below ground level so will be impacted by

piles and other deep foundations. The evaluation trenches also revealed, what could potentially be evidence for bronze-age settlement associated with the field system.

Archaeological evidence from the 17th century was also well evidenced during the evaluation. This material represents the earliest reuse of this area of Southwark following its abandonment in the mid-late bronze age. The archaeological evaluation revealed evidence for settlement, land drainage and industry on site. This material survives at a level where it will be impacted by piles, drains, services and pile cap/ground beams.

The fire station itself dates from 1928 and is worth of recording as an early type of purpose-built structure and an important and visible building within the Conservation Area. The applicant's archaeologists have recommended a level three survey of the historic building that would represent a suitable record.

The archaeological interests of the can be managed with suitable conditions relating to:

- Archaeological Mitigation
- Archaeological Reporting
- Archaeological Foundation Design
- Archaeological Building Recording

Ecology officer:

The ecological survey is comprehensive and I agree with its findings.

The site currently has limited ecological value so the proposed enhancements of the brown/green roof and the recommended bird and bat boxes in the ecology report will provide real gain for biodiversity.

Conditions relating to green roofs for biodiversity, bird and bat boxes and implementation of agreed biodiversity enhancement are recommended.

Environmental Protection Team:

It is recommended that the application is approved with conditions.

I am satisfied with the report presented by Waterman Aug 2012 which recognises that there will be no additional air quality impacts resultant form the operation of the premises when compared with the existing use.

Concerns over construction phase dust and plant emission are addressed and mitigation proposed – it suggested this be rolled forward into the environmental management plan.

In terms of noise and vibration assessment: I am satisfied with report presented by URS Aug 2012 which has addressed concerns over operational use of yard and training tower, static plant and siren use.

1. The consultants indicate that Yard use would be confined to 0900 to 2200 and that for the Training Tower use would be confined to 0800 to 2300 This would relate to its use for exercise and training since the yard would be
2. Plant associated with the development will be limited particularly as ventilation is referred to in the energy statement to be natural. The consultants have based there assessment on designing to 10dB below background - it may not therefore be necessary to apply the standard condition in this respect.
3. Concerns over construction phase noise have not been addressed however it suggested this be rolled forward into the environmental management plan.



The construction phase of the development will impact adversely on the local community and a standard condition should be applied to ensure this is controlled.

#### Environmental Impact of Demolition and Construction

#### Environmental Management Plan

Condition:

1. The development shall not commence until details of an Environmental Management Plan has 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 and will include the following information for agreement
  - A detailed specification of demolition and 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.
2. 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.

#### **Statutory and non-statutory organisations**

##### Environment Agency:

We note that the site is located in Flood Zone 3a (FZ3a) which is deemed to be 'high risk' and is within an area benefiting from the River Thames tidal flood defences. We also note that the proposed development is classified as 'less vulnerable' by the Technical Guidance to the National Planning Policy Framework (NPPF) (Table 2).

We also note that the site has been a fire station since the 1940s and that hydrocarbon storage (fuels and petrol, both above and below ground) is present. We further note that the site investigation has revealed the presence of elevated concentrations of lead (Pb) in soil and hydrocarbons in soil and groundwater, but that no benzene, toluene, ethylbenzene and xylenes (BTEX) analyses were undertaken on the groundwater samples (BTEX compounds are indicative of petrol contamination). We further note that the report recommends additional groundwater monitoring and potential further investigation during decommissioning of the existing infrastructure.

#### Environment Agency position

No objection to the planning application as submitted, subject to conditions being imposed on any planning permission granted. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the planning application.

Conditions relating to contamination of the site, contamination not previously identified, verification report and penetrative piling or foundation designs are recommended.

In terms of surface water management the EA recommend that a drainage strategy is submitted at the detailed design stage, based on the principles set out in the submitted Flood Risk Assessment (FRA) by Phlorum Ltd (dated August 2012) (Paragraphs 4.9 to 4.21).

#### Informative – above ground storage of oils, fuels or chemicals

Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment which is impermeable to both the oil, fuel or chemical and water (for example, a bund), details of which shall be submitted to the Local Planning Authority for approval. The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment, the capacity of the containment should be at least equivalent to the capacity of the largest tank plus 10% or 25% of the total tank capacity. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches, and should have either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards in to the bund. This is a requirement of the Control of Pollution (Oil Storage) (England) Regulations 2001. Further information on the minimum legal requirements is available in 'Above ground oil storage tanks: Pollution Prevention Guidance (PPG) 2' document.

#### English Heritage:

Advised that it is not necessary that they should be consulted and that the application should be determined in accordance with national and local policy guidance.

#### Council for British Archaeology:

No objection in principle to the demolition. The design of the new building would not preserve or enhance the character or appearance of the area. A better design would therefore be required.

#### **Neighbours and local groups**

Seven letters of support have been received from 116-118 and 142 Tanner Street, 5 Tapley House, 33-35 Dockhead, 38 Arnold Estate, 13 Vogans Mill 17 New Street and 16 Alleyn House Burgess Street Lawson Estate.

The following reasons for supporting the application have been given:

Modern, well equipped fire stations are needed so that fire-fighters can work in good conditions.

Dockhead fire station is a very good neighbour and at night they rarely put the siren on

and they respect people's privacy by not being noisy.

There will be better facilities in the fire station including a room which local people can be briefed with regards to fire prevention.

The present building dates from 1929 when Health and Safety regulations were not in place and there were no woman fire fighters. The scheme would increase the number of woman fire fighters, currently one, that can work at Dock head fire station.

Two letters of objection have been received from 3a Commodore Building and 34 Little London Court, Mill Street raising the following concerns:

3a is located alongside the fire station and want to be sure that the bricks of the wall adjacent 33a will be a yellowish colour similar to the bricks of the Commodore Building and Hobbs Court.

It appears that the third floor projects further back than 3a. This will prevent any sun coming into the garden of 3a which is adjacent to the west side of the new building.

The proposed second floor would impact to some extent on 3a as at present there is a fence along the east side. However, this fence is not solid and can be seen through in places. This will not be the case once the second floor is built.

Any heat or water items on the roof along the western boundary will be above 3a and would be unsightly.

Dockhead is not an appropriate location for a fire station as the street layout is impractical.

The noise report deals mainly with ambient noise levels and only makes a passing reference to siren noise, which is not used discretely in this predominantly residential area.

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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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.

<b>Applicant</b>	Ms P Burns London Fire Brigade	<b>Reg. Number</b>	12/AP/2976
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/228-B
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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#### Planning Permission was **GRANTED** for the following development:

Demolition of existing fire station and ancillary structures and erection of a three storey fire station with associated covered wash down, drill tower, yard, car parking, landscaping and creation of a new access.

**At:** DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP

**In accordance with application received on** 11/09/2012 08:03:39

**and Applicant's Drawing Nos.** 06(00)AP001,06(00)AP002, E34\_05\_02Rev/A, E34\_05\_03,Rev/AE34\_05\_04 RevA, E34\_05\_05Rev/A, 17073\_DOC\_1/Rev/0, 06(00)AP003, 06(20)AP001,06(20)AP002, 06(20)AP003, 06(20)AP004, 06(20)AS001,06(20)AS002, 06(20)AS003, 06(20)AS004, 06(20)AE001, 06(20)AE002, 06(20)AE003, 06(20)AE004, 06(00)AP004, 06(CG)A001,06(CG)A002, 06(CG)A003,06(91)AE001 - Site Boundary Schedule; 06(91)AP001 - Site Boundary Elevations; Planning Statement, Air Quality Assessment, Noise Assessment, Land Quality Statement, Land Quality Assessment, Ecological Survey, Daylight /Sunlight Report, An Arhhaeological evaluation report, ARCHAEOLOGICAL BREIF:EVALUATION, Energy Statement for Planning, Sustainability Statement for Planning, Flood Risk Assessment, Sequential Test & Exception Test Report, Travel Plan Dockhead Fire Station, Transport Statement, Historic environment assessment, Proposed External Lighting Samples Brochure, External Lighting Calculations, Design and Access and Heritage Statement.

#### Reasons for granting permission.

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

##### Strategic policies of the Core Strategy 2011

Strategic Policy 1 Sustainable Development which requires developments to improve the places we live in and work in and enable a better quality of life for Southwark's diverse population.

Strategic Policy 2 Sustainable transport which seeks to encourage walking, cycling and the use of public transport rather than travel by car.

Strategic Policy 4 Places for learning, enjoyment and healthy lifestyles seeks to ensure that there will be a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas.

Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces.

Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Strategic Policy 14 Implementation and Delivery which ensure that the strategic vision and objectives for Southwark are implemented to ensure that the borough continues to be successful and vibrant.

##### Saved policies of the Southwark Plan 2007

Policy 2.2 (Provision of new community facilities) states that permission will be granted for new community facilities provided that provision is made for use by all members of the community, subject to assessment of impacts on amenity and in relation to transport impacts.

Policy 2.5 (Planning Obligations) seeks to ensure that any adverse effect arising from a development is taken into account and mitigated, and contributions towards infrastructure and the environment to support the development are secured, where relevant.

Policy 3.1 (Environmental effects) seeks to ensure there will be no material adverse effect on the environment and quality of life resulting from new development.

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity.

Policy 3.3 (Sustainability Assessment) protects against the loss of amenity, including disturbance from noise, to present and future occupiers on or in the vicinity of the application site.

Policy 3.4 (Energy Efficiency) advises that development should be designed to maximise energy efficiency.

Policy 3.6 (Air Quality) advises that permission will not be granted for development that would lead to a reduction in air quality.

Policy 3.7 (Waste reduction) states that all developments are required to ensure adequate provision of recycling, composting and residual waste disposal, collection and storage facilities, and in relation to major developments this will include addressing how the waste management hierarchy will be applied during construction and after the development is completed.

Policy 3.9 (Water) seeks to ensure that all developments should incorporate measures to reduce the demand for water, recycle grey water and rainwater, and address surface run off issues, and have regard to prevention of increase in flooding and water pollution.

Policy 3.11 (Efficient Use of Land) seeks to ensure that developments make an efficient use of land as a key requirement of the sustainable use of land, whilst protecting amenity, responding positively to context, avoids compromising development potential of adjoining sites, making adequate provision for access, circulation and servicing, and matching development to availability of infrastructure.

Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design.

Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments.

Policy 3.14 (Designing out Crime) seeks to ensure that development in both the private and public realm is designed to improve community safety and crime prevention.

Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site.

Policy 3.19 (Archaeology) advises that planning applications within Archaeological Priority Zones (APZ) should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

Policy 5.1 (Locating Developments) states that location of development must be appropriate to the size and trip generating characteristics of the development, stating that schemes generating a significant number of trips must be located within easy access of public transport nodes.

Policy 5.2 (Transport Impacts) states that permission will not be granted for development which has an adverse impact on transport networks through significant increases in traffic or pollution and consideration has been given to impacts on the Transport for London road network as well as adequate provision for servicing, circulation and access to and from the site.

Policy 5.3 (Walking and cycling) seeks to ensure that there is adequate provision for cyclists and pedestrians within developments, and where practicable the surrounding area

Policy 5.6 (Car Parking) states that all developments requiring car parking should minimise the number of spaces provided.

Policy 5.7 (Parking Standards for Disabled People) requires development (subject to site constraints) to provide adequate car parking for disabled people and the mobility impaired.

#### Policies of the London Plan 2011

Policy 3.16 Protection and enhancement of social infrastructure

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.13 Parking

Policy 7.2 An inclusive environment

Policy 7.3 Designing out crime

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Section 106 Planning Obligations SPD (2007)

Sustainability Assessments SPD (2009)

Sustainable Design and Construction SPD (2009)

Residential Design Standards SPD (2011)

#### National Planning Policy Framework (2012)

Section 4 - Promoting sustainable transport

Section 7 - Requiring good design

Section 8 - Promoting healthy communities

Section 10 - Meeting the challenge of climate change, flooding and coastal change

Section 12 - Conserving and enhancing the historic environment

The proposed development would be acceptable in landuse terms and although there would be some loss of light to the occupiers of Wessex House, it is not considered that this would be to a degree that would result in a significant loss of amenity. Subject to a Grampian condition no adverse highway impacts would occur, and the applicant would need to enter into s278 agreements with both the Council and TfL in order to carry out the associated highway works. The design of the proposal would be acceptable and would enhance the setting of an adjacent conservation area and listed buildings. Some pruning back of a neighbouring tree would be required and would need to be agreed between the parties. The development would be acceptable in terms of its BREEAM rating and carbon dioxide emissions and matters relating to flood risk and archaeology can be addressed by way of conditions. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

Particular regard was had to the impact on the amenity of The Ship Aground Public House, located directly to the east of the site, and the impact on the amenity of the flats immediately to the west, that would result from the proposed development but it was considered that this would be outweighed by the benefits of the new community to the local community and the strategic importance of the fire station to continue to deliver a service in this part of London. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**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:

06(00)AP003, 06(20)AP001,06(20)AP002, 06(20)AP003, 06(20)AP004, 06(20)AS001,06(20)AS002, 06(20)AS003, 06(20)AS004, 06(20)AE001, 06(20)AE002, 06(20)AE003, 06(20)AE004, 06(00)AP004, 06(CG)A001,06(CGI)A002, 06(CGI)A003,06(91)AE001 - Site Boundary Schedule; 06(91)AP001 - Site Boundary Elevations.

Reason:

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

- 3 Before the first occupation of the building hereby authorised details of all external lighting including to the drill tower and rear yard shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure no light pollution to the surrounding properties, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and Strategic policy 13 'High environmental standards' of the Core Strategy (2011).

- 4 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.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 5 The yard shall not be used for exercise and training outside of the hours 0900 to 2200 on any day and the training tower shall not be used for training outside of the hours 0800 to 2300 on any day.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 6 Prior to above grade works commencing, the following samples shall be made available on site for inspection

by the Local Planning Authority. The development shall not be carried out otherwise than in accordance written approval.

- i) minimum 2m<sup>2</sup> sample panel of brickwork, mortar and pointing
- ii) sample-board of all other facing materials/finishes including colour samples for doors and windows

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; of The Southwark Plan 2007.

- 7 Prior to above grade works commencing, detail drawings (scale 1:2, 1:5) for the following shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given:

- a) typical window/door reveals, sills and lintols;
- b) the framing to the community reception/room glazed wall;
- c) typical corners, edges and roof-edges/parapets;
- d) junctions with existing buildings.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; of The Southwark Plan 2007.

- 8 Notwithstanding the drawings hereby approved, prior to above grade works commencing detailed elevational drawings (scale 1:20, 1:50) showing the enhanced architectural treatment of the drill tower, boundary wall to Farthing Alley and Jacob Street, as well as the rear access gates, shall be submitted to the Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; of The Southwark Plan 2007.

- 9 The facing materials on the western elevation on the boundary with Flat 3a The Commodore Building, 5 Wolseley Street shall match the brickwork, bond and coursing and pointing of The Commodore Building.

Reason:

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 10 Prior to commencement of works on site details of the proposed re-positioning of the cobbled area to the Wolseley Street frontage and general vicinity shall be submitted to and approved in writing by the Local Planning Authority. The existing cobbled area to the Wolseley Street frontage and the existing street paving slabs and kerb stones shall be retained and re-used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of appearance and character of the conservation area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and saved Policies: 3.12 Quality in Design; 3.13 Urban Design; 3.16 Conservation Areas; of The Southwark Plan (UDP) July 2007.

- 11 Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 3996 Nursery stock specification, BS: 5837 Trees in relation to construction and BS 7370-4:1993 Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf).

#### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity, adaptation to climate change, in addition to the attenuation of surface water runoff, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; The London Climate Change Adaption Strategy Action 19 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 12 Before any work hereby authorised begins an arboricultural report shall be submitted to and approved in writing by the Local Planning Authority. This shall give details of the means by which any existing trees on or directly adjacent to the site are to be protected from damage by vehicles, stored or stacked building supplies, waste or other materials, building plant or other equipment and shall include a schedule of monitoring or supervision by a site arboriculturist.

The protective measures shall be installed and retained throughout the period of the works in accordance with the recommendations contained in the arboricultural report and any such approval given. Protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester under the supervision of the developer's appointed arboriculturalist. Within tree root protection areas any excavation must be dug by hand such that any roots found to be greater than 25mm in diameter are retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

In any case, all works must adhere to BS5837: Trees in relation to construction (2012) and BS3998: Recommendations for tree work (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

#### Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 13 Before any work hereby authorised begins, details of the foundation works and changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

#### Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011:



SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 14 Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the green/brown roof/ living walls/ vertical gardens and planters are to be retained for the duration of the use.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12; London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.13 Urban Design; Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 15 The renewable energy technology, including the combined heat and power (CHP) plant shall be installed in accordance with the Energy Report and any later addendums, if relevant. The technology shall be provided prior to the occupation of the development and shall remain in existence unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the proposal delivers the renewable energy requirements in accordance with policies 3.4 Energy Efficiency and 3.5 Renewable Energy of the Southwark Plan 2007.

- 16 Before any work hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason:

In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

- 17 Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

- 18 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

- 19 Before any work, including demolition, hereby authorised begins, the applicant shall submit a written scheme of investigation for a programme of archaeological building recording, which shall be approved and implemented in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

## Reason:

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

- 20 Before the first occupation of the building hereby authorised the following measures for the mitigation of impact and enhancement of biodiversity, set out in the ecological report recommendation, shall be implemented in full.

- Invertebrate nest boxes to be installed on the brown roof.
- Native planting in the shrub beds.

## Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with policy 3.28 of the Southwark Plan, and Strategic Policy 11 of the Southwark Core strategy.

- 21 Prior to above grade works commencing details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the building the nesting boxes / bricks shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

## Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 3D.14; and 4A.3; of the London Plan 2008, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 22 The proposed development shall be carried out in accordance with the measures included in the Travel Plan for Dockhead Fire Station. At the start of the second year of operation of the approved Travel Plan 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 encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason:

In order that the use of non-car based travel is encouraged in accordance with Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007 and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

- 23 The building hereby permitted shall not be occupied until the associated highway works to Jacob Street and Wolseley Street, as set out at section 4.12.2 and Appendix H (dwg.no. 00A6034 Rev D) of the Transport Statement dated July 2012, have been completed.

## Reason:

In the interests of highway safety, in accordance with Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 'Transport impacts' of the Southwark Plan (2007).

- 24 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v) wheel washing facilities

vi) measures to control the emission of dust and dirt during construction

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason:

In the interests of highway safety and residential amenity, in accordance with saved policies 5.2 'Transport impacts' and 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

25 Prior to the commencement of development the following components of a scheme to deal with the risks associated with contamination of the site shall be submitted to, and approved in writing by, the Local Planning Authority:

- 1) a site investigation scheme, based on the above report, to provide additional information for a detailed assessment of the risk to all receptors which may be affected, including those off site;
- 1) the results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken;
- 2) a verification plan providing details of the data which will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The scheme shall be implemented as approved.

Reason:

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination from hydrocarbon storage.

26 If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the Local Planning Authority, shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved and reported to the satisfaction of the Local Planning Authority.

Reason:

There is always the potential for unexpected contamination to be identified during redevelopment groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

27 Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the Local Planning Authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason:

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

28 Unless otherwise agreed in writing by the Local Planning Authority, the photovoltaic panels shown on the approved plans shall be installed and operational prior to the first use of the building and shall be maintained as such thereafter.

Reason:

In the interests of sustainable development, in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan (2007).

29 Prior to the first occupation of the building hereby permitted, the refuse store shall be provided in accordance with the approved plans and shall be retained as such thereafter.

## Reason

To ensure 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 Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

- 30 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of staff cycles and storage of visitor cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

## 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 The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 31 Prior to commencement of development details of the pedestrian routes and accesses to the site and premises shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

## Reason:

In order to that the Council may be satisfied that the proposal will not compromise highway safety in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

- 32 (a) Before any fit out works to the development hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum '*excellent* or *outstanding*' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
- (b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

## Reason:

To ensure the proposal complies with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 33 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

## Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our 'Piling into contaminated sites' guidance. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 34 Whilst the principles and installation of Sustainable Drainage Systems (SuDS) are to be encouraged, no infiltration of surface water drainage in to the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

## Reason:

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil or made ground which could ultimately cause pollution of groundwater.

**Statement of positive and proactive action in dealing with the application**

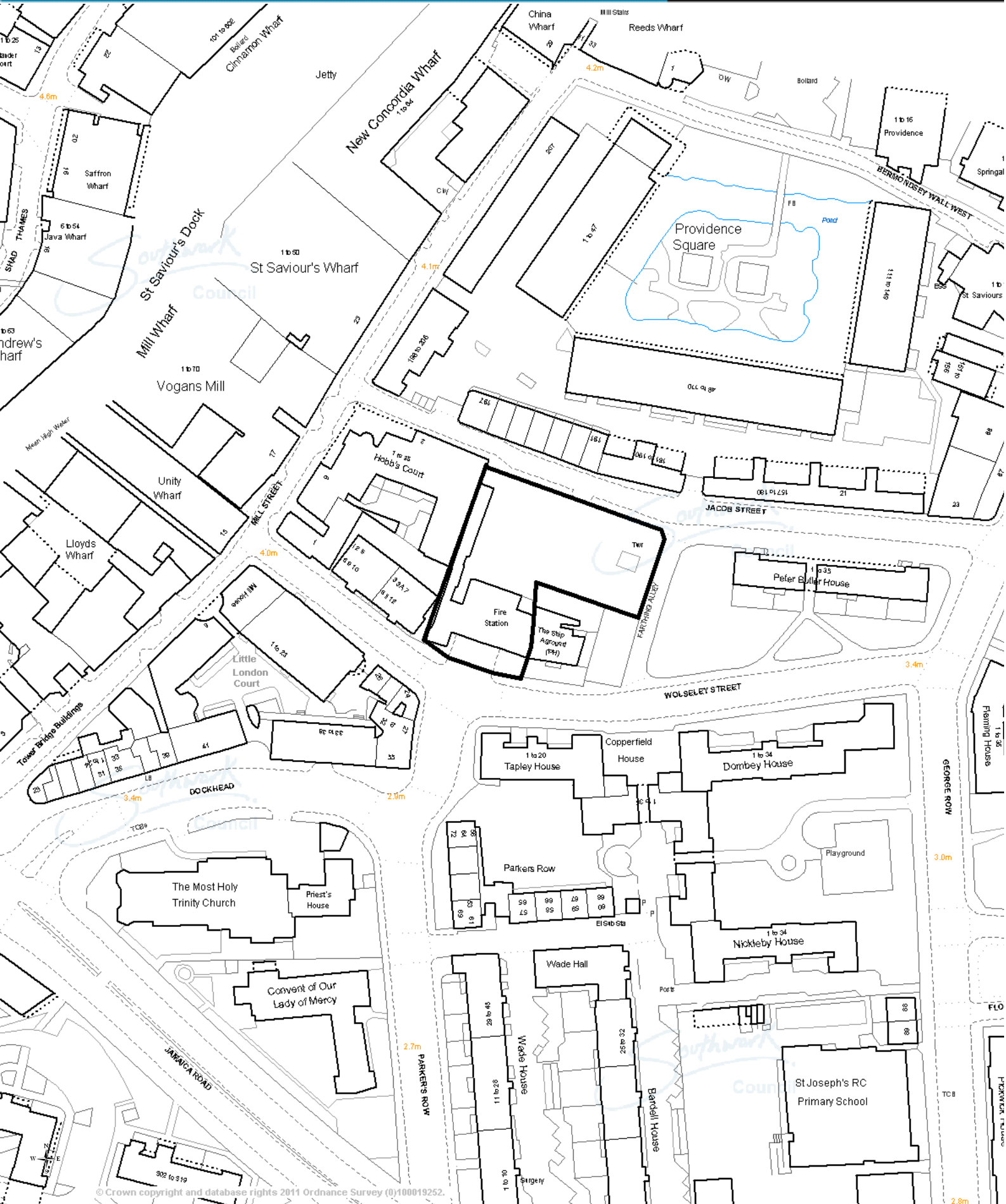
The pre-application service was used for this application and the advice given was followed.

**Informatives**

- 1 The planning permission granted includes alterations and amendments to areas of the public highway, which will need to be funded by the developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. It is advisable to contact the Principal Engineer, Infrastructure Group (020 7525 5509), at least 4 months prior to any works commencing on the public highway. Please note that the changes in road layout, signing and marking has to be approved at community council, before technical approval and permits to work can be given by the Highways Authority. The proposed alterations will be based on the out come of RSA (Road Safety Audit).
  
- 2 Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment which is impermeable to both the oil, fuel or chemical and water (for example, a bund). The minimum volume of the secondary containment should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank in the secondary containment, the capacity of the containment should be at least equivalent to the capacity of the largest tank plus 10% or 25% of the total tank capacity. All fill points, vents, gauges and sight gauge must be located within the secondary containment. The secondary containment shall have no opening used to drain the system. Associated above ground pipework should be protected from accidental damage. Below ground pipework should have no mechanical joints, except at inspection hatches, and should have either leak detection equipment installed or regular leak checks. All fill points and tank vent pipe outlets should be detailed to discharge downwards in to the bund. This is a requirement of the Control of Pollution (Oil Storage) (England) Regulations 2001. Further information on the minimum legal requirements is available in 'Above ground oil storage tanks: Pollution Prevention Guidance (PPG) 2' document.

Ordnance Survey

Date 10/1/2013



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<b>Item No.</b> 6.2	<b>Classification:</b> OPEN	<b>Report date:</b> 22 January 2013	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/2977 for: Conservation Area Consent  <b>Address:</b> DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP  <b>Proposal:</b> Demolition of existing station and ancillary structures.		
<b>Ward(s) or groups affected:</b>	Riverside		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 11 September 2012		<b>Application Expiry Date</b> 6 November 2012	

## RECOMMENDATION

- 1 Grant conservation area consent.

## BACKGROUND INFORMATION

- 2 This application is being reported to Planning Sub-Committee A due to its strategic nature and that Members granted permission for an earlier proposal.

### Site location and description

- 3 The existing fire station was built in 1929 and is located in Sub Area 3 of the St Saviours Dock conservation area, has a Public Transport Accessibility Level (PTAL) of 3 and is located within a Controlled Parking Zone (CPZ). The site comprises a three storey building with a south facing frontage with recognisable large red appliance doors. Evidence was submitted as part of the previously approved scheme illustrating that the existing building is in a poor condition and it is generally accepted that the site no longer meets the needs of a modern fire service.

### Details of proposal

- 4 Demolition of the existing buildings on site.

### Planning history

- 5 12/AP/2976: Demolition of existing station and ancillary structures and erection of a three storey fire station with associated covered wash down, drill tower, yard, car parking, landscaping and creation of a new access - decision pending.

09-AP-0078: Planning permission granted March 2009 - Demolition of existing fire station, drill tower and outbuildings and construction of a replacement fire station, training facility with integrated drill tower and boundary wall.

09-AP-0080: Conservation Area Consent granted March 2009 - Demolition of existing fire station, drill tower and outbuildings.

**Planning history of adjoining sites**

- 6 None relevant.

**KEY ISSUES FOR CONSIDERATION**

**Summary of main issues**

- 7 The main issues in this case are:

The demolition of a building in a conservation area, and whether it complies with the National Planning Policy Framework 2012 and Council policies relating to the preservation or enhancement of conservation areas.

**Planning policy**

- 8 Core Strategy 2011

Strategic Policy 12 - Design and Conservation

- 9 Southwark Plan 2007 (July) - saved policies

3.15: Conservation of the historic environment

3.16: Conservation Areas

3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

St Saviour's Dock Conservation Area Appraisal

- 10 London Plan 2011

7.8 Heritage assets and archaeology

- 11 National Planning Policy Framework (NPPF)

Section

12. Conserving and enhancing the historic environment

**Principle of development**

- 12 There is no objection to the demolition of the existing structures on site. Furthermore, the demolition would be tied to an acceptable replacement (see planning history).

**Environmental impact assessment**

- 13 Not required.

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

- 14 This is dealt with in the linked planning report (ref 12-AP-2977).



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

- 15 This is dealt with in the linked planning report (ref 12-AP-2977).

### **Traffic issues**

- 16 This is dealt with in the linked planning report (ref 12-AP-2977).

### **Design issues**

- 17 This is dealt with in the linked planning report (ref 12-AP-2977).

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

- 18 This site is within the St. Saviours Dock Conservation Area. While the existing building does make a positive contribution to the character and appearance of the area, the Applicant has made the case that the existing station can no longer function adequately or be adapted to provide this emergency service. Physically and structurally the existing building is rather cramped and unsuitable for new fire-appliances; the room layout is also inflexible for modern methods of working. It has been suggested that the existing building should be retained and adapted, or at very worst have the main facade and roof retained, along with the boundary wall. Officers consider that an adequate case has been made for the requirement of a new building, and while the existing building has a level of architectural/urban design quality that enhances the streetscape, it does not have a level of significance that would merit or require a facade-retention scheme.
- 19 With regards to the demolition of the existing building, Saved Policy 3.16 states 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. Four criteria must be met to justify demolition:
- i. costs of repairs and maintenance would not be justified, and;
  - ii. real efforts have been made to continue the current/a viable alternative use for the building, and;
  - iii. there will be substantial planning benefits for the community from redevelopment to outweigh the loss from the resulting demolition; and
  - iv. the replacement development will preserve or enhance the character or appearance of the conservation area.
- 20 The cost of re-structuring the existing building to accommodate larger appliance bays, and altering the internal layout of the building, would be considerable. The Fire Service has continued to operate from the building but at a reduced capacity and at a compromised level of service; a suitable alternative site in this area has not been found to be possible or economically feasible. An enhanced emergency service is unarguably a considerable benefit to the community; in terms of planning benefit the retention of the station keeps employment in the area and the new station allows for an enhanced community facility. The proposed replacement building, while simple in its contemporary design and composition, has (with appropriate materials) the potential to enhance the conservation area.
- 21 Section 133 of the NPPF 2012 requires that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

- 22 As noted under Saved Policy 3.16, the four criteria within this clause of the NPPF have also generally been met by the proposal and we are satisfied that the loss of the building can be justified.

#### **Impact on trees**

- 23 This is dealt with in the linked planning report (ref 12-AP-2977).

#### **Planning obligations (S.106 undertaking or agreement)**

- 24 This is dealt with in the linked planning report (ref 12-AP-2977).

#### **Sustainable development implications**

- 25 This is dealt with in the linked planning report (ref 12-AP-2977).

#### **Other matters**

- 26 None relevant.

#### **Conclusion on planning issues**

- 27 The loss of any attractive building in a conservation area is always regrettable, and a decision that requires very careful consideration. In this case, the reasons for the demolition of the existing building have been justified in terms of the operational requirements of a crucial local community facility.

- 28 The application for the new replacement firestation is of a form and design that can be supported with a positive recommendation. This will ensure a new 21st Century building will be constructed on the site making an equal contribution to the townscape, but also offering better community access and modern-day fire fighting service facilities. A condition requiring a contract for redevelopment to be submitted for approval is recommended, to ensure that demolition does not occur without the new building being programmed.

- 29 Conservation area consent for demolition is recommended.

#### **Community impact statement**

- 30 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) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### Consultations

- 31 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### Consultation replies

- 32 Details of consultation responses received are set out in Appendix 2.

### Summary of consultation responses

Council for British Archaeology:

No objection in principle to the demolition. The design of the new building would not preserve or enhance the character or appearance of the area. A better design would therefore be required.

One letter of objection from 34 Little London Court, Mill Street.

### Human rights implications

- 33 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.
- 34 This application has the legitimate aim of demolishing the existing fire station and providing a replacement fire station. The rights potentially engaged by this application, including the 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.

## BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/228-B Application file: 12/AP/2977 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5457 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Andre Verster, Team Leader (Planning)	
<b>Version</b>	Final	
<b>Dated</b>	12 December 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		10 January 2013

### Consultation undertaken

**Site notice date:** 3 October 2012

**Press notice date:** 4 October 2012

**Case officer site visit date:** 3 October 2012

**Neighbour consultation letters sent:** 4 October 2012

#### Internal services consulted:

Na

#### Statutory and non-statutory organisations consulted:

Twentieth Century Society  
The Victorian Society  
Council for British Archaeology  
English Heritage

#### Neighbours and local groups consulted:

Letters to the following addresses were returned as the 'addressee gone away':

Unity Wharf, Mill Street

Ground floor rear

Ground floor front

Ground floor centre

First floor rear

First floor front and centre

Second floor flat

Second floor front

Second floor rear

Third floor front and centre

Third floor rear

23 JACOB STREET LONDON SE1 2BG  
FLAT 1 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 2 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
UNIT 1 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
UNIT 2 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
THE LOFT LLOYDS WHARF MILL STREET LONDON SE1 2BD  
FLAT 3 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 8 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 9 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 10 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 5 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 6 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 7 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
UNIT 3 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
29 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
30 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
26 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
27 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
28 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
SHIP AGROUND 33 WOLSELEY STREET LONDON SE1 2BP  
GALLERY FLAT LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT 3 ST SAVIOURS WHARF MILL STREET LONDON SE1 2BE  
DOCKHEAD FIRE STATION 8 WOLSELEY STREET LONDON SE1 2BP  
NEW MILL STREET SURGERY 1 WOLSELEY STREET LONDON SE1 2BP

MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
FLAT 11 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
10 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
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6 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
UNIT 6 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
151 PROVIDENCE SQUARE LONDON SE1 2EJ  
152 PROVIDENCE SQUARE LONDON SE1 2EJ  
FLAT 12 COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
FLAT 3A COMMODORE BUILDING 5 WOLSELEY STREET LONDON SE1 2BP  
UNIT 4 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
153 PROVIDENCE SQUARE LONDON SE1 2EJ  
3 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
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5 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
154 PROVIDENCE SQUARE LONDON SE1 2EJ  
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46 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
41 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
42 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
43 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
47 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
51 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
52 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
53 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
48 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
49 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
50 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
68 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
16 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
17 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
18 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
13 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
14 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
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19 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
23 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
24 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
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12 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
2 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
3 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
4 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
69 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
70 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
1 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
5 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
9 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG

10 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
11 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
6 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
7 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
8 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
UNIT 5 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
204 PROVIDENCE SQUARE LONDON SE1 2DZ  
205 PROVIDENCE SQUARE LONDON SE1 2DZ  
206 PROVIDENCE SQUARE LONDON SE1 2DZ  
A3 LLOYDS WHARF 5-7 MILL STREET LONDON SE1 2BD  
FLAT 1 UNITY WHARF MILL STREET LONDON SE1 2BZ  
SECOND FLOOR FLAT UNITY WHARF MILL STREET LONDON SE1 2BH  
SECOND FLOOR FLAT 23 JACOB STREET LONDON SE1 2BG  
B1 LLOYDS WHARF 5-7 MILL STREET LONDON SE1 2BD  
FIRST FLOOR FLAT UNITY WHARF MILL STREET LONDON SE1 2BH  
FIRST FLOOR FLAT 67 GEORGE ROW LONDON SE16 4UH  
203 PROVIDENCE SQUARE LONDON SE1 2DZ  
193 PROVIDENCE SQUARE LONDON SE1 2DG  
194 PROVIDENCE SQUARE LONDON SE1 2DG  
195 PROVIDENCE SQUARE LONDON SE1 2DG  
156 PROVIDENCE SQUARE LONDON SE1 2EJ  
191 PROVIDENCE SQUARE LONDON SE1 2DG  
192 PROVIDENCE SQUARE LONDON SE1 2DG  
196 PROVIDENCE SQUARE LONDON SE1 2DG  
200 PROVIDENCE SQUARE LONDON SE1 2DZ  
201 PROVIDENCE SQUARE LONDON SE1 2DZ  
202 PROVIDENCE SQUARE LONDON SE1 2DZ  
197 PROVIDENCE SQUARE LONDON SE1 2DG  
UNIT 7 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
199 PROVIDENCE SQUARE LONDON SE1 2DZ  
UNIT A FOURTH FLOOR FLAT HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
UNIT 4 ST SAVIOURS WHARF MILL STREET LONDON SE1 2BE  
UNIT 5 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FIRST FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
FOURTH FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
FIFTH FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
FLAT 49 ST SAVIOURS WHARF 23-25 MILL STREET LONDON SE1 2BE  
SECOND FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
THIRD FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
LLOYDS WHARF 2 MILL STREET LONDON SE1 2BD  
GROUND FLOOR FRONT UNITY WHARF MILL STREET LONDON SE1 2BH  
GROUND FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
FIRST FLOOR REAR UNITY WHARF MILL STREET LONDON SE1 2BH  
GROUND FLOOR NORTH MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
THIRD FLOOR THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS  
FOURTH FLOOR THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS  
SECOND FLOOR 67 GEORGE ROW LONDON SE16 4UH  
7 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
BASEMENT THE ITALIAN BUILDING 41-43 DOCKHEAD LONDON SE1 2BS  
BLOCK A PART FOURTH FLOOR HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
SECOND FLOOR FRONT UNITY WHARF MILL STREET LONDON SE1 2BH  
THIRD FLOOR FRONT AND CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH  
BASEMENT MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
12 MILL STREET LONDON SE1 2BG  
UNIT 2 HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
THIRD FLOOR 23 JACOB STREET LONDON SE1 2BG  
37 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
38 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
34 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
35 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
36 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
181 PROVIDENCE SQUARE LONDON SE1 2EE  
185 PROVIDENCE SQUARE LONDON SE1 2EE  
186 PROVIDENCE SQUARE LONDON SE1 2EE  
187 PROVIDENCE SQUARE LONDON SE1 2EE  
182 PROVIDENCE SQUARE LONDON SE1 2EE  
183 PROVIDENCE SQUARE LONDON SE1 2EE  
184 PROVIDENCE SQUARE LONDON SE1 2EE  
33 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
23 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
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29 LITTLE LONDON COURT MILL STREET LONDON SE1 2BF  
188 PROVIDENCE SQUARE LONDON SE1 2EE  
172 PROVIDENCE SQUARE LONDON SE1 2EF  
173 PROVIDENCE SQUARE LONDON SE1 2EF  
174 PROVIDENCE SQUARE LONDON SE1 2EF  
169 PROVIDENCE SQUARE LONDON SE1 2EF  
170 PROVIDENCE SQUARE LONDON SE1 2EF  
171 PROVIDENCE SQUARE LONDON SE1 2EF  
175 PROVIDENCE SQUARE LONDON SE1 2EF  
179 PROVIDENCE SQUARE LONDON SE1 2EF  
180 PROVIDENCE SQUARE LONDON SE1 2EF  
155 PROVIDENCE SQUARE LONDON SE1 2EJ  
176 PROVIDENCE SQUARE LONDON SE1 2EF  
177 PROVIDENCE SQUARE LONDON SE1 2EF  
178 PROVIDENCE SQUARE LONDON SE1 2EF  
168 PROVIDENCE SQUARE LONDON SE1 2EF  
158 PROVIDENCE SQUARE LONDON SE1 2EF  
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157 PROVIDENCE SQUARE LONDON SE1 2EF  
161 PROVIDENCE SQUARE LONDON SE1 2EF  
165 PROVIDENCE SQUARE LONDON SE1 2EF  
166 PROVIDENCE SQUARE LONDON SE1 2EF  
167 PROVIDENCE SQUARE LONDON SE1 2EF  
162 PROVIDENCE SQUARE LONDON SE1 2EF  
163 PROVIDENCE SQUARE LONDON SE1 2EF  
164 PROVIDENCE SQUARE LONDON SE1 2EF  
FLAT 6 66 GEORGE ROW LONDON SE16 4UH  
FLAT 7 66 GEORGE ROW LONDON SE16 4UH  
FLAT 8 66 GEORGE ROW LONDON SE16 4UH  
FLAT 3 66 GEORGE ROW LONDON SE16 4UH  
FLAT 4 66 GEORGE ROW LONDON SE16 4UH  
FLAT 5 66 GEORGE ROW LONDON SE16 4UH  
FLAT 9 66 GEORGE ROW LONDON SE16 4UH  
12 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
16 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
37-39 QUEEN ELIZABETH STREET LONDON SE1 2BT  
PART GROUND FLOOR THE ITALIAN BUILDING 41 DOCKHEAD LONDON SE1 2BS  
LIVING ACCOMMODATION 33 WOLSELEY STREET LONDON SE1 2BP  
PART GROUND FLOOR TO SECOND FLOOR THE ITALIAN BUILDING 41 DOCKHEAD LONDON SE1 2BS  
FIRST FLOOR 23 JACOB STREET LONDON SE1 2BG  
47 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
UNIT 1 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
UNIT 2 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
43 AND 46 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
44 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
45 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
UNIT 11 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
THIRD FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
OFFICE A SECOND FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
OFFICES B TO F SECOND FLOOR MILL HOUSE 8 MILL STREET LONDON SE1 2BA  
UNIT 6 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
UNIT 7 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 48 ST SAVIOURS WHARF 23-25 MILL STREET LONDON SE1 2BE  
FLAT 1 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 26 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 27 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 28 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 23 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 24 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 25 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 29 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 32 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 33 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 34 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 3 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 30 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 31 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 22 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 13 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 14 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 15 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 10 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 11 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ



FLAT 12 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 16 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 2 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 20 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 21 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 17 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 18 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 19 PETER BUTLER HOUSE WOLSELEY STREET LONDON SE1 2BJ  
FLAT 5 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 6 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 7 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 2 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 3 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 4 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 8 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
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14 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 9 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 10 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 11 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
FLAT 1 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
UNIT 2 UNITY WHARF 13 MILL STREET LONDON SE1 2BA  
198 PROVIDENCE SQUARE LONDON SE1 2DZ  
UNIT B FOURTH FLOOR FLAT HOBBS COURT 2 JACOB STREET LONDON SE1 2BG  
FIRST FLOOR FRONT AND CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH  
GROUND FLOOR CENTRE UNITY WHARF MILL STREET LONDON SE1 2BH  
UNIT 3 3 MILL STREET LONDON SE1 2DF  
4 NEW CONCORDIA WHARF MILL STREET LONDON SE1 2BB  
SHOP UNIT 1 3 MILL STREET LONDON SE1 2DE  
15 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
33 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
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24 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
25 ST SAVIOURS WHARF 23 MILL STREET LONDON SE1 2BE  
UNIT B8 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT A9 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT B9 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT A7 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT B7 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT A8 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
5 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
10 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
11 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
12 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
6 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
8 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
9 VOGANS MILL WHARF MILL STREET LONDON SE1 2BZ  
UNIT B6 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT A2 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT B2 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT G2 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT G1 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT B10 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
UNIT B11 LLOYDS WHARF MILL STREET LONDON SE1 2BD  
FLAT A3 LLOYDS WHARF MILL STREET LONDON SE1 2BD



FLAT 29 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 3 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 30 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 7 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 10 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 11 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 12 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW  
FLAT 8 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 9 DOMBEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BL  
FLAT 1 TAPLEY HOUSE DICKENS ESTATE WOLSELEY STREET LONDON SE1 2BW

**Re-consultation:**

N/A

## Consultation responses received

### Internal services

Na

### Statutory and non-statutory organisations

Council for British Archaeology:

No objection in principle to the demolition. The design of the new building would not preserve or enhance the character or appearance of the area. A better design would therefore be required.

### Neighbours and local groups

One objection from 34 Little London Court, Mill Street raising issues relating to this being an unsuitable site for a fire station and noise issues.

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## RECOMMENDATION

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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.

<b>Applicant</b>	Ms P Burns London Fire Brigade	<b>Reg. Number</b>	12/AP/2977
<b>Application Type</b>	Conservation Area Consent	<b>Case Number</b>	TP/228-B
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Conservation Area Consent was GIVEN to demolish the following:**

Demolition of existing station and ancillary structures.

**At:** DOCKHEAD FIRE STATION, 8 WOLSELEY STREET, LONDON, SE1 2BP

**In accordance with application received on 11/09/2012**

**and Applicant's Drawing Nos.** 06(00)AP001; JB\_J26015E3/A.01A/0401/RevP1, JB\_26015E3/A.01A/0402/RevP1, Outline Demolition Plan.

**Reasons for granting conservation area consent.**

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

- a) Saved Policies 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites; of the Southwark Plan 2007 and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.
- b) Policy 7.8 Heritage assets and archaeology of the London Plan 2011.
- c) Section 12: Conserving and enhancing the historic environment of The National Planning Policy Framework 2012.

Particular regard was had to the effect of the development the character and appearance of the St Saviours Dock Conservation Area where it was considered that the character and appearance would be preserved by the scheme. Conservation area consent was granted as there are no, or insufficient, grounds to withhold consent on the basis of the policies considered and other material planning considerations.

**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 Prior to commencement of demolition works, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission was granted simultaneously with this consent) shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

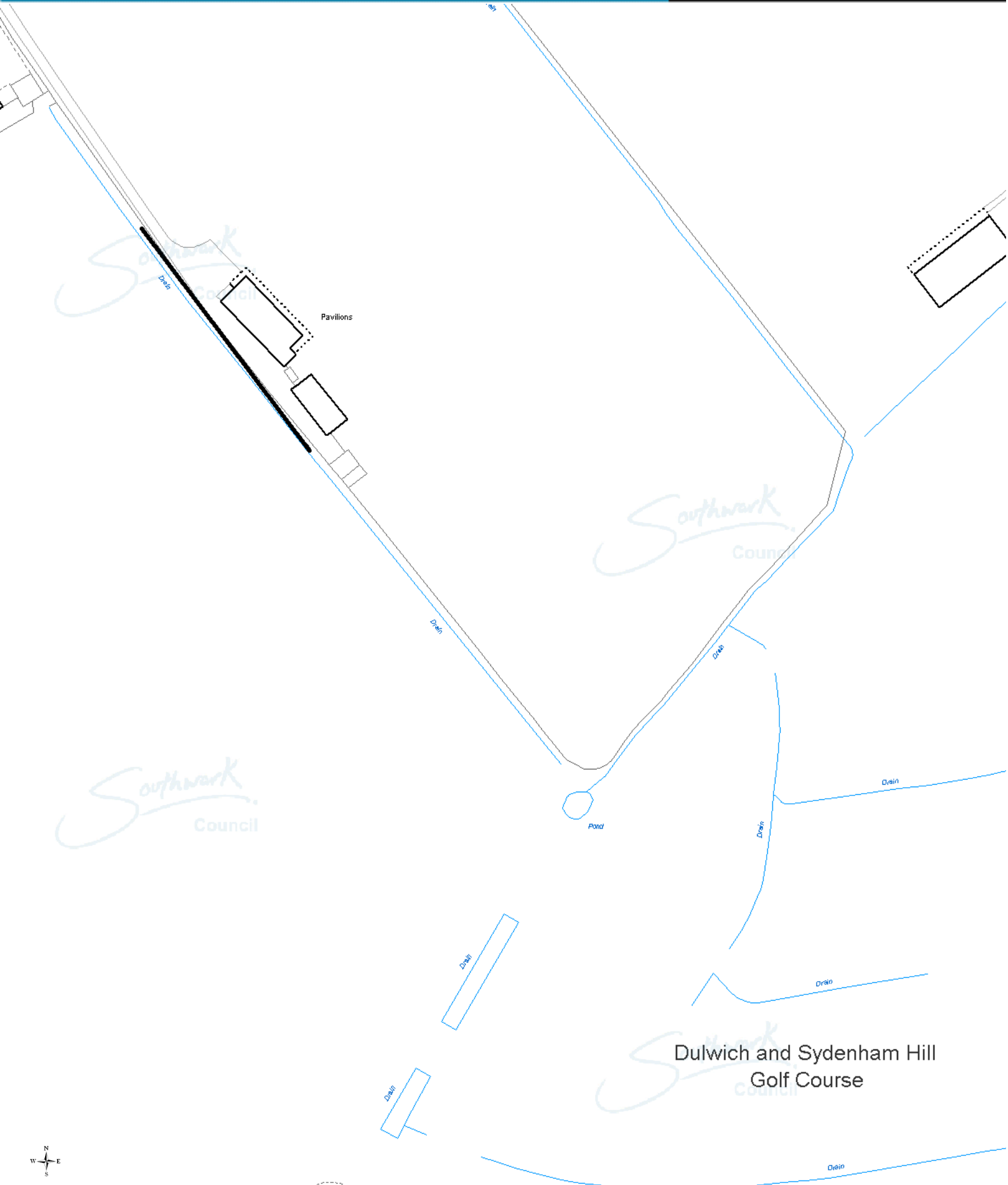
Reasons

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the St Saviours Dock Conservation Area in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.15 Conservation of the Historic Environment, 3.16 Conservation Areas, and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

Agenda Item 6.3

Ordnance Survey

Date 10/1/2013



Dulwich and Sydenham Hill Golf Course

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<b>Item No.</b> 6.3	<b>Classification:</b> OPEN	<b>Date:</b> 22 January 2013	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/2999 for: Full Planning Permission  <b>Address:</b> DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON, SE21 7LH  <b>Proposal:</b> Retention of raised height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club.		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	The Head of Development Management		
<b>Application Start Date</b> 30 October 2012		<b>Application Expiry Date</b> 25 December 2012	

### RECOMMENDATION

- 1 Grant planning permission.

### BACKGROUND INFORMATION

- 2 This application is being reported to Sub-Committee as it is located on Metropolitan Open Land.

#### Site location and description

- 3 The application site is the Dulwich and Sydenham Hill golf course which consists of a large open area with associated ancillary buildings within the site. The specific location of the development is along the north eastern boundary of the site adjacent to the Pynners sports club.
- 4 The surrounding area consists of similar open space sports and recreational facilities with the only buildings within the vicinity consisting of the adjacent Pynners sports club.
- 5 There are no listed buildings within the site and there are none within the immediate vicinity. The site is located within the Dulwich Wood conservation area and is a designated Site of Importance for Nature Conservation (SINC).

#### Details of proposal

- 6 The proposal seeks to retain a raised height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club. The height is necessary to stop golf balls flying over the fence.

#### Planning history

- 7 12/AP/3776 - A planning application has been submitted for the replacement of existing defective irrigation water storage tank with a tank of a larger size and

capacity, however at the time of writing this had not been determined.

- 8 11/AP/0136 - Planning permission was granted for a proposed timber framed single storey plant room to house automatic irrigation equipment for the golf course - 22/03/11.
- 9 08/AP/2609: Permission granted for demolition of existing and construction of a new plant room within grounds of Dulwich and Sydenham Hill golf course. This was constructed but there have been problems and it is now structurally failing.
- 10 03/AP/2364 - Planning permission was granted for the erection of single storey front extension, including ramp for disabled access - 01/03/2004.
- 11 9601114 - Planning permission was granted for the extension to balcony, extension to ground floor, new entrance canopy, two external staircases and the use of first floor flat as part of the club house and associated elevational alterations and enlarged terrace area -10/01/1997.
- 12 9600978 - Conservation area consent was granted for the demolition of the existing balcony, canopy, external staircase and other minor structures - 28/11/1996.

#### **Planning history of adjoining sites**

- 13 None relevant.

#### **KEY ISSUES FOR CONSIDERATION**

##### **Summary of main issues**

- 14 Strategic Policy 11 – Open spaces and wildlife  
Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High Environmental Standards

##### Southwark Plan 2007 (July) - saved policies

- 15 3.2 'Protection of Amenity'  
3.12 'Quality in Design'  
3.13 'Urban Design'  
3.16 'Conservation Areas'  
3.25 'Metropolitan Open Land'  
3.28 'Biodiversity'
- 16 Supplementary Planning Documents  
  
None relevant.
- 17 For 12 months from 27 March 2012 weight can continue to be given to relevant local planning policies adopted in accordance with the Planning and Compulsory Purchase Act 2004, and those in the London Plan, in making decisions on planning applications even if there is a limited degree of conflict with the National Planning Policy Framework (NPPF). The weight given to the saved policies of the Southwark Plan should be according to their degree of consistency with policies in the NPPF.

##### National Planning Policy Framework (NPPF)

- 18 The NPPF came into effect on 27 March 2012 and is a material planning consideration. The following part is most relevant.



- 19 7. 'Requiring good design'  
 11. Conserving the natural environment  
 12. Conserving the historic environment

#### **Principle of development**

- 20 The application site is situated within Metropolitan Open Land and part (ii) saved policy 3.25 of the Southwark plan states that development will be allowed for:
- 21 *(ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL;*
- 22 There is no objection to the principle of the development which seeks to raise the height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club as this is to prevent golf balls flying to adjoining land. The fence therefore supports the outdoor sports use of the land and the development complies with MOL policy. Whilst high, the fence is transparent, with limited solid struts. It is not considered that this is harmful to the openness of MOL.
- 23 Given the limited length of the high fence, it is not considered that this will have any significant effects on local biodiversity.

#### **Environmental impact assessment**

- 24 N/A

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

- 25 The adjoining site in use is a sports club and there are no residential uses within the immediate vicinity. As such, the fencing, due to its location that is a significant distance away from any nearby residential uses, and the open nature of the design, would not impact on the amenity of adjoining occupiers.
- 26 The fencing style subject to this application is one that is typically found within sites of a similar use and it is considered that it will not significantly impact on the visual amenity and open character of the area. Although the proposed fencing is higher than the existing, the open nature of the fencing helps to ensure that it would not appear as a dominant or obtrusive feature in the area.
- 27 In terms of health and safety, the applicants state that the fencing is required to restrict uncontrolled golf balls from the third tee of the golf course flying into the neighbouring site. Prior to the installation, safety issues had been raised by the users of the neighbouring site. It is considered that the additional fencing height at this point will sufficiently overcome these safety concerns and as such no issues are raised on this ground.
- 28 As such, the proposal will not result in a detrimental impact on the amenity and the use of the surrounding area to an extent to warrant refusal and thus complies with Saved Policy 3.2 of the Southwark Plan 2007.

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

- 29 The use of the application site will not be altered and as a result no material impact will be had.

**Traffic issues**

- 30 The proposed fencing will not have any impact on the operation of any of the nearby footpaths or public highways and as such no issues are raised in this regard.

**Design issues**

- 31 Overall, the design, use of materials and appearance of the proposed development is considered acceptable, and would not have a detrimental impact on the character or appearance of the area. It is of a common design for sites used as golf courses and situated a substantial distance from any public vantage points.

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

- 32 The application site is located within the Dulwich Wood conservation area. The area of higher fencing has no harmful impact on the character, which is of large open spaces where a variety of boundaries are commonplace.

**Impact on trees**

- 33 The development will not result in any impacts on any trees.

**Planning obligations (S.106 undertaking or agreement)**

- 34 Not required for an application of this nature.

**Sustainable development implications**

- 35 None expected as a result of the development

**Other matters**

- 36 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
- 37 The proposed development would not be CIL liable as the proposal does not create a building that people would go to.

**Conclusion on planning issues**

- 38 The proposal does not result in any adverse impacts in terms of design, heritage or loss of amenity and would improve the safety and security within the site. It is also considered that it will not result in any significant impacts on the open nature of the Metropolitan Open Land, or the SINC, and as such it is recommended that planning permission is granted.

**Community impact statement**

- 39 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 issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

- 40 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

- 41 Details of consultation responses received are set out in Appendix 2.
- 42 Summary of consultation responses  
None received.

### **Human rights implications**

- 43 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.
- 44 This application has the legitimate aim of providing a new boundary fence in order to reduce the amount of stray golf balls flying into the neighbouring site and thus improve safety. The rights potentially engaged by this application, including the 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.

## **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2568-D Application file: 12/AP/2999 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Alex Cameron, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	18 December 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		10 January 2013

**Consultation undertaken**

**Site notice date:** 27/11/2012

**Press notice date:** 15/11/12

**Case officer site visit date:** 27/11/12

**Neighbour consultation letters sent:** 13/11/12

**Internal services consulted:**

N/A.

**Statutory and non-statutory organisations consulted:**

N/A.

**Neighbours and local groups consulted:**

PYNNERS CLOSE SPORTS GROUND DULWICH COMMON LONDON SE21 7EY

FLAT ABOVE PAVILION OLD ALLEYNIAIS SPORTS GROUND DULWICH COMMON LONDON SE21 7HA

OLD ALLEYNIAIS SPORTS GROUND DULWICH COMMON LONDON SE21 7HA

**Re-consultation:**

N/A.

**Consultation responses received****Internal services**

N/A.

**Statutory and non-statutory organisations**

N/A.

**Neighbours and local groups**

None received.

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## RECOMMENDATION

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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.

<b>Applicant</b>	Mr M Sawicki Dulwich & Sydenham Hill Golf Club	<b>Reg. Number</b>	12/AP/2999
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2568-D
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Planning Permission was GRANTED for the following development:**

Retention of increase in height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club.

**At:** DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON, SE21 7LH

**In accordance with application received on 12/09/2012**

**and Applicant's Drawing Nos.** Design and Access Statement, ABL266/SP, ABL/266/1, ABL/266/2, Photo sheets x 3.

**Reasons for granting permission.**

Strategic policies of the Core Strategy 2011

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development. Policies Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces, and conservation of heritage assets and Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

Saved policies of the Southwark Plan 2007

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design. Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments, Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site and 3.28 Metropolitan Open Land advises that the Local Planning Authority will seek to protect MOL from inappropriate development.

The Residential Design Standards SPD (2011)

NPPE

Part 7 Delivering good design, Part 11 Conserving the natural environment and Part 12 Conserving the historic environment

Particular regard was had to potential impacts on the character and appearance of the Metropolitan Open Land and the SINC. The fencing supports the use of the land for open space recreation, and given its transparency, does not harmfully affect openness. Given its limit length, it is considered to have negligible impacts on local biodiversity. The impact on the conservation area was considered to be neutral. It was therefore considered appropriate to grant planning permission having regard to the policies considered and other material planning considerations.

**Subject to the following condition:**

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: Design and Access Statement, ABL266/SP, ABL/266/1, ABL/266/2, Photo sheets x 3.

Reason:

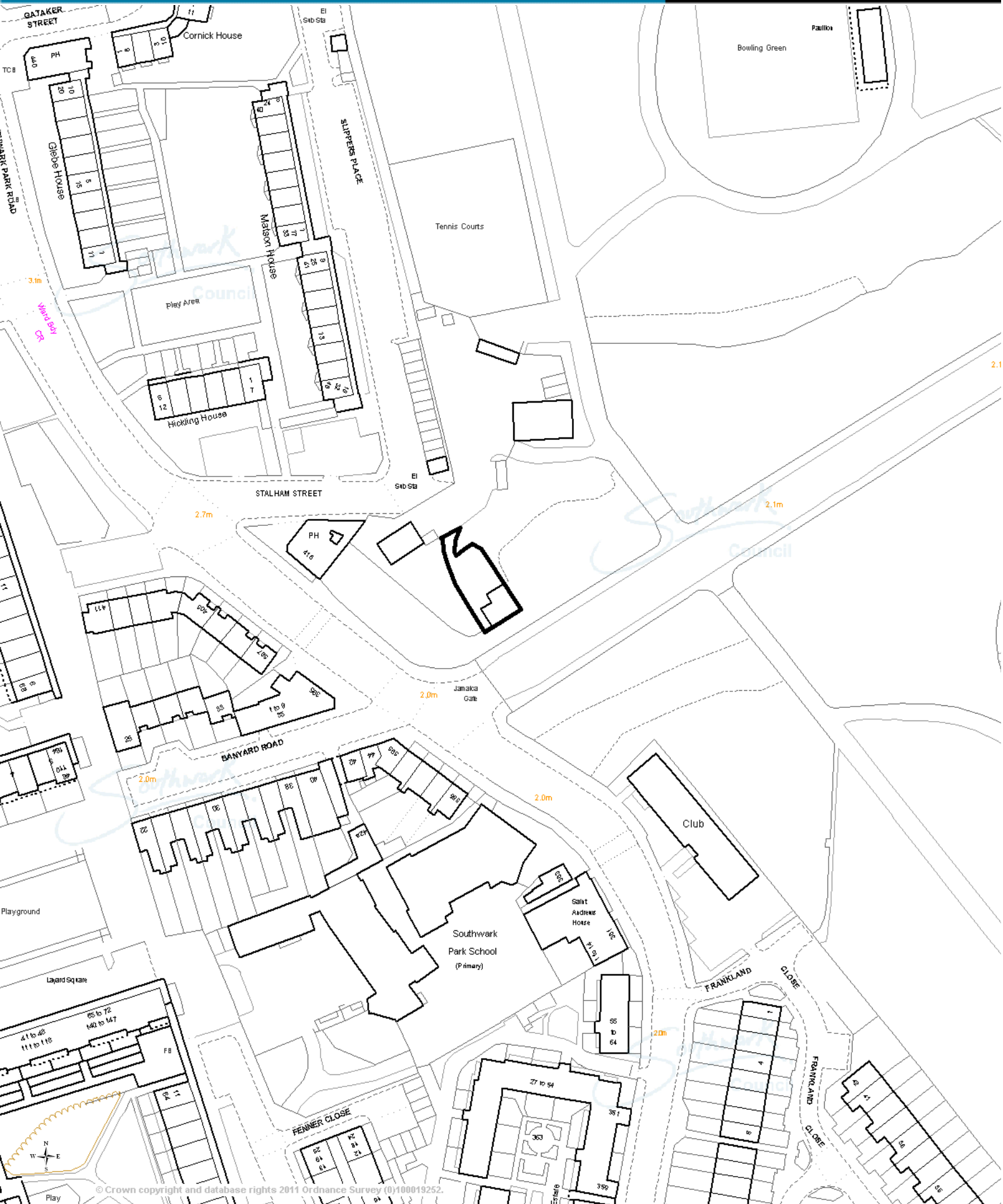
For the avoidance of doubt and in the interests of proper planning.

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

Ordnance Survey

Date 10/1/2013



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<b>Item No.</b> 6.4	<b>Classification:</b> OPEN	<b>Date:</b> 22 January 2013	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 12/AP/3084 for: Full Planning Permission  <b>Address:</b> THE LODGE, SOUTHWARK PARK ROAD, LONDON, SE16 2ET  <b>Proposal:</b> Single storey side extension with a roof terrace above and a two storey rear extension; providing additional residential accommodation.		
<b>Ward(s) or groups affected:</b>	Rotherhithe		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 24 September 2012		<b>Application Expiry Date</b> 19 November 2012	

### RECOMMENDATION

- 1 Grant planning permission.

### BACKGROUND INFORMATION

- 2 This application is being reported to the Planning Sub-Committee A as it is located on Metropolitan Open Land.

### Site location and description

- 3 The application site is a two storey detached cottage that is located adjacent to the entrance to Southwark Park which is situated along Southwark Park Road.
- 4 To the north of the property lies the park and to the south and west are various residential buildings, with the locally listed Stanley Arms public house situated to the northwest of the site.
- 5 The property is not listed, nor is it located within a conservation area. Southwark Park is a registered park and garden (Grade 2).

### Details of proposal

- 6 The application proposes the erection of a single storey side infill extension with a roof terrace above and a two storey rear extension with a garage at ground floor level.
- 7 The proposed side extension would be 3.25m in width with 2.2m of this width having a glazed roof and the remaining 1.05m having a flat roof to be used as a terrace. It would be 5.8m in depth and would be 3.1m at its highest point with railings surrounding the terrace to a height of 4.1m.
- 8 The proposed two storey rear extension would be 7.3m in depth, 5.25m in width, 5.1m in height to the eaves and 8.1m at its highest point.

- 9 All materials including all brickwork and tiles are proposed to match all of the existing materials on site.

### **Planning history**

- 10 Tree Preservation Order 396 - This TPO covers all trees located within Southwark Park including the trees adjacent to the proposed extensions.

### **Planning history of adjoining sites**

- 11 Stanley Arms, 418 Southwark Park Road - 468-90 - Planning permission was granted for the erection of an illuminated lamp post - 19/07/1990.
- 12 1624-84 - Planning permission was granted for the change of use of the land adjacent to Stanley Arms to a beer garden/outdoor play areas associated with the public house - 06/02/1985.
- 13 55-80 - Planning permission was granted for alterations and extensions to the existing toilet block - 11/02/1980.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 14 The main issues to be considered in respect of this application are:
- a) the principle of the development in terms of land use and conformity with strategic policies.
  - b) The impact of the proposal on amenity.
  - c) The design and visual impact of the proposal.
  - d) The impact of the proposed development on the surrounding Metropolitan Open Land.

### **Planning policy**

#### Core Strategy 2011

- 15 Strategic Policy 11 – Open spaces and wildlife  
Strategic Policy 12 - Design and conservation  
Strategic Policy 13 - High Environmental Standards

#### Southwark Plan 2007 (July) - saved policies

- 16 3.2 'Protection of Amenity'  
3.12 'Quality in Design'  
3.13 'Urban Design'  
3.18 Setting of listed buildings, conservation areas and world historic sites  
3.25 'Metropolitan Open Land'

#### Supplementary Planning Documents

- 17 Residential design standards Supplementary Planning Document (2011)

- 18 For 12 months from 27 March 2012 weight can continue to be given to relevant local planning policies adopted in accordance with the Planning and Compulsory Purchase Act 2004, and those in the London Plan, in making decisions on planning applications even if there is a limited degree of conflict with the National Planning Policy Framework (NPPF). The weight given to the saved policies of the Southwark Plan should be according to their degree of consistency with policies in the NPPF.
- 19 London Plan (2011)  
 Policy 2.18 - Green infrastructure: the network of open and green spaces  
 Policy 5.1 - Climate change mitigation  
 Policy 5.10 - Urban greening  
 Policy 6.1 - Strategic approach  
 Policy 7.4 Local character  
 Policy 7.17 - Metropolitan Open Land  
 Policy 7.21 - Trees and woodlands

#### National Planning Policy Framework (NPPF)

- 20 The NPPF came into effect on 27 March 2012 and is a material planning consideration. The following part is most relevant.
7. 'Requiring good design'  
 8. Promoting healthy communities,  
 11. Conserving the natural environment  
 12. Conserving the historic environment

#### **Principle of development**

- 21 The property is within the designated Metropolitan Open Land (MOL) within Southwark Park. Whilst it is acceptable to extend dwellings within Metropolitan Open Land, it is restrictive in relation to the design and scale of development which would normally be allowed. Saved Policy 3.25 states that there is a general presumption against inappropriate development on Metropolitan Open Land. Of relevance to this application is sub section iii of policy 3.25: 'Extension of or alteration to an existing dwelling', which is in principle considered to be acceptable providing that it does not result in disproportionate additions over and above the size of the original building.
- 22 The reasoning behind this policy is to protect the openness of MOL, particularly in areas of development pressure, and to protect existing open space. It is considered that the proposed extensions, whilst substantial, would remain subservient to the original dwelling and would not harm the openness of the wider open land.
- 23 Although the development is located on MOL land, it is part of a residential garden and is not open to public use. Due to the vegetation surrounding the site within the park and along Southwark Park Road and Stalham Road, it is largely not visible from public vantage points. The extensions to the house would not undermine the MOL policy nor harm its character and function, and on balance, the proposal is considered acceptable in terms of policy 3.25.

#### **Environmental impact assessment**

- 24 Not required for an application of this nature. No significant environmental impacts would arise.

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

- 25 The proposed extensions to be dwelling are set well away from any neighbouring buildings. The lodge is located within Southwark Park, and has its own generous grounds. There are no immediate neighbours that would be impacted by the extensions or terrace in terms of light, sun and overlooking.
- 26 As such, the proposal is considered to comply with the Council's policies that protect amenities of neighbours.

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

- 27 The development consists of an extension to an existing residential dwelling and as such it is not considered that the neighbouring uses will result in any impacts on the occupiers of the proposed development greater than there are currently.

### **Traffic issues**

- 28 The proposal is situated entirely to the rear of the residential property and as such no impacts on any highways by way of impacts on the on highway movements are expected.
- 29 There is an existing car port with a vehicular access that is to the rear of the site which is accessed off of Stalham Street and this access is not proposed to change. The 3-4m strip of land connecting the property to Stalham Street is in joint ownership with Southwark Council and this area is not set to change as part of the application and as such has not been included within the application site.
- 30 As such it is not considered that any issues are raised by the introduction of a more formal garage area within the site as it will not impact on any sight lines into and out of the site and as such no impacts on highway safety.
- 31 The site is located within an area of a medium PTAL rating (3) reflecting the area's medium level of access to all forms of public transport. One formal parking space is retained within the garage with space for further parking spaces as there are at present. As such, it is not considered that there are any traffic or parking issues in this instance.
- 32 For these reasons, it is considered that there are no significant traffic impacts as a result of the proposed development.

### **Design issues**

- 33 Whilst it is acknowledged that this proposal would result in a large addition that will extend the property substantially, it will not alter the character of the dwelling and it would fit within the context of the site and it would not unduly dominate the application dwelling, or appear out of scale in relation to the buildings situated on the edge of the park.
- 34 The proposal will not alter the frontage of the Lodge house and whilst there may be some visibility of the extension from within the park, given the surrounding dense green landscape, views will be limited and there will be no significant impact on the MOL land that is Southwark Park.
- 35 The proposed ground floor extension will be glazed which will be an acceptable

design and use of materials in this instance. The first floor extension would match the width of the rear element of the parent dwelling, would be finished with bricks and have timber windows, and as such has been designed to be sympathetic with the materials of the host dwelling. Further, with the development wholly contained to the rear and limited views from any surrounding public vantage points, it is not considered that the proposal will look out of keeping with the host dwelling.

- 36 There are no concerns raised in relation to the overall design of the proposal and the development is considered to accord with Saved Policies 3.12 'Quality of Design' and 3.13 'Urban Design' of the Southwark Plan 2007.

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

- 37 The application is not listed and it is not situated within a conservation area. Whilst there is the Grade II listed Southwark Park School to the southwest of the site, it is not considered that the proposal would result in any impacts on this heritage asset given that it will predominantly not be visible from any public spaces.
- 38 Southwark Park is a Grade II listed Park and Garden and as the proposal is situated within the park; however, the development would not impact on the historic nature of the park. As the proposed development is wholly contained within the curtilage of a dwelling that has a significant mature tree foliage cover, it is not highly visible from the park.
- 39 The property is not noted in the list description of the park and the proposed works to the building are unlikely to affect any of the key features of historic interest within the park.
- 40 As such it is not considered that the proposal harms any heritage assets.

#### **Impact on trees**

- 41 The proposal will result in development close to the boundary of Southwark Park which contains a number of preserved trees. As such, there may be some potential impacts on the trees roots as a result of the development.
- 42 However it is considered that subject to conditions relating to tree root protection and the provision of details of foundations for the development, any potential impacts on the trees can be mitigated.

#### **Planning obligations (S.106 undertaking or agreement)**

- 43 None identified.

#### **Sustainable development implications**

- 44 No impacts are expected as a result of the proposal.

#### **Other matters**

- 45 S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.

- 46 The proposed development would not be CIL liable as the amount of new floorspace created would be under the threshold of 100 sq. metres.

### **Conclusion on planning issues**

- 47 The proposed extensions and roof terrace are located a significant distance from the closest dwellings and as such would not result in any impacts in terms of daylight/sunlight nor will it overlook any other dwellings to a such degree that it would constitute harm to surrounding neighbours. The proposal is not considered harmful to heritage assets, and its design is considered acceptable.
- 48 It is acknowledged that the proposed extension is a large addition, however given the location of a dwelling on the periphery of the MOL designated land, and its limited views from public vantage points within the park, it is not considered that the proposal would undermine the character or enjoyment of the park and it is considered that the work would fall within a category of appropriate development.
- 49 It is recommended that planning permission be granted subject to condition.

### **Community impact statement**

- 50 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 issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

- 51 Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

### **Consultation replies**

Details of consultation responses received are set out in Appendix 2.

- 52 Summary of consultation responses  
None received.

### **Human rights implications**

- 53 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.
- 54 This application has the legitimate aim of providing additional residential accommodation to an existing residential unit. The rights potentially engaged by this application, including the 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.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/139-G Application file: 12/AP/3084 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Alex Cameron, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	18 December 2012	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance & Corporate Services	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		22 January 2013



**Consultation undertaken**

**Site notice date:** 09/10/2012

**Press notice date:** 29/11/12.

**Case officer site visit date:** 09/10/12

**Neighbour consultation letters sent:** 11/10/2012

**Internal services consulted:**

Design and Conservation.  
Urban Forester.

**Statutory and non-statutory organisations consulted:**

None consulted.

**Neighbours and local groups consulted:**

STANLEY ARMS 418 SOUTHWARK PARK ROAD LONDON SE16 2ET  
LIVING ACCOMMODATION 418 SOUTHWARK PARK ROAD LONDON SE16 2ET

**Re-consultation:**

Not required.

## **Consultation responses received**

### **Internal services**

Design and Conservation - Incorporated into the report.  
Urban Forester - Proposed standard tree conditions.

### **Statutory and non-statutory organisations**

N/A.

### **Neighbours and local groups**

None received.

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## RECOMMENDATION

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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.

<b>Applicant</b>	Mr Giordano	<b>Reg. Number</b>	12/AP/3084
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/139-G
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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#### **Planning Permission was GRANTED for the following development:**

Single storey side extension with terrace above and two storey rear extension to dwellinghouse, providing additional residential accommodation including a garage on the ground floor.

**At:** THE LODGE, SOUTHWARK PARK ROAD, LONDON, SE16 2ET

**In accordance with application received on** 19/09/2012 08:01:21

**and Applicant's Drawing Nos.** Site plans, A10/SOU/A01, A10/SOU/A02, A10/SOU/A03, A10/SOU/A04, A10/SOU/A05, A10/SOU/A06, A10/SOU/A07, A10/SOU/A08

#### **Reasons for granting permission.**

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

##### Saved policies of the Southwark Plan 2007

Policy 3.2 (Protection of amenity) advises that permission will not be granted where it would cause a loss of amenity. Policy 3.12 (Quality in design) requires new development to achieve a high quality of architectural and urban design. Policy 3.13 (Urban Design) advises that principles of good design must be taken into account in all developments, Policy 3.18 (Setting of Listed Buildings Conservation Areas and World Heritage Sites) advises that permission will not be granted for developments that would not preserve or enhance the immediate views and/or wider settings of a listed building, conservation area or world heritage site and 3.28 Metropolitan Open Land advises that the Local Planning Authority will seek to protect MOL from inappropriate development.

The Residential Design Standards SPD (2011)

##### Strategic policies of the Core Strategy 2011

Strategic Policy 11 Open Spaces and Wildlife protects important open spaces, trees and woodland from inappropriate development. Policies Strategic Policy 12 Design and Conservation which requires the highest possible standards of design for buildings and public spaces, and conservation of heritage assets and Strategic Policy 13 High Environmental Standards which requires developments to meet the highest possible environmental standards.

##### London Plan (2011)

Policy 2.18 - Green infrastructure: the network of open and green spaces, Policy 5.1 - Climate change mitigation, Policy 5.10 - Urban greening, Policy 6.1 - Strategic approach, Policy 7.4 - Local character, Policy 7.17 - Metropolitan Open Land and Policy 7.21 - Trees and woodlands.

##### NPPF

Part 7 Delivering good design, Part 8. Promoting healthy communities, Part 11 Conserving the natural environment and Part 12 Conserving the historic environment.

Particular regard was had to the impact on the character and function of MOL and impacts on heritage assets, including Southwark Park. The extensions were considered subsidiary to the original dwellinghouse and not so large as to harm the openness and use of MOL. No harm to heritage assets was considered to arise due to screening of the house by trees from views within the park. There were no near neighbours that would suffer loss of amenity. As such, the proposal was considered to be acceptable.

**Subject to the following condition:**

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: A10/SOU/A01, A10/SOU/A02, A10/SOU/A03, A10/SOU/A04, A10/SOU/A05, A10/SOU/A06, A10/SOU/A07, A10/SOU/A08

Reason:

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

- 2 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

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with saved Policies 3.12 'Quality in Design' and 3.13 'Urban Design' The Southwark Plan 2007 (July) and SP12 -Design and Conservation of the Core Strategy 2011.

- 4 Protective measures shall be installed and retained throughout the period of the works in accordance with the recommendations contained in an arboricultural report and any such approval given. Protective fencing must not be moved or removed without the explicit written permission of the Local Authority Urban Forester under the supervision of the developer's appointed arboriculturalist. Within tree root protection areas any excavation must be dug by hand such that any roots found to be greater than 25mm in diameter are retained and worked around. Excavation must adhere to the guidelines set out in the National Joint Utilities Group (NJUG) publication Volume 4, 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2)'.

In any case, all works must adhere to BS5837: Trees in relation to construction (2012) and BS3998: Recommendations for tree work (2010).

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

- 5 Before any work hereby authorised begins, details of the foundation works and changes to levels to be used in the construction of this development, showing how the roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with NPPF Parts 7, 8, 11 & 12, London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening; Policy 6.1 Strategic approach; Policy 7.4 Local character; Policy 7.21 Trees and woodlands; and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards. and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.28 Biodiversity.

**Statement of positive and proactive action in dealing with the application**

To assist applicants the Local Planning Authority has produced policies, provided written guidance, all of which is available on the Council's website and which has been followed in this instance.

The local planning authority delivered the decision in a timely manner

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**PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2012-13**

**NOTE:** Original held by Constitutional Team (Community Councils) all amendments/queries to Gerald Gohler Tel: 020 7525 7420

Name	No of copies	Name	No of copies
<b>To all Members of the sub-committee</b>			
Councillor Victoria Mills (Chair)	1	Environment & Leisure	
Councillor Adele Morris (Vice-Chair)	1	Environmental Protection Team	1
Councillor Mark Gettleson	1		
Councillor Barrie Hargrove	1		
Councillor Eliza Mann	1	Communications	
Councillor Right Revd Emmanuel Oyewole	1	Robin Campbell	1
Councillor Michael Situ	1	<b>Total:</b>	33
<b>(Reserves)</b>			
Councillor James Barber	1	<b>Dated: 14 January 2013</b>	
Councillor Denise Capstick	1		
Councillor Nick Dolezal	1		
Councillor Martin Seaton	1		
Councillor Andy Simmons	1		
<b>External</b>			
<b>Officers</b>			
Constitutional Officer (Community Councils) Hub 4 (2 <sup>nd</sup> Floor), Tooley St.	15		
Claire Cook Planning, Hub 2 (5 <sup>th</sup> Floor) Tooley St.	4		
Suzan Yildiz / Rachel McKoy, Legal Services Hub 2 (2 <sup>nd</sup> Floor) Tooley St.	1		