

## Planning Sub-Committee B

Wednesday 1 October 2014

7.00 pm

Room G02, 160 Tooley Street, London SE1 2QH

### Membership

Councillor Cleo Soanes (Chair)  
Councillor Maria Linforth-Hall (Vice-Chair)  
Councillor Nick Dolezal  
Councillor Chris Gonde  
Councillor David Hubber  
Councillor Eleanor Kerslake  
Councillor Leo Pollak

### Reserves

Councillor Evelyn Akoto  
Councillor Claire Maugham  
Councillor Darren Merrill  
Councillor David Noakes  
Councillor Rosie Shimell  
Councillor Kath Whittam

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Contact

Gerald Gohler on 020 7525 7420 or email: [gerald.gohler@southwark.gov.uk](mailto:gerald.gohler@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting.

**Eleanor Kelly**

Chief Executive

Date: 23 September 2014



## Planning Sub-Committee B

Wednesday 1 October 2014  
7.00 pm  
Room G02, 160 Tooley Street, London SE1 2QH

### Order of Business

Item No.	Title	Page No.
1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
4.	<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.	
5.	<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.	
6.	<b>MINUTES</b>	1 - 6
	To approve as a correct record the minutes of the meeting held on 22 July 2014.	

<b>7. DEVELOPMENT MANAGEMENT ITEMS</b>	<b>7 - 11</b>
<b>7.1. 2 HAVIL STREET, ADJACENT TO 160 SOUTHAMPTON WAY, LONDON SE5 7SD</b>	<b>12 - 44</b>
<b>7.2. 184 TO 188 SOUTHAMPTON WAY / 5A HAVIL STREET SE5 7EU</b>	<b>45 - 78</b>

Date: 23 September 2014



## 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 Department  
Tel: 020 7525 5437; or

Planning Sub-Committee Clerk, Constitutional Team  
Corporate Strategy Division  
Tel: 020 7525 7420



## Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Tuesday 22 July 2014 at 7.00 pm  
at Room G02, 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Cleo Soanes (Chair)  
Councillor Maria Linforth-Hall (Vice-Chair)  
Councillor Nick Dolezal  
Councillor Chris Gonde  
Councillor David Hubber  
Councillor Eleanor Kerlake  
Councillor Leo Pollak

**OTHER MEMBERS PRESENT:** Councillor James Barber  
Councillor David Noakes  
Councillor Rosie Shimell

**OFFICER SUPPORT:** Jonathan Gorst (Legal Officer)  
Rob Bristow (Development Management)  
Alex Gillott (Legal Officer)  
Christian Loveday (Principal Transport Planner)  
Dipesh Patel (Development Management)  
Michele Sterry (Development Management)  
Sonia Watson (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 none.

### 3. CONFIRMATION OF VOTING MEMBERS

The members of the committee present were confirmed as the voting members.

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

The following members made declarations regarding the agenda items below:

##### **Agenda item 7.3 – 1-63 Prospect House, Gaywood Estate, Gaywood Street**

Councillor Leo Pollak, non-pecuniary, he advised that as he was the deputy cabinet member for excellence in design, he would not be taking part in the above item, to avoid any possible conflicts of interest.

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

The chair gave notice of the following additional papers circulated prior to the meeting:

- Addendum report relating to item 7 – development management item.

The chair announced that item 7.2 had been withdrawn, and went on to explain that she would alter the sequence, in which the applications would be heard, as follows: 7.4, 7.1, 7.3 and 7.5.

#### 6. MINUTES

##### **RESOLVED:**

That the minutes of the meeting held on the 1 April 2014 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 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.

#### **7.4 87 COURT LANE, LONDON SE21 7EF**

**Planning application reference number: 13-AP-3477**

Report: See pages 88 to 99 of the agenda pack.

##### **PROPOSAL**

*The retention of a rear single storey extension to provide additional accommodation to dwelling house.*

The sub-committee heard an introduction to the report from a planning officer.

The sub-committee heard a representation from a spokesperson for the objectors to the application, and asked questions of the objectors.

The applicant's agent made representations to the sub-committee and answered councillors' questions.

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

The sub-committee debated the application.

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

##### **RESOLVED:**

That planning permission for application number 13-AP-3477 be granted subject to conditions, as set out in the report.

##### **ADJOURNMENT**

The meeting was adjourned at 8.05pm for fifteen minutes to give members a short break and was reconvened at 8.20pm.

#### **7.1 84-90 LORDSHIP LANE, LONDON SE22 8HF**

**Planning application reference number: 14-AP-0280**

Report: See pages 11 to 56 of the agenda pack.

##### **PROPOSAL**

*Change of use of the first and part second floor from office (Class B1) to form 8 x 2 bedroom residential units (Class C3); refurbishment of the existing retail store at ground*



*floor including a single storey rear extension with associated plant.*

The sub-committee heard an introduction to the report from a planning officer, who drew councillors' attention to the addendum report. Councillors asked questions of the officer.

The sub-committee heard a representation from a spokesperson for the objectors to the application, and asked questions of the objectors.

The applicant's agents made representations to the sub-committee and answered councillors' questions.

There were no supporters living within 100 metres of the development site.

Councillors Rosie Shimell and James Barber jointly addressed the meeting in their capacity as ward councillors, and answered questions by the sub-committee.

The sub-committee debated the application.

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

#### **RESOLVED:**

That planning permission for application number 14-AP-0280 be granted subject to conditions, as set out in the report and the addendum report, including:

1. Amended condition 3 to reflect that the service management plan needs to include the following:
  - a. the appropriate type of delivery vehicles used for servicing the retail space
  - b. a reasonable number of vehicle movements generated by servicing the retail space, including fewer movements on weekends
  - c. provisions to address traffic issues arising when vehicles manoeuvre within the site and when vehicles exit and enter the site
  - d. noise nuisance from the retail space.
2. That a six-month and a nine-month review be undertaken regarding the parameters set out in the service management plan.

#### **ADJOURNMENT**

The meeting was adjourned at 10.00pm for five minutes to give members a short break. At this point Councillor Leo Pollak left the meeting. The meeting was reconvened at 10.05pm.

### **7.3 1-63 PROSPECT HOUSE, GAYWOOD ESTATE, GAYWOOD STREET**

**Planning application reference number: 13-AP-4030**

Report: See pages 76 to 87 of the agenda pack.

**PROPOSAL**

*Replacement of existing single glazed timber windows and doors with PVCu double glazed windows and doors [excluding flat front entrance doors].*

The sub-committee heard an introduction to the report from a planning officer. Councillors asked questions of the officers.

The sub-committee heard a representation from a spokesperson for the objectors to the application, and asked questions of the objectors.

The applicant's agents made representations to the sub-committee and answered members' questions.

There were no supporters living within 100 metres of the development site.

Councillor David Noakes addressed the sub-committee in his capacity as a ward councillor, and answered questions by the sub-committee.

The sub-committee debated the application.

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

**RESOLVED:**

That planning permission for application number 13-AP-4030 be granted subject to conditions, as set out in the report.

At this point Councillor Leo Pollak rejoined the meeting.

**7.5 HARRIS GIRLS ACADEMY EAST DULWICH, HOMESTALL ROAD, LONDON SE22 0NR****Planning application reference number: 14/AP/1655**

Report: See pages 1 to 15 of the supplemental agenda No.1.

**PROPOSAL**

*Provision of 2 single storey temporary modular buildings and 1 administrative block for education use as associated Primary School (Class D1) until 30 September 2016. Including outdoor play space and minor external works. (This application represents a departure from the Southwark Core Strategy 2011 and Saved Southwark Plan Policies 2007).*

The sub-committee heard an introduction to the report from a planning officer, and asked questions of the planning officer.

There were no objectors present wishing to speak.

The applicant's agent made representations to the sub-committee and answered councillors' questions.

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

The sub-committee debated the application.

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

**RESOLVED:**

That planning permission for application number 14/AP/1655 be granted subject to conditions, as set out in the report and the addendum report, including an amended condition 1 to read:

“Permission is granted for a one-year period from the date of decision, and a provisional and additional 14 month period subject to the applicant first obtaining planning permission for a new permanent free school no later than 31 July 2015. The building hereby permitted shall not be retained after 30 September 2016 on or before which date the building shall be removed from the site.”

**7.2 LAND ADJACENT TO 1 DOG KENNEL HILL, LONDON SE22 8AA**

**Planning application reference number: 13-AP-3998**

Report: See pages 57 to 75 of the agenda pack.

**PROPOSAL**

*The erection of a terrace of 9, five storey plus basement, three bedroom houses with gardens, underground car park and associated bicycle, refuse and recycling storage areas.*

This item was withdrawn.

Meeting ended at 11.55 pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 1 October 2014	<b>Meeting Name:</b> Planning Sub-Committee B
<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 may be 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. 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. 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. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
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**

<b>No.</b>	<b>Title</b>
Appendix A	Items on Agenda of Planning Sub-Committee B on 1 October 2014

**AUDIT TRAIL**

<b>Lead Officer</b>	Ian Millichap, Constitutional Manager	
<b>Report Author</b>	Kenny Uzodike, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development Team	
<b>Version</b>	Final	
<b>Dated</b>	29 August 2014	
<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>		23 September 2014

**Items on Agenda of Planning Sub-Committee B  
on Wednesday 1 October 2014**

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<b>Appl. Type</b>	Full Planning Permission	<b>Reg. No.</b>	14-AP-0669
<b>Site</b>	2 HAVIL STREET, ADJACENT TO 160 SOUTHAMPTON WAY, LONDON, SE5 7SD	<b>TP No.</b>	TP/2229-4
		<b>Ward</b>	Brunswick Park
		<b>Officer</b>	Wing Lau

**Recommendation GRANT SUBJECT TO LEGAL AGREEMENT**

## ***Item 7.1***

**Proposal**

Erection of a part 3, part 4 and part 5 storey building at the junction of Havil Street and Southampton Way comprising 17 residential units (5 x 1 bed, 7 x 2 bed and 5 x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores

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<b>Appl. Type</b>	Full Planning Permission	<b>Reg. No.</b>	14-AP-0764
<b>Site</b>	184-188 SOUTHAMPTON WAY/ 5A HAVIL STREET SE5 7EU	<b>TP No.</b>	TP/2229-186
		<b>Ward</b>	Brunswick Park
		<b>Officer</b>	Wing Lau

**Recommendation GRANT SUBJECT TO LEGAL AGREEMENT**

## ***Item 7.2***

**Proposal**

Erection two new buildings, the first fronting on Havil Street being up to five storeys in height, with the second fronting onto Southampton Way and being up to four storeys in height together comprising 24 residential units (10 x 1 bed, 11 x 2 bed and 3 x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores

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Date 19/9/2014



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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 1 October 2014	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/0669 for: Full Planning Permission  <b>Address:</b> 2 HAVIL STREET, ADJACENT TO 160 SOUTHAMPTON WAY, LONDON SE5 7SD  <b>Proposal:</b> Erection of a part 3, part 4 and part 5 storey building at the junction of Havil Street and Southampton Way comprising 17 residential units (five x 1 bed, seven x 2 bed and five x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores.		
<b>Ward(s) or groups affected:</b>	Brunswick Park		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 01/04/2014		<b>Application Expiry Date</b> 01/07/2014	
<b>Earliest Decision Date</b> 18/05/2014			

## RECOMMENDATIONS

- 1 That planning permission is granted subject to conditions ad the applicant and owner first entering into an appropriate legal agreement by no later than 30 October 2014.
- 2 In the event the legal agreement is not entered into by 30 October 2014, that the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 90 of this report.

## BACKGROUND INFORMATION

### Site location and description

- 3 There are two applications on this agenda that the committee is asked to consider and determine concurrently. Together, application 14-AP-0764 for site 1 and application 14-AP-0669 for site 2 provide a total of 41 residential units. The application site under this ref 14-AP-0669 comprise of an irregular shaped vacant plot of land fronting both Southampton Way and Havil Street. The site address is 2 Havil Street, adjacent to 160 Southampton Way and for the purposes of this application is known as "site 2" as the applicant has concurrently submitted a full application (14-AP-0764) for a site in very close proximity on Southampton Way that is inextricably linked to this application (14-AP-0764), which is known as "site 1" and reported elsewhere in this agenda. The applicant is Family Mosaic housing association and they own site 2. The council owns site 1, but a cabinet meeting held on 14/05/13, agreed to approve the disposal of the council's freehold interest in 184-188 Southampton Way, 5a Havil Street and part of Beacon House Estate for residential purposes to Family Mosaic housing association.
- 4 The two sites are physically separated, but are in close proximity with each other and it is important to recognise that they are inextricably linked and are therefore necessary to consider them together. The schemes would also need to be delivered

together and one combined legal agreement will secure the planning obligations across the two linked development sites, which is discussed in more detail below.

- 5 This application site (site 2) is located to the south-west part of the intersection of Havil Street and Southampton Way. Site 2 was largely an area of tarmac having previously formed part of a playground used in association with the former use of the site as a school. To the immediate south of site 2 are two rows of garages with terraced housing beyond on Harris Street. Along Southampton Way within the immediate vicinity of the site is a row of shops along each side with residential above. The Southwark College Camberwell Centre and the associated existing student accommodation buildings (part 3, part 4 and part 5 storey building known as Bernard Myers House granted in 2005) is to the immediate west of the site.
- 6 The area is within a predominantly residential area with some commercial units on the ground floor on Southampton Way.
- 7 The site is within the following Core Strategy designations: Air quality management area (AQMA) and the Urban Density Zone.
- 8 It is also within Flood Risk Zone 3 and is within a controlled parking zone (CPZ). It has a public transport accessibility level rating of three.

#### **Details of proposal – the wider scheme**

- 9 As explained above, there are two applications on this agenda that the committee is asked to consider and determine concurrently. Together, application 14-AP-0764 for site 1 and application 14-AP-0669 for site 2 provide a total of 41 residential units. The applications have been submitted separately as the sites are separate planning units but it is clear that they are interlinked and inter-reliant and cannot be supported on their own. Given the policy requirement for the minimum provision of affordable and private housing, the individual applications for both sites would not satisfy policy were they not linked. It is the same applicant for both sites, and the applicant has indicated that the intention is to deliver the developments together with the affordable housing delivered first (secured by legal agreement). The applicant has a significant interest in site 1 and they own site 2 and the delivery of the schemes together can be secured by the combined s106 agreement.
- 10 Site 1 under ref 14-AP-0764, which would provide two buildings (named Block B and C in this instance) that delivers 24 affordable residential units, is also put before the committee at this meeting for determination.
- 11 The applicant, being an affordable housing provider, proposes to erect one new building on site 2 (this application) to provide a total of 17 private residential units and this has been named Block A.
 

It would provide the following mix:

  - 5 x one bed
  - 7 x two bed
  - 5 x three bed.
- 12 All remaining residential units are accessed from a central core on Southampton Way. The block is arranged in an 'L' shaped footprint wrapping the corner of Southampton Way and continuing along the alleyway to the south fronting the single storey garages. The block is three storeys to the rear on Harris Street fronting the row of existing garages and comprises three maisonettes on the ground and first floor levels.
- 13 The block is four storeys adjoining property number 160 Southampton Way stepping

up to five storeys on the corner on Havil Street.

### **Planning history**

- 14 Planning permission (03-AP-1243 for 'Land at and to the rear of 4 Havil Street') was granted with legal agreement in relation to planning obligations 8/3/2005 for construction of a five storey block containing 23 x one bedroom and 6 x two bedroom flats with ancillary laundry and office and ground floor retail unit. Construction of a part three, four and five storey block containing 21 x six bedroom residential cluster units.

This permission was never implemented.

A planning application (06-AP-1302) was withdrawn subsequent to discussions. The application was for construction of part three and part five storey block containing 7 x five bedroom and 4 x three bedroom cluster units, and 15 x studio units for use as student accommodation, with ancillary laundry and bicycle storage, and a ground floor retail unit. The application was generally considered acceptable in principle, however the design of the building was not considered acceptable and also planning contributions had not been negotiated.

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

- 15 A planning application has been submitted at 184-188 Southampton Way/5a Havil Street and described as "site 1" as explained above. This application 14-AP-0764 is pending a decision and is reported elsewhere in this agenda. This proposed development is described as follows:

Erection two new buildings, the first fronting on Havil Street being up to five storeys in height, with the second fronting onto Southampton Way and being up to four storeys in height together comprising 24 residential units (10 x one bed, 11 x two bed and 3 x three bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores

Land at rear of Southwark College, Harris Street SE5 – (ref 05-AP- 0069) granted 28/6/2005 for construction of a part three, four and five storey block containing 19 x six bedroom and 1 x seven bedroom cluster flats and 2 studio flats forming student accommodation, together with the provision of a refuse area and 44 cycle spaces.

This development has been completed and occupied, and is the development now known as 'Bernard Myers House'.

The only relevant planning history at adjoining site No. 156 Southampton Way is ref 00-AP-1396 granted 16/11/2000 for: Erection of three story side extension. Internal alterations to increase retail ground floor space and to create three self-contained flats at the upper floors.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

- 16 The main issues to be considered in respect of this application are:
- a) Principle of the proposed development in terms of land use and conformity with strategic policies
  - b) Density and dwelling mix

- c) Affordable housing
- d) Impact on the amenities of occupiers of adjoining properties and future occupiers
- e) Impact of adjoining uses on occupiers of proposed development
- f) Transport issues
- g) Design and impact on setting of adjacent listed buildings
- h) Environmental impacts, air quality and site contamination
- i) Flood risk
- j) Planning obligations
- k) Energy and sustainability.

### **Planning policy**

#### National Planning Policy Framework (NPPF)

- 17 Para 12 Core planning principles
- Part 4 Promoting sustainable transport
- Part 7 Requiring good design
- Part 8 Promoting healthy communities
- Part 10 Meeting the challenge of climate change, flooding and coastal change
- Part 11 Conserving and enhancing the natural environment in particular paragraphs 118, 123, 121 and 124 (biodiversity, noise, contamination, air quality)
- Para 173 – 177 – Ensuring viability and deliverability
- Para 203-206 Planning obligations and conditions

#### London Plan July 2011 consolidated with revised early minor alterations October 2013

- 18 Policy 3.1 Ensuring equal life chances for all
- Policy 3.3 Increasing housing supply
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.15 Water use and supplies
- Policy 5.17 Waste capacity
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach
- Policy 6.3 Assessing effects of development on transport capacity

Policy 6.9 Cycling  
 Policy 6.10 Walking  
 Policy 6.11 Smoothing traffic flow and tackling congestion  
 Policy 6.13 Parking  
 Policy 7.1 Building London's neighbourhoods and communities  
 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 7.14 Improving air quality  
 Policy 7.15 Reducing noise and enhancing soundscapes  
 Policy 8.2 Planning obligations

Core Strategy 2011

- 19 Strategic Policy 1 - Sustainable development  
 Strategic Policy 2 - Sustainable transport  
 Strategic Policy 5 – Providing new homes  
 Strategic Policy 6 – Homes for people on different Incomes  
 Strategic Policy 7 – Family homes  
 Strategic Policy 12 - Design and conservation  
 Strategic Policy 13 - High environmental standards  
 Strategic Policy 14 - Implementation

Southwark Plan 2007 (July) - saved policies

- 20 The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 2.5: Planning Obligations  
 Policy 3.1: Environmental Effects  
 Policy 3.2: Protection of Amenity  
 Policy 3.3: Sustainability Assessment  
 Policy 3.4: Energy Efficiency  
 Policy 3.6: Air Quality  
 Policy 3.7: Waste Reduction  
 Policy 3.9: Water  
 Policy 3.11: Efficient use of Land  
 Policy 3.12: Quality in Design  
 Policy 3.13: Urban Design  
 Policy 3.14: Designing out Crime  
 Policy 3.18 Setting of Listed buildings, Conservation Areas and world heritage sites  
 Policy 3.28: Biodiversity  
 Policy 4.2 Quality of Residential Accommodation  
 Policy 4.3 Mix of dwellings  
 Policy 4.4 Affordable housing  
 Policy 5.1: Locating Developments  
 Policy 5.2: Transport Impacts  
 Policy 5.3: Walking and Cycling  
 Policy 5.6: Car Parking  
 Policy 5.7: Parking Standards for Disabled People and the mobility impaired

Supplementary Planning Documents

Section 106 Planning Obligations SPD (2007)

Sustainable Transport SPD (2010)

Sustainable Design and Construction SPD (2009)

Residential Design Standards SPD (2011)

**Principle of development**

**Land use – residential accommodation (principle, need, affordable housing)**

- 21 The site is currently vacant and whilst it was previously a tarmaced area previously for the use of a playground associated with a former school on the site this has been cleared for many years and the vacant land has never been used since for educational (D1 Class) uses. It is therefore considered that the uses have been abandoned.
- 22 The site is not designated for a particular purpose under the development plan. The site is within a predominantly residential area with some commercial units on the ground floor on Southampton Way and educational uses to the west of the site. The proposal for a residential scheme would contribute to the provision of much needed housing in Southwark and in this case would be appropriate in this location.
- 23 The immediately adjoining property number 160 Southampton Way is a retail unit and those units along this stretch of Southampton Way are also of commercial use with residential above. Whilst it would be ideal to continue the commercial nature at ground floor level around the corner with Havil Street (to be in character with the adjoining units and to provide active frontage), it is noted that there are concerns about the commercial viability of retail units in this location. It was observed that some of the new commercial units in the new development to the north-east on Southampton Way took several years to let. The site is not within a designated town centre. In light of this, it is accepted that residential at ground floor would be permissible provided the residents' amenity is protected with adequate defensible space at the front.

**Affordable housing**

- 24 The site is within the Brunswick Park ward and is within the Urban Density Zone. The proposal to provide all the dwellings apart from one maisonette on this site for private sale would not normally be policy compliant in this part of Southwark since Core Strategy Policy 6 Homes for people on different incomes require 35 per cent affordable rooms to be provided. Nevertheless, the same policy requires a minimum of 35 per cent private units.
- 25 The applicant owns site 2 and would secure site 1 once planning permission is granted and the proposal is to provide the necessary affordable units on site 1 to meet this policy. Site 1 under application 14-AP-0764 would accommodate 24 residential units with only one of the units (plot 30) to be private.
- 26 When the two sites are combined (41 residential units and 133 habitable rooms) there would be 61 per cent affordable habitable rooms and 39 per cent private habitable rooms. In this instance, two applications for the two sites have been lodged because they are considered to be two separate planning units, separated by the road and Beacon House. However, officers acknowledge that the applicant is the same for both sites and Family Mosaic (one of the registered social landlords in Southwark) would bring the developments forward. Whilst the applicant do not currently own site 1, the council has agreed to approve the disposal of the council's freehold interest to Family Mosaic housing association and therefore has significant interest in the land. It is apparent that they will be inextricably linked and inter-reliant and cannot be supported on their own. The applicant indicated that the intention is to deliver the developments

together and the affordable is to be delivered first. A combined s106 agreement would need to be used to link the two applications together and non-occupation clauses to ensure that both the affordable and private are delivered.

- 27 Officers also acknowledge that in theory the individual sites should provide a mix of affordable and private dwellings within their own red line site boundary, but in terms of management this proposal and layout would be easier and more efficient. Each tenure generally sits within a single building, which makes the development easier to manage and assists with keeping service charge levels lower for the affordable units. The sites are in very close proximity to each other and it is still considered to be contributing to mixed and balanced communities in this part of Southwark. It is clear that the applicant's primary intention is to deliver high levels of affordable housing. The combined 61 per cent provision significantly exceeds the Core Strategy's policy requirement and this is welcomed. There is a shortage of affordable homes, in Southwark, across London and the whole of the UK. So a key objective of the government, the Greater London Authority and Southwark is to provide more affordable housing. The approach taken here for the provision of private and affordable on the two sites is considered to be justifiable in this special circumstance and is therefore considered to be acceptable provided a robust s106 agreement link these applications together.

### **Density**

- 28 The density of the development on this site alone equals approximately 771 habitable rooms per hectare (HR/Ha) and falls slightly above the permitted range of 200-700 HR/Ha for the urban density zone.
- 29 Density is usually a measure of the amount (intensity) of development and ensuring that efficient use of the land is made. Density *per se* is seldom the only factor and if there are no significant harmful impacts on the amenity of neighbouring residents or the character and appearance of the area then the development may be acceptable. In this instance, as discussed below in the amenity and design section of the report, there are no objections to the scheme in terms of its impact on residential amenity and the height, mass and bulk is considered acceptable. As such, it is considered that the proposed scheme is not an over development of the site.

### **Mix of dwellings**

- 30 Strategic Policy 7 'Family Homes' of the Core Strategy requires major developments to provide at least 60 per cent of the total units to have two or more bedrooms and in the Urban Density Zone to have a minimum of 20 per cent of three or more bedrooms. Officers consider that the overall mix is acceptable. The proportion of units that have two or more bedrooms equates to 70.6 per cent and this meets the minimum target of 60 per cent. In terms of three bedroom units, the scheme on this site provides 29.4 per cent.
- 31 Saved Policy 4.3 'Mix of Dwellings' require a minimum of 10 per cent of the units to be wheelchair accessible. The proposal would provide no wheelchair accessible units. In assessing the two sites together, the applicant has proposed 4 No. wheelchair units on site 1. In theory, this does not meet the policy requirement as each development on each site should ideally be providing the appropriate amount of wheelchair units.
- 32 However, it is noted that site 2 does not provide any off-street parking spaces due to the size and physical constraints of the site. The scheme under application 14-AP-0764 for site 1 would have adequate off-street disabled parking, which would be easily accessible from the residential flats. The reason for this allocation and configuration stems from the fact that there is appropriate access from Melbury Drive and the site



layout which allows for 4 No. disabled parking spaces easily located to the rear of the buildings. In this instance, given that the s106 agreement would tie the two schemes together and ensure that they are both delivered no objections are raised. The residential design standards SPD also states that the greatest need is for more affordable wheelchair housing, which is proposed at site 1.

### **Environmental impact assessment**

- 33 An environmental statement would not be required with this application as the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999. The site falls well below the 0.5ha threshold (being 0.07ha) for classification as a Schedule 2 'Urban Development Project'. Even if the proposed development was of a size to be considered as an 'Urban Development Project', officers consider that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size, and location based upon a review of the selection criteria set out in Schedule 3 of the Regulations which are used to screen Schedule 2 Development. Furthermore, the site is outside a designated 'sensitive area' as per Regulation 2(1). On this basis it is considered an Environmental Impact Assessment is not likely to be required.

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

- 34 Main issues are likely to be effects on sunlight and daylight as well as sense of outlook and privacy, and noise and disturbance.

### **Impact on 156-160 Southampton Way**

- 35 The greatest visual impact of this building would be on the existing occupants at Nos. 156 to 160 Southampton Way to the north. The scheme is seen to be split into two sections with the flatted block wrapping round from Southampton Way to Havil Street which rises up to 5 storeys and the smaller three storey block to the rear.
- 36 The rear part of the site that faces the row of garages (Harris Street) is reduced to three storeys due to its proximity to the rear windows at Nos. 156-160 Southampton Way. The reduced height, mass and bulk would ensure that there is adequate outlook and light to these rear neighbouring rooms. The applicant has submitted section drawings to show the relationship between the rear three storey block and the existing adjoining buildings and following discussions and negotiations the plans have been amended to reconfigure the layout of the rooms.
- 37 Numbers 56 to 160 Southampton Way are commercial units on the ground floor with residential on the upper floors. There are some habitable room windows to the rear of these properties. The adjoining properties Nos. 156-160 are aligned so that it splays away at an angle. The closest property and window to this proposed development is No. 160 and Officers have assessed the impact based on the worse case scenario. It appears that the habitable room window to the rear of No. 160 is at third floor level and the minimum distance between this and the proposed three storey block is approximately 12m. This is below the usual standard of 21m required by the Residential Design Standards SPD for back-to-back window distances. Nevertheless, this is an urban location within inner London and there are other examples in the near vicinity where this kind of urban grain/relationship is seen. Furthermore, the third floor window (and the other windows to Nos. 156 and 158 Southampton Way) is splayed at an angle and allows views away from the development.

### **Overlooking**

- 38 In terms of overlooking, the ground and first floor windows of those rear maisonettes would serve kitchens and as these are considered to be non-habitable rooms no privacy issues are raised. The splayed angle of these adjoining properties Nos. 156-160 would also reduce any significant overlooking.
- 39 There are private balconies proposed that overlook the rear courtyard, but privacy screens are to be provided to limit overlooking into number 160 and this will be conditioned.
- 40 The communal amenity space on the roof top would be set in from the edge of the building and it is recommended that a condition securing privacy screens in appropriate locations would limit any significant overlooking.
- 41 The distance between the habitable rooms within the proposed development with other nearby neighbouring buildings are across a highway and are at least 12m, which satisfies the residential design standards SPD.

### **Natural light**

- 42 The applicant has carried out a daylight and sunlight assessment for the impact on existing neighbouring residents and the future occupants.
- 43 The greatest impact on natural light would be on Nos. 156-160 Southampton Way and the results indicate that one of the windows assessed would not comply with the BRE guidelines on vertical sky component (VSC), but the Average Daylight Factor (ADF) tests show that good daylight levels would be retained.
- 44 Officers are satisfied that on balance the scheme would not significantly impact on neighbours' access to natural light.

### **General disturbance**

- 45 In relation to potential noise impacts during the construction phase of the development, officers consider that this will have to be managed carefully to ensure that any associated potential adverse impacts are minimised. It is recommended that an outline construction management plan be submitted. It is understood that the two schemes may come forward at the same time/simultaneously and the impacts of the construction works combined may have an impact on the neighbouring occupiers. However, with the submission of a detailed construction management plan (secured by a condition) for approval prior to commencement of works it is considered that any significant adverse impact would be minimised.
- 46 In summary, there are no significant amenity impacts on neighbouring residents envisaged from the development on this site and would comply with saved policies 3.2, 3.11 of the Southwark Plan and Strategic Policy 13 of the Core Strategy.

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

- 47 The area is a mix of residential and commercial and retail uses and the proposed development would therefore not impact on the nearby uses. There are no existing uses in the vicinity of the site that would be likely to be detrimental to future users of the residential accommodation.

### **Quality of accommodation**

- 48 The proposed residential units all comply with the minimum room standards set out in the residential design standards SPD.
- 49 The majority of the units would have dual aspect, with only 2 units that have single aspect. Plot 6 and Plot 10 do not have dual aspect, but these are south-facing and given that this is a very small proportion for the whole development it is considered to be acceptable in this instance.
- 50 All units would have adequate outlook with good access to natural light as demonstrated in the submitted daylight and sunlight report.

### **Amenity space**

- 51 In regards to amenity space, the Southwark's Residential Design Standards SPD states the following:

“All flat developments must meet the following minimum standards and seek to exceed these where possible

- 50 sqm communal amenity space per development
- For units containing three or more bedrooms, 10 sqm of private amenity space
- For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. For example, if a private balcony of 3 sqm can be provided, 7 sqm should be added onto the communal amenity space
- Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.”

- 52 All units are provided with private amenity space either in the form of a ground floor rear garden/terrace or private balconies.
- 53 All of the three bedroom units would have a minimum of 10sqm of private amenity space with the exception of one plot, but this manages an area of 9.8sqm which is a very marginal shortfall and is considered acceptable.
- 54 Where those units that do not meet the minimum private amenity space standards (one and two bedrooms units), the communal amenity space would make up for this which the residential design SPD allows for such deviation.
- 55 Following negotiations and amendments from the applicant, communal amenity space would be provided on the roof of the three storey blocks, which comprises a total space of 75.8sqm and a play space area of 32.8sqm. It is noted that there should ideally be 40sqm of playspace for site 2 since the child yield is four children, but it is noted that Brunswick Park is approximately 400m walk from the site and therefore the slight shortfall is considered acceptable in this instance. The designated children's play space would be conditioned so that details would be submitted prior to commencement.

### **Noise exposure**

- 56 The applicant has submitted a noise impact assessment, which confirms that noise levels are dictated by road traffic noise emissions from Southampton Way (which is used by buses) and to a lesser extent Havil Street. The report concludes that

acceptable internal noise levels are predicted to be achieved in habitable rooms of the development subject to the adoption of acoustically upgraded glazing and ventilation in the development design. The Council's Environmental Protection Team (EPT) was consulted on this and has recommended conditions to ensure that the appropriate internal noise levels are not exceeded due to environmental noise.

### **Air quality**

- 57 Saved Policy 3.6 of the Southwark Plan states that permission will not be granted for a development that would lead to a reduction in air quality. The site falls within an air quality management area (AQMA) where an air quality assessment is required to be submitted.
- 58 The applicant has submitted an air quality assessment, which concludes that the air quality conditions for future residents within the proposed development would be acceptable. The applicant has looked at the air quality impacts from traffic-related nitrogen dioxide concentrations since the site faces onto a bus route and has concluded that the air quality impacts would be insignificant.

### **Transport issues**

- 59 The site has a PTAL rating of 3 which means it has moderate access to public transport. The site is also located in the East Camberwell controlled parking zone (CPZ).

### **Car parking and impact on highway**

- 60 The proposal would be a car-free scheme and no off-street parking is provided. The site is immediately opposite a bus stop that serves one bus route (No. 343) which runs north to City Hall and south to New Cross Gate. Denmark Hill rail station is just over 1km south of the development and it is considered that a car-free development would be acceptable in this instance.
- 61 The trip generation is not considered to be significant to impact on the local highway network. When considered together, the two schemes on site 1 and site 2 would provide a total of 41 residential units and the cumulative impacts on the local highway network is not considered to be significant. Since this is within a Controlled Parking Zone (CPZ), it is recommended that future residents should be prevented from being able to apply for parking permits and this can be secured by condition. There is an existing car club bay on Rainbow Street near its junction with Southampton Way. The applicant has also agreed to make contributions to 3-year's subscription to Zipcar for each eligible adult for the proposed development. Measures to reduce car use has also been included in the Travel Plan. Since this is within a CPZ, it is recommended that future residents should be prevented from being able to apply for parking permits and this can be secured by condition. There is an existing car club bay on Rainbow Street near its junction with Southampton Way. The applicant has also agreed to provide an additional car club facility on-street supported by 3-year's subscription to Zipcar for each eligible adult for the proposed development. Since this development is to be for private sale and no parking has been provided it is considered reasonable to secure the new car club facility via a s106 agreement on this scheme as opposed to the affordable housing development on site 1. Measures to reduce car use has also been included in the travel plan.
- 62 The council's Transport Planning team noted that although the development itself is in a CPZ, it is right on the boundary of the CPZ. The Transport Planning team considered that the parking stress levels in the area adjacent to the development

should be considered through a parking survey to establish if there is space to accommodate the predicted number of vehicles associated with the development.

- 63 The applicant responded to this and submitted a parking survey and clarifies the existing parking situation and that there is the capacity on the surrounding streets to accommodate any displaced parking from the creation of an access to the development and any vehicular parking from the development itself. Whilst this is the case, vehicle ownership by residents will be discouraged through the travel plan and its measures such as exemption from the CPZ, cycle parking, measures to encourage active travel etc. When the two schemes are considered together, the parking survey demonstrates that the overall impact of the two developments would not significantly impact on the parking capacity of the surrounding streets.

### **Cycle parking**

- 64 The proposal would provide 18 cycle spaces in the internal store accessed from Southampton Way with separate individual cycle store to the maisonettes in their own garden. The number and location of the store is considered acceptable in this instance.

### **Servicing**

- 65 Servicing and deliveries are proposed to take place via the off street parking area and the refuse stores are located conveniently for the waste contractors and residents. The Transport Planning Team has however requested further details regarding the expected number, frequency and type of vehicles expected and swept paths for the largest vehicle, which could be conditioned in the form of a delivery and servicing management plan.

### **Construction**

- 66 The Transport Planning team has recommended a construction management plan be submitted prior to any demolition or construction works and this can be secured by condition.
- 67 In summary, the scheme would not cause significant harm on the local highway network and would be a form of sustainable development complying with saved policy 5.2 of The Southwark Plan and Strategic Policy 2 of the Core Strategy.

### **Design issues**

- 68 Saved Policy 3.12 'Quality in design' of the Southwark Plan, requires that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment; new buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.
- 69 The overall approach is for a contemporary design concept. The area to the north on Southampton Way is mainly Victorian in character, but there are the occasional modern developments in the vicinity that has given this area more of a mixed design character. The site is not within a conservation area and has no impact on any heritage asset and the contemporary design would be acceptable in this instance. As discussed below in this section, the overall design of the scheme is considered to be acceptable. When the two schemes are considered together, it is noted that there will be a change in the overall local streetscape on this part of Southampton Way and Havil Street. When the development is viewed from the junction of Southampton Way

and Havil Street, the visual impact is considered to be a positive one. The two sites are currently vacant, which leaves a noticeable gap in the streetscene and the delivery of the two schemes that have consistent architectural form, quality, height and massing would contribute to a sense of place.

### **Bulk, height and massing**

- 70 A number of objections from local residents relate to the general height, mass and bulk and it was considered that this would be excessive and the design was not appropriate to the local surrounding area. One letter of support from the Camberwell Society was received however.
- 71 The building has been revised following discussions and negotiations with the applicant and the Design and Conservation Team. The site is on a prominent corner and attached to a varied group of two and three storey buildings. The proposal is four storeys in height immediately adjacent to number 160 Southampton Way and then steps up to five storeys which wraps around the corner to Havil Street. There were initial concerns raised with the height at five storeys, but the top floor (fourth floor level) would be recessed so that it is 'framed', which gives the perception of a less bulky building. The extent of windows/glazing on the fourth floor level are larger and combined with this 'frame' design would give it a 'lighter' appearance. The rest of the frame element continues for that level as the building wraps round to Havil Street.
- 72 The immediately surrounding buildings on this part of Southampton Way are generally three storeys, with some having taller floor-to-ceiling heights. The building is designed to step up gradually from the 3 storey neighbour No. 160 Southampton Way by having a four storey immediately adjacent and then rising to five storeys. This site marks the end of this part of Southampton Way and being a corner location can take a greater height on the street scape. Beacon House situated on Southampton Way to the east of the site is a four storey building with a pitched roof and there are instances further down Southampton Way that consist of taller five storey buildings that have been recently built. Havil Street has a number of 4 storey blocks of flats and it is not considered that the five storeys would be out of character with the area. This greater height is more acceptable on the Havil Street frontage. Its height and massing is more appropriate to this frontage as the buildings in this street are greater in bulk and massing in comparison to the finer grain frontages that are on this part of Southampton Way.
- 73 The three storey element to the rear of the site on Harris Street and facing the row of three single storey garages is considered acceptable and is compatible within the context of the surroundings. The reduction in the height at the rear would also reduce any overbearing impact or sense of enclosure on the existing narrow pedestrian path.

### **Detailed design**

- 74 As discussed above, the immediately adjoining property number 160 Southampton Way is a retail unit and those units along this stretch of Southampton Way are also of commercial use with residential above, but it is accepted that residential at ground floor would be permissible provided the residents' amenity is protected with adequate defensible space at the front. The ground floor dwelling is set back from the street and has a front garden area that is hard surfaced, but is separated from the pavement by 1.35m high brick wall and steel railings and low hedgerow. This would provide an adequate defensible space and the position of the windows allow for an active frontage.
- 75 Given that the street along Southampton Way is mainly retail west of the junction the existing buildings may be 3 storeys but the ground floors are more generous.

Following discussions with the applicant, they have amended the plans so that the apparent ground floor level has been raised to make it look higher and increase its prominence.

- 76 There were initially concerns with the extended frontage of refuse and cycle stores located between the adjacent property number 160 and the entrance to the residential units of the proposed development. The ground floor has been amended with a Reglit window added to the wall between the cycle store door and the adjacent shop unit number 160. This would make this frontage more active and still allows direct access to street from bin and cycle stores.
- 77 Saved Policy 3.14 Designing out Crime requires that development in both the private and public realm should be designed to improve community safety and crime prevention. This is particularly relevant to the units facing the garages to the rear. The 3 storey element facing these garages have a set back entrance point and front garden which provides a defensible between the dwelling and the alleyway and four ground floor entrances would animate the elevation to this elevation. The boundary treatment is a 1.35m high brick wall with steel railings and gates and this provides a suitable screening and buffer between the private and public spaces. It is expected that this alleyway would be still be used by pedestrians leading to Harris Street once the development is completed, but since this stretch is not extremely long and narrow and provided that conditions securing adequate lighting (possibly ground lit) are installed then this new built environment is unlikely to increase opportunities for crime.
- 78 The simple design is irregular, but provides sufficient activity and the amended plans including extra windows, recessed fourth floor, projecting balconies to the rear would be acceptable and would bring back what was a vacant site to beneficial use and would improve the visual appearance of this part of the streetscape.

### **Materials**

- 79 The use of bricks is considered acceptable given the predominant use in the surrounding area. The applicant has indicated the use of London stock and a dark multi stock brick. A stock brick will give a texture, softness and play in differing light conditions, is robust and maintenance free. Windows will be set back in the brickwork to give a reveal of approximately 215mm - this detail, along with the specification of a stock brick will ensure that the facade has depth.
- 80 Composite windows will be light grey or silver polyester powder coated finish. A Velfac window or similar with narrow frame detail will ensure a lightness within the brick surround.
- 81 Conditions are recommended to assure the quality of material finish, which would require samples and mock-ups prepared on site of the brickwork providing evidence of good quality brick finish, pointing and bond. Further drawings showing the details of reveal depths and window section, especially where the panels of brickwork are recessed next to the windows is also recommended.
- 82 Strategic Policy 12 'Design and conservation' of Core Strategy, requires that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. Viewed within the general context of regenerating empty sites within Camberwell/Peckham, this proposal should have a positive impact on this context.

**Impact on trees**

- 83 There are no existing trees on the site. The council's Ecology Officer had looked at the Ecological Appraisal prepared by the applicant and has not made any objections subject to conditions.

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

- 84 Saved policy 2.5 'Planning Obligations' of the Southwark Plan, Strategic Policy 14 'Implementation and Delivery' of the Core Strategy and Policy 6A.5 of the London Plan advise that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the Supplementary Planning Document (SPD) on Section 106 Planning Obligations.
- 85 The amount of contributions is in accordance with the toolkit. A single combined s106 agreement for this application and 14-AP-0764 is to be secured. The contributions elements are calculated using the S106 SPD's toolkit and are proposed by the applicant, which are outlined below for this application.

Employment during Construction - £13,093

Employment during Construction (management fee) - £991

Education - £33,496

Public Open Space, Children's play equipment and sports development - £22,483

Transport Strategic - £9,226

Transport site-specific - £8,500

Public Realm - £12,750

Health - £19,825

Community Facilities - £2,987

Admin charge £2,467

**Total: £125,817**

- 86 The S106 agreement will also secure the provision of the affordable unit to be provided within the development.
- 87 As previously discussed, it is considered important and necessary to link this application with that at site 1, under ref 14-AP-0764 so that both developments would be brought forward and that no more than 50 per cent of the private units on the site at 2 Havil Street can be occupied until 75 per cent of the affordable is occupied and the combined s106 would secure this.
- 88 As part of the S106 agreement the applicant will provide free car club membership to the future residents for the first 3 years and there will be a condition to require the developer to secure a new car club bay within the vicinity of the site.
- 89 In accordance with the recommendation, if the Section 106 Agreement is not signed by 30 October the Head of Development Management should be authorised to refuse



permission if appropriate, for the reason below:

- 90 'In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on employment, education, public open space, the transport network, the public realm, health care services, community facilities and affordable housing, and the proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011).'

### **Mayoral Community Infrastructure Levy (CIL)**

- 91 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.

The proposed development would have a total gross internal area of **1,645sqm**, which equates to **£60,673**. Since part of the site would be for affordable housing the applicant can apply for an exemption for those areas.

### **Sustainable development implications**

- 92 Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Strategic Policy 13 'High Environmental Standards' of the Core Strategy also stipulate that development should be designed to the highest environmental standards.
- 93 The applicant has submitted a Sustainability Statement and an Energy Statement and has made the following targets:
- Residential development to achieve a code for sustainable homes level 4
  - More than 40 per cent reduction in carbon dioxide (CO<sub>2</sub>) emissions.
- 94 The scheme is in accordance with the London Plan's Energy Hierarchy and the proposed development would incorporate energy efficiency measures to reduce CO<sub>2</sub> emissions.
- 95 It is proposed to use enhanced thermal performance standards including other efficiency measures such as mechanical ventilation heat recovery systems.
- 96 It is also proposed to provide roof mounted photovoltaic panels (PVs) to provide further on-site carbon reductions and has been chosen to be the most suitable renewable technology for this development and has the potential to reduce CO<sub>2</sub> emissions by over 15 per cent.
- 97 The above measures are considered to meet both the Mayor of London's and Southwark's planning policies on sustainability and energy savings. Conditions to ensure that the development achieves Code for Sustainable Homes Level 4 and details of the PVs are recommended.

## **Other matters**

### **Water**

- 98 The site is within a flood zone and the applicant has submitted a flood risk assessment. The Environment Agency was consulted on this application and raises no objection.
- 99 The applicant has also submitted options for sustainable drainage systems (SUDs) and has indicated that the following would be included: green roofs on the buildings to minimise the flows to the public sewer, the peak flow rates will be managed by two simple flow control devices and two attenuation tanks would be proposed. It is recommended that details of the SUDs should be submitted prior to commencement of development.

### **Contamination**

- 100 The site has been vacant for a number of years, but was previously in industrial use and thus the applicant submitted a land contamination report. The council's EPT has not objected to the proposed development, but has recommended more detailed site investigation reports (including possible remediation schemes etc) to be submitted prior to commencement of any development.

### **Conclusion on planning issues**

- 101 On balance, the proposal is considered acceptable on its own and also when considered together with site 1. It provides an appropriate mix of dwellings when combined with site 2. The quantity of affordable units does not meet the minimum 35 per cent required by Southwark's policy. The same policy does however, require a minimum 35 per cent of private sale units and whilst the development would only provide market dwellings on this site, the applicant also plans to develop the site across the road to provide the necessary affordable units (on site 1). The applicant owns site 2 and the council has agreed to approve the disposal of the council's freehold interest in site 1 to Family Mosaic and the proposal is to provide the necessary affordable units on site 1 to meet this policy. The quantity of affordable units delivered overall on the two sites would significantly exceed Southwark's policy, which is welcomed. A combined s106 agreement would be used to link the two applications together and non-occupation clauses to ensure that both the affordable and private are delivered.
- 102 The quality of living accommodation is considered acceptable and would provide for much needed housing in this part of Southwark and would bring the vacant land back into beneficial use.
- 103 Issues regarding noise, air quality and any nuisance have been addressed. The design as revised is suitable for this location and it is not considered that there would be adverse harm arising from the development to impact on neighbours' amenity or local highway network. The building is designed to incorporate measures to minimise carbon emissions and energy efficient techniques are welcomed. It is therefore recommended that conditional planning permission be granted subject to the completion of the S106 agreement to secure the above contributions.

### **Community impact statement**

- 104 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.

- The impact on local people is set out above.
- No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

### Consultations

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

### Consultation replies

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

### Summary of consultation responses

- 107 A total number of 11 objections from residents and one in support have been received for this site only.

These relate mainly to the scale, height and design of the building not being appropriate to its surroundings. The concerns also related to the lack of parking and would lead to congestion and parking problems in the surrounding area.

Further details are found in Appendix 2 of the report.

Following amendments to the plans the application was re-consulted on 15 August 2014 and any additional comments received would be reported to the committee in an addendum report.

### Human rights implications

- 108 This planning application engages certain human rights under the Human Rights Act 2008 (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.
- 109 This application has the legitimate aim of providing residential development. 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/2229-4 Application file: 14/AP/0669 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department Southwark Council 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 5729 Council website: www.southwark.gov.uk

**APPENDICES**

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

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Wing Lau, Senior Planner	
<b>Version</b>	Final	
<b>Dated</b>	8 September 2014	
<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	No	No
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	Yes	Yes
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		<b>19 September 2014</b>

## APPENDIX 1

## Consultation Undertaken

**Site notice date:** 01.04.2014

**Press notice date:** 10.04.2014

**Case officer site visit date:** 01.04.2014

**Neighbour consultation letters sent:** 02.04.2014 and 25.04.2014

**Internal services consulted:**

Design and Conservation  
 Environmental Protection Team (EPT)  
 Transport Planning  
 Ecology Officer  
 Surface Water and Flood Management  
 Housing Strategy

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

Environment Agency  
 Transport for London  
 Thames Water

**Neighbours and local groups consulted:**

02/04/2014	FLAT 10 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 1 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 11 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 13 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 12 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 9 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 5 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 4 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 6 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 8 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 7 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 20 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 2 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 21 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 23 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
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02/04/2014	FLAT 19 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 15 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
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02/04/2014	FLAT 18 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
02/04/2014	FLAT 17 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	01/04/2014
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02/04/2014	8 STACY PATH LONDON SE5 7SL	01/04/2014
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02/04/2014	7 STACY PATH LONDON SE5 7SL	01/04/2014
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02/04/2014	4 STACY PATH LONDON SE5 7SL	01/04/2014
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02/04/2014	11 STACY PATH LONDON SE5 7SL	01/04/2014
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02/04/2014	24 HAVIL STREET LONDON SE5 7RU	01/04/2014
25/04/2014	9 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	161A SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	17 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	15 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	16 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	192 SOUTHAMPTON WAY LONDON SE5 7EU	24/04/2014
25/04/2014	157A SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	179 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	161B SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	181 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	194 SOUTHAMPTON WAY LONDON SE5 7EU	24/04/2014
25/04/2014	177 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	173 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	175 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	13 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	14 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	12 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	10 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	SECOND FLOOR AND THIRD FLOOR FLAT 181 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	SECOND FLOOR FLAT 177A SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	GROUND FLOOR FLAT 11 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	FIRST FLOOR FLAT 181 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FIRST FLOOR FLAT 11 BONSOR STREET LONDON SE5 7TE	24/04/2014
25/04/2014	159C SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014

25/04/2014	159B SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	159A SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	179B SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	190 SOUTHAMPTON WAY LONDON SE5 7EU	24/04/2014
25/04/2014	151 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	157B SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	179A SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FIRST FLOOR AND SECOND FLOOR FLAT 169 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FIRST FLOOR FLAT 177A SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FIRST FLOOR AND SECOND FLOOR FLAT 171 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	CARETAKERS FLAT 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	FIRST FLOOR AND SECOND FLOOR FLAT 163 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FLAT C 167 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FLAT D 167 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FLAT A 167 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FIRST FLOOR FLAT 190 SOUTHAMPTON WAY LONDON SE5 7EU	24/04/2014
25/04/2014	FLAT 2 165 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	UNIT 4 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 5 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 3 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	FLAT B 167 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	UNIT 10 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	ROOM 8 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	TOP FLAT 173 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	ROOM 7 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	ROOM 1 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	ROOM 2, 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	FLAT 1 165 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FLAT 3 165 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	163B SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	153 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	UNIT 15 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	169 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	171 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	167 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	163 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	165 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FLAT 2 155 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FLAT 3 155 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	FLAT 1 155 SOUTHAMPTON WAY LONDON SE5 7EJ	24/04/2014
25/04/2014	UNIT 6 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 9 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 13 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 14 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 12 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 11 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	UNIT 12 TO UNIT 15 2 SEDGMOOR PLACE LONDON SE5 7SE	24/04/2014
25/04/2014	FLAT 8 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	FLAT 7 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	FLAT 3 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	FLAT 6 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	FLAT 2 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	FLAT 1 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	FLAT 5 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	FLAT 4 32 HAVIL STREET LONDON SE5 7RS	24/04/2014
25/04/2014	153 Southampton Way LONDON SE5 7EJ	24/04/2014

**Re-consultation: 15.08.2014**



## APPENDIX 2

### Consultation Responses Received

#### Internal services

Design and Conservation - No significant objections subject to conditions, but comments are incorporated into the main body of the report.

Environmental Protection Team (EPT) - No objections subject to conditions relating to internal noise levels, land contamination and construction management.

Transport Planning - The level of parking is acceptable. Clarifications on cycle parking is required. Submission of delivery and servicing plan and construction management should be provided. The travel plan should include predicted trips and modal split targets based on these until data is collected.

Ecology Officer - No objections subject to conditions relating to details of green roofs, bird and bat boxes, native planting and ecological management plan.

Surface Water and Flood Management - Following the submission of the amended Flood Risk Assessment this addresses the initial concerns.

#### Statutory and non-statutory organisations

Environment Agency - No objections

TfL - Due to the scale and 'low car' nature of the development, there is unlikely to be an unacceptable adverse impact on either public transport capacity or strategic road capacity.

Thames Water - No objections subject to informatives on any planning permission relating to minimum water pressure and impact piling.

#### Neighbours and local groups

Cllr Ian Wingfield has raised an objection to the application.

The letters of objections and support from neighbours have been summarised below.

A total number of 11 objections from residents and 1 support have been received for this site only.

#### Objections

The consensus is that residents are generally supportive of the redevelopment of the vacant site to bring this back into better use, but should be sympathetic to its surroundings.

#### Design

Reduce the density of the development; the design is an unattractive flat fronted development that is out of character with the Victorian area; the area comprise mainly low height buildings; five floors is one floor too high for the immediate area; maximum of four storeys would be more appropriate; development is disproportionate to the immediate surroundings and should be no more than three storeys high; the development is very dense with very little landscaping; or other amenity on the western side in particular; Havil Street and Southampton Way have several listed Georgian and Victorian buildings and terraces with interesting detail and design, but the proposed development is extremely faceless and plain; the materials and design for the building do not look well designed; lack of architectural consideration; the facade is too dark and

oppressive for the north facing aspect and would suggest greater detailing be reserved for Officers; object to the siting of a large refuse store directly onto the street near the Southampton Way/Havil Street junction; the lack of outside space incorporated into this design is of much concern; the scheme is too dense for the size of the site; leaves little green space; the design appears to show an ugly five storey almost blank wall on the Havil street frontage; there is a bedroom facing directly onto a busy road junction;

#### Parking and traffic

There are no on-site residents parking; inadequacy of car parking; the 4 No. disabled parking spaces for 41 No. Residential units will not deter residents from having cars in the area where there is already a problem with parking the area including Rainbow Street, Wells Way and Coleman Road immediately to the north of the site do not currently have a CPZ and the future residents from the development would park within these streets; seeks reopening of the consultation for a CPZ for the Wells Way Triangle; the development's density would exacerbate the problem of using Havil Street as a rat run

#### Amenity

possible impact on daylight; the need for privacy film to second floor windows;

#### Other matters

All the units are for private sale and no provision of shared ownership or affordable rented units; The 12Kw installation is the equivalent of what would be provided for 3 family homes and so significantly under-providing for the number of units and Officers should negotiate to maximise use of the roofspace for solar PV to have a minimum 2Kw installed capacity per unit; space and facilities should be provided for on-site composting; all the external hard surfaces should be porous and that the rain water flows into soakaways; rain harvesting should also be provided; a condition requiring LEDs should be attached.

Following reconsultation, 3 objections have been received with the following concerns:

The development still has a bulky appearance; the height of the building (Block B) would look disproportionate to the surroundings and still too high; pleased to see that note has been taken from the outcome of the previous proposal in that there would be only two storeys immediately next to the listed buildings, but these two flat roofed storeys are as high as the pitched roofs of the neighbours; lack of provision of parking; the surrounding streets have no parking restrictions and would therefore impact on the on-street parking capacity.

#### **Support**

Camberwell Society - supports the development and will fit well along the Southampton Way existing streetscape; the palette of materials proposed is still modern but still retaining some of the local grain; excited to see some use of the proposed flat roofs as communal spaces for vegetable patches.

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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.

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<b>Applicant</b>	Family Mosaic	<b>Reg. Number</b>	14/AP/0669
<b>Application Type</b>	Full Planning Permission		
<b>Recommendation</b>	Grant subject to Legal Agreement	<b>Case Number</b>	TP/2229-4

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### Draft Decision Notice

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

Erection of a part 3, part 4 and part 5 storey building at the junction of Havil Street and Southampton Way comprising 17 residential units (5 x 1 bed, 7 x 2 bed and 5 x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores

**At:** 2 HAVIL STREET, ADJACENT TO 160 SOUTHAMPTON WAY, LONDON, SE5 7SD

**In accordance with application received on** 03/03/2014 08:05:13  
**and revisions/amendments received on** 13/03/2014, 07/08/2014, 18/08/2014

**and Applicant's Drawing Nos.** PL\_201 Site Location Plan; PL\_202 Existing Ground floor / Block plan; PL\_220 Existing Elevations 1 and 2; PL\_221 Existing Elevations 3,4 and 5; PL\_222 Existing Elevations 6 and 7; PL\_223 Existing Site Photographs; PL\_210E Proposed Ground floor / Block plan; PL\_211E Proposed First floor plan; PL\_212E Proposed Second floor plan; PL\_213E Proposed Third floor plan; PL\_214F Proposed Fourth floor plan; PL\_215C Proposed Roof plan; PL\_230F Proposed North Elevations - Southampton Way; PL\_231D Proposed East Elevation - Havil Street; PL\_232E Proposed South Elevations - Harris Street; PL\_233E Proposed Rear North Elevation; PL\_234C Proposed Rear South and West Elevations; PL\_235C Proposed Sections DD,EE, FF; PL\_430C Proposed North Elevations - Southampton Way - Bay Study; PL\_432B Proposed South Elevations - Harris Street; PL\_433B Proposed Rear North Elevation - Bay Study; PL\_500B Typical Wheelchair Flat layout

Planning Statement April 2014; Planning Statement July 2014; Design and Access Statement March 2014; Design and Access Statement June 2014; Daylight and Sunlight Report; Transport Statement; Travel Plan; Summary of Parking Survey Results; Flood Risk Assessment; Ecological Appraisal; Air Quality Assessment; Noise Impact Assessment; Demolition and Site Operations Plan; Report on Ground Investigation; Energy Efficiency Strategy; Code for Sustainable Homes Pre-Assessment Bay Study; Accommodation Schedule 2534-SCH-001 Rev R; Accommodation Schedule 2534-SCH-003 Rev E

**Subject to the following twenty-six conditions:**

**Time limit for implementing this permission and the approved plans**

- 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:

PL\_210E Proposed Ground floor / Block plan; PL\_211E Proposed First floor plan; PL\_212E Proposed Second floor plan; PL\_213E Proposed Third floor plan; PL\_214F Proposed Fourth floor plan; PL\_215C Proposed Roof plan; PL\_230F Proposed North Elevations - Southampton Way; PL\_231D Proposed East Elevation - Havil Street; PL\_232E Proposed South Elevations - Harris Street; PL\_233E Proposed Rear North Elevation; PL\_234C Proposed Rear South and West Elevations; PL\_235C Proposed Sections DD,EE, FF; PL\_430C Proposed North Elevations - Southampton Way - Bay Study; PL\_432B Proposed South Elevations - Harris Street

Reason:

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

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 12 nesting boxes / and 8 bat bricks/tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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.

- 4 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. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  
wheel washing facilities;  
measures to control the emission of dust and dirt during construction;  
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 5 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

## Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 6 The development shall be undertaken in full accordance with the Flood Risk Assessment prepared by Create Consulting Engineers (Revision B, dated 7/8/14), including requirements that Sustainable Drainage Systems (SuDS) are implemented as detailed, i.e. below ground storage in cellular systems (two attenuation tanks of 65.3 and 20m<sup>3</sup> storage), flow control devices and green roofs on all three proposed buildings, and that the surface water runoff rate from the site is restricted to 5 l/s for all flood events up to and including the 1% AEP storm.  
Reason: To ensure that the development is safe and resilient to flooding and to minimise the potential for the site to contribute to surface water flooding in accordance with saved policies 3.9 Water and 3.29 Development within the Thames Policy Area of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).
- 7 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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 avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 8 Notwithstanding the approved plans showing the powder coated pressed metal coping, details of the bricks, windows, metal panels and coping stone (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.  
Reason:  
In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.
- 9 Prior to the commencement of above ground works, detail section-drawings (scale 1:5, or as noted) for the principle features/components of the following elements 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.  
boundary wall treatment;  
window + door openings;  
car-parking gates/doors in elevation at 1:20;  
balconies;  
parapet walls and roof edges;  
junction with existing buildings.

## Reason:

In order to ensure that the design and details are of high quality and in the interest of the nearby listed buildings in accordance with: The National Planning Policy Framework 2012, Section 7 Requiring good design; The London

Plan 2011, Policy 7.6 Architecture; The Local Plan, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: Saved Policy 3.12 Quality in Design; Saved Policy 3.13 Urban Design; of The Southwark Plan 2007.

- 10 Before any above grade work hereby authorised begins, detailed drawings [select scale 1:50, 1:100 or 1:500] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

**Reason**

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 11 Prior to commencement of above grade work, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level 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;  
Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (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.

- 12 Before any work in connection with landscaping is carried out above grade, details of the positioning of car club bays 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. The car club bays shall remain for as long as the development is occupied.

**Reason**

To ensure the safety of motorists, cyclists and pedestrians in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport impacts of the Southwark Plan 2007.

- 13 Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:  
biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with plan PL-115 hereby approved; and  
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out 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; 4A.3; 4A.9 and 4A.11 of the London Plan 2008, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 14 Details of native planting as part of the landscape strategy/plan (showing a minimum of 30% of native plants) shall be submitted to and approved in writing by the Local Planning Authority prior to any works above grade commences.

**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.

- 15 Prior to any above grade works a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: Maintenance of the brown roof, amenity space and the maintenance and monitoring of the nest and roost features.

**Reasons:**

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and ODPM Circular 06/2005 Biodiversity and Geological Conservation - Obligations and their Impact within the Planning System.

- 16 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries including privacy screens to balconies 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 the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 17 Prior to the commencement of any works above grade, details of the proposed children's play area and associated landscaping (including management arrangements) shall be submitted to, and approved writing by the local planning authority. No part of the development hereby approved shall be occupied, until works agreed in accordance with the agreed details are completed on site.

Reason: To improve the public realm, provide quality communal amenity space and playspace in accordance with policies 2.5 Planning Obligations and 4.2 Quality of residential accommodation of the Southwark Plan 2007

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 18 Before the first occupation of the building the cycle storage facilities as shown on the approved ground floor drawing shall be provided and thereafter such facilities 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**

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

- 19 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 20 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 21 Prior to any above grade works of the authorised development, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB (A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises, shall be submitted to and approved in writing by the Local Planning Authority. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to 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).

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 22 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 23 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T \* and 45dB LAFmax

Living rooms- 30dB LAeq, T ¿

\*- Night-time 8 hours between 23:00-07:00

¿Daytime 16 hours between 07:00-23:00.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 24 The habitable rooms within the development sharing a party wall element with the commercial properties adjacent shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is constructed to meet a minimum of 5dB improvement compared with the Building Regulations standard set out in Approved Document E. A report shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use



hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

**Reason**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 25 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

**Reason**

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof 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 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

**Other condition(s)** - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

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

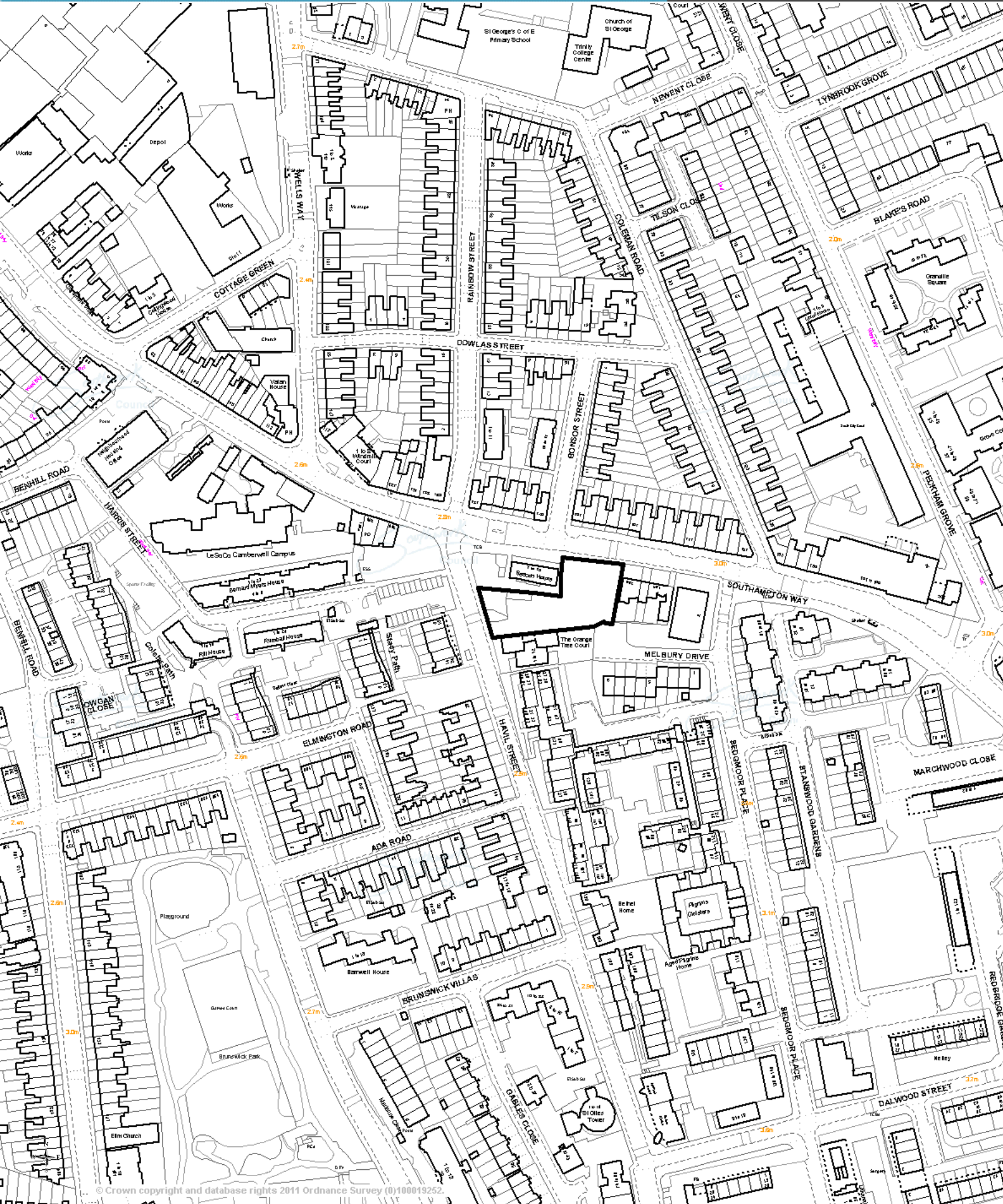
**Reason**

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

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

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

Date 19/9/2014



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<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 1 October 2014	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/0764 for: Full Planning Permission  <b>Address:</b> 184 to 188 SOUTHAMPTON WAY/ 5a HAVIL STREET SE5 7EU  <b>Proposal:</b> Erection two new buildings, the first fronting on Havil Street being up to five storeys in height, with the second fronting onto Southampton Way and being up to four storeys in height together comprising 24 residential units (1 ten x 1 bed, eleven x 2 bed and three x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores.		
<b>Ward(s) or groups affected:</b>	Brunswick Park		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 01/04/2014		<b>Application Expiry Date</b> 01/07/2014	
<b>Earliest Decision Date</b> 17/05/2014			

## RECOMMENDATION

- 1 That planning permission is granted subject to conditions and the applicant and owner first entering into an appropriate legal agreement by no later than 30 October 2014.
- 2 In the event that the legal agreement is not entered into by 30 October 2014, that the Head of Development Management is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 95 of this report.

## BACKGROUND INFORMATION

### Site location and description

- 3 There are two applications on this agenda the committee is asked to consider and determine concurrently. Together, application 14-AP-0764 for site 1 and application 14-AP-0669 for site 2 provide a total of 41 residential units. The application site under this ref 14-AP-0764 is comprised of an 'L' shaped vacant plot of land fronting both Southampton Way and Havil Street. The site address is 184-188 Southampton Way/5a Havil Street and for the purposes of this application is known as "site 1" as the applicant has concurrently submitted a full application (14-AP-0669) for a site in very close proximity on Southampton Way that is inextricably linked to this application (14-AP-0764), which is known as "site 2" and reported elsewhere in this agenda. The applicant is Family Mosaic Housing Association and owns site 2 with a site address of 2 Havil Street, adjacent to 160 Southampton Way. The council owns site 1, but a cabinet meeting held on 14/05/13 agreed to approve the disposal of the council's freehold interest in 184-188 Southampton Way, 5a Havil Street and part of Beacon House Estate for residential purposes to Family Mosaic housing association. The two sites are physically separated, but are in close proximity with each other and it is important to recognise that they are inextricably linked and are therefore necessary to consider them together. The schemes would also need to be delivered together and

one combined legal agreement will secure the planning obligations across the two linked development sites, which is discussed in more detail below.

- 4 This application site (site 1) adjoins the east side of an existing four storey residential block (Beacon House) fronting Southampton Way and continues along the rear of this property to Havil Street. To the east side of the site is a group of Grade II listed buildings (Nos. 190, 192 and 194 Southampton Way), with the Nicki Day Nursery being located immediately adjoining the boundary of the site. To the south is a further four storey residential block which fronts Havil Street (known as the Orange Tree Court). A Victorian terrace is situated on the opposite side (north) of Southampton Way with accommodation at ground to third floor level.
- 5 Prior to the site being cleared, this site was previously used for light industrial, however this has long since ceased.
- 6 The area is within a predominantly residential area with some commercial units on the ground floor on Southampton Way and educational uses to the west of the site.
- 7 The site is within the following core strategy designations: air quality management area (AQMA) and the urban density zone.
- 8 It is also within flood risk zone 3 and is within a controlled parking zone (CPZ). It has a public transport accessibility level rating of 3.

#### **Details of proposal – the wider scheme**

- 9 As explained above, there are two applications on this agenda that the committee is asked to consider and determine concurrently. Together, application 14-AP-0764 for site 1 and application 14-AP-0669 for site 2 provide a total of 41 residential units. The applications have been submitted separately as the sites are separate planning units, but it is clear that they are interlinked and inter-reliant and cannot be supported on their own. Given the policy requirement for the minimum provision of affordable and private housing, the individual applications for both sites would not satisfy policy were they not linked. It is the same applicant for both sites, and the applicant has indicated that the intention is to deliver the developments together with the affordable housing delivered first (secured by legal agreement). Site 2 under ref 14-AP-0669 would provide a building (Block A) comprised of 17 private residential units. The applicant has significant interest in site 1 and the owns site 2 and the delivery of the schemes together can be secured by the combined s106 agreement.
- 10 The applicant proposes to erect two new buildings on this site (site 1) to provide a total of 24 residential units.

#### Block B

The first building (Block B) fronts Havil Street and is up to five storeys in height and provides a total of 13 flats with the following mix:

- six x 1 bed
- seven x 2 bed.

- 11 The scheme was originally to be all affordable, but following some amendments to the scheme all units would be affordable bar one. The tenure for Block B would be for intermediate except plot 30 (a two bed flat), which would be private sale.
- 12 Block B would have its primary residential entrance from Havil Street. Following amendments from the applicant the building is reduced in overall size and bulk. It has

a maximum height of 5 storeys immediately adjoining Beacon House and the existing vacant plot to the north and then steps down to 4 and then 3 storeys to the south adjoining Orange Tree Court.

### Block C

- 13 The second building (known here as Block C) fronts Southampton Way (between Beacon House and No. 190 Southampton Way) and would be up to four (4) storeys in height and provides a total of 11 flats with the following mix:

- four x 1 bed
- four x 2 bed
- three x 3 bed

The tenure for Block C would be entirely affordable rent (but at rental levels equivalent to target rents).

- 14 Block C would have a maximum of four storeys adjoining Beacon House (east side of the site) and then steps down to three and then two storeys adjacent to the listed buildings No. 190 Southampton Way. The primary residential entrance to Block C would be from Southampton Way.
- 15 Blocks B and C are separated by a rear parking yard and communal open space. 4 No. wheelchair parking spaces are located at the rear with access from Melbury Drive, which is a public highway. There is also access to the residential units from the rear communal amenity space. A dedicated play space is provided to the rear of Block B.

### **Planning history**

- 16 There is no relevant planning history on this site.

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

- 17 A planning application has been submitted at 2 Havil Street, adjacent to 160 Southampton Way and described as "site 2" as explained above. This application 14-AP-0669 is pending a decision and is reported elsewhere in this agenda. This proposed development is described as follows:

Erection of a part three, part four and part five storey building at the junction of Havil Street and Southampton Way comprising 17 residential units (five x 1 bed, seven x 2 bed and five x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores.

The other most relevant planning history to this case is the Orange Tree Court on Havil Street:

99-AP-1668 - planning permission granted in December 1999 for: Demolition of existing public house. Construction of 4 storey development involving 6 x 2 bed flats and 6 x 1 bed flats. Twelve car parking spaces and landscaping.

### **KEY ISSUES FOR CONSIDERATION**

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

- 18 The main issues to be considered in respect of this application are:
- a) Principle of the proposed development in terms of land use and conformity with

- strategic policies;
- b) Density and dwelling mix;
- c) Affordable housing;
- d) Impact on the amenities of occupiers of adjoining properties and future occupiers;
- e) Impact of adjoining uses on occupiers of proposed development;
- f) Transport issues;
- g) Design and impact on setting of adjacent listed buildings;
- h) Environmental impacts, air quality and site contamination;
- i) Flood risk;
- j) Planning obligations; and
- k) Energy and sustainability.

### **Planning policy**

#### National Planning Policy Framework (NPPF)

- 19 Para 12 Core planning principles
- Part 4 Promoting sustainable transport
- Part 7 Requiring good design
- Part 8 Promoting healthy communities
- Part 10 Meeting the challenge of climate change, flooding and coastal change
- Part 11 Conserving and enhancing the natural environment in particular paragraphs 118, 123, 121 and 124 (biodiversity, noise, contamination, air quality)
- Para 173 – 177 – Ensuring viability and deliverability
- Para 203-206 Planning obligations and conditions

#### London Plan July 2011 consolidated with revised early minor alterations October 2013

- 20 Policy 3.1 Ensuring equal life chances for all
- Policy 3.3 Increasing housing supply
- Policy 3.8 Housing choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 Definition of affordable housing
- Policy 3.11 Affordable housing targets
- Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 Affordable housing thresholds
- Policy 5.1 Climate change mitigation
- Policy 5.2 Minimising carbon dioxide emissions
- Policy 5.3 Sustainable design and construction
- Policy 5.5 Decentralised energy networks
- Policy 5.6 Decentralised energy in development proposals
- Policy 5.7 Renewable energy
- Policy 5.9 Overheating and cooling
- Policy 5.10 Urban greening
- Policy 5.11 Green roofs and development site environs
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.15 Water use and supplies
- Policy 5.17 Waste capacity
- Policy 5.21 Contaminated land
- Policy 6.1 Strategic approach
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.13 Parking
- Policy 7.1 Building London's neighbourhoods and communities
- 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 7.14 Improving air quality  
 Policy 7.15 Reducing noise and enhancing soundscapes  
 Policy 8.2 Planning obligations

Core Strategy 2011

- 21 Strategic Policy 1 - Sustainable development  
 Strategic Policy 2 - Sustainable transport  
 Strategic Policy 5 – Providing new homes  
 Strategic Policy 6 – Homes for people on different Incomes  
 Strategic Policy 7 – Family homes  
 Strategic Policy 12 - Design and conservation  
 Strategic Policy 13 - High environmental standards  
 Strategic Policy 14 - Implementation

Southwark Plan 2007 (July) - saved policies

- 22 The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 2.5: Planning Obligations  
 Policy 3.1: Environmental Effects  
 Policy 3.2: Protection of Amenity  
 Policy 3.3: Sustainability Assessment  
 Policy 3.4: Energy Efficiency  
 Policy 3.6: Air Quality  
 Policy 3.7: Waste Reduction  
 Policy 3.9: Water  
 Policy 3.11: Efficient use of Land  
 Policy 3.12: Quality in Design  
 Policy 3.13: Urban Design  
 Policy 3.14: Designing out Crime  
 Policy 3.18 Setting of Listed buildings, Conservation Areas and world heritage sites  
 Policy 3.28: Biodiversity  
 Policy 4.2 Quality of Residential Accommodation  
 Policy 4.3 Mix of dwellings  
 Policy 4.4 Affordable housing  
 Policy 5.1: Locating Developments  
 Policy 5.2: Transport Impacts  
 Policy 5.3: Walking and Cycling  
 Policy 5.6: Car Parking  
 Policy 5.7: Parking Standards for Disabled People and the mobility impaired

Supplementary Planning Documents

Section 106 Planning Obligations SPD (2007)  
 Sustainable Transport SPD (2010)  
 Sustainable Design and Construction SPD (2009)  
 Residential Design Standards SPD (2011)

## **Principle of development**

### **Land use – residential accommodation (principle, need, affordable housing)**

- 23 The site is currently vacant and whilst it was previously used for light industrial purposes (likely B1(c) or B2 Class uses) the buildings have been cleared for many years and the vacant land has never been used since for industrial/employment uses. It is therefore considered that the uses have been abandoned. The site is not designated for a particular purpose under the development plan. The site is within a predominantly residential area with some commercial units on the ground floor on Southampton Way and educational uses to the west of the site. The proposal for a residential scheme would contribute to the provision of much needed housing in Southwark and in this case would be appropriate in this location.

### **Affordable housing**

- 24 The site is within the Brunswick Park ward and is within the urban density zone. The proposal to provide approximately 95 per cent affordable habitable rooms across the site would be policy compliant in respect of affordable housing policy (which seeks a minimum of 35 per cent provision). Nevertheless, the same policy requires a minimum of 35 per cent private provision in this part of the borough and only one unit (Plot 30) is to be for private sale in this scheme. The applicant owns site 2 and the proposal is to provide the necessary private units on site 2 to meet this policy. Site 2 under application 14-AP-0669 would accommodate 17 residential units with only one of the units (Plot 1, a ground floor level maisonette) to be affordable rented. This equates to 91 per cent of private sale habitable rooms.
- 25 When the two sites are combined (41 residential units and 133 habitable rooms) there would be 61 per cent affordable habitable rooms and 39 per cent private habitable rooms. In this instance, two applications for the two sites have been lodged because they are considered to be two separate planning units, separated by the road and Beacon House. However, officers acknowledge that the applicant is the same for both sites and Family Mosaic (one of the registered social landlords in Southwark) would bring the developments forward. Whilst the applicant do not currently own site 1, the council has agreed to approve the disposal of the council's freehold interest to Family Mosaic housing association and therefore has significant interest in the land. It is apparent that they will be inextricably linked and inter-reliant and cannot be supported on their own. The applicant indicated that the intention is to deliver the developments together and the affordable is to be delivered first. A combined s106 agreement would need to be used to link the two applications together and non-occupation clauses to ensure that both the affordable and private are delivered.
- 26 Officers also acknowledge that in theory the two individual sites should provide a mix of affordable and private dwellings within their own red line site boundary, but in terms of management this proposal and layout would be easier and more efficient. Each tenure generally sits within a single building, which makes the development easier to manage and assists with keeping service charge levels lower for the affordable units. The sites are in very close proximity to each other and it is still considered to be contributing to mixed and balanced communities in this part of Southwark. It is clear that the applicant's primary intention is to deliver high levels of affordable housing. The combined 61 per cent provision significantly exceeds the core strategy's policy requirement and this is welcomed. There is a shortage of affordable homes, in Southwark, across London and the whole of the UK. So a key objective of the government, the Greater London Authority and Southwark is to provide more affordable housing. The approach taken here for the provision of private and affordable on the two sites is considered to be justifiable in this special circumstance and is therefore considered to be acceptable provided an overarching robust s106



agreement link these applications together.

### **Tenure split**

- 27 It should be noted that saved Policy 4.4 'Affordable Housing' of the Southwark Plan 2007 requires a tenure split of 70:30 social rented/intermediate. The proposal currently provides a ratio of 55:45 between affordable rented and intermediate homes.
- 28 The split is closer to the Mayor's target of 60:40 and whilst the proposal does not meet the policy requirement it is not a significant deviation. Furthermore, the overall level of affordable housing is much higher than those schemes proposed by private developers and it also significantly exceeds the council's minimum 35 per cent affordable housing target for developments. In this instance the tenure split is considered to be acceptable.
- 29 The NPPF and now the London Plan both include affordable rent as a type of affordable housing. The product Affordable Rent is one of three types of affordable housing (alongside social rented and intermediate affordable rent). The key point about affordable rent let by local authorities or registered providers (RP) is that it is subject to rent controls that require a rent of no more than 80 per cent of the local market rent (including services charges). This effectively means that RPs can charge up to 80 per cent of market rent for affordable rent housing. The applicant has discussed this with Officers and the Housing Team and the intention is to offer these equivalent to social rent rate levels (target rents), although they would remain termed as 'affordable rent' units. In effect, Family Mosaic would not propose the 80 per cent of market rent permitted, but would reduce the level, with a greater reduction being proposed for the larger units. The Housing team have confirmed that on the basis that the rents are equivalent to target rents, which will be secured through the s106, then this arrangement is acceptable.

### **Density**

- 30 The density of the development on this site alone equals approximately 496 habitable rooms per hectare (HR/Ha) and falls within the permitted range of 200-700 HR/Ha for the urban density zone.

### **Mix of dwellings**

- 31 Strategic Policy 7 'Family Homes' of the Core Strategy requires major developments to provide at least 60 per cent of the total units to have two or more bedrooms and in the urban density zone to have a minimum of 20 per cent of three or more bedrooms. Officers consider that the overall mix is acceptable. The proportion of units that have two or more bedrooms equates to 58.3 per cent and whilst it fails to meet the minimum target of 60 per cent this is a very marginal shortfall. In terms of three bedroom units, the scheme on this site only provides 13.6 per cent, which falls short of the minimum 20 per cent. When the two sites are combined however, the total proportion of three bedroom units would be approximately 19.5 per cent, which is only a very marginal shortfall. Furthermore, when the two applications are considered as a whole with the significant proportion of affordable housing provided, this deviation is considered on balance acceptable.
- 32 Saved Policy 4.3 'Mix of Dwellings' require a minimum of 10 per cent of the units to be wheelchair accessible. The proposal would provide a total of 4 No. wheelchair units, which far exceeds the required minimum for this site alone. It does mean that the building proposed at site 2 under ref 14-AP-0669 would contain no wheelchair units. In theory, this does not meet the policy requirement as each development on each site should ideally be providing the appropriate amount of wheelchair units. However, it is

noted that the development proposed on site 2 does not provide any off-street parking spaces due to the size and physical constraints of the site. This scheme under this application 14-AP-0764 for site 1 would have adequate off-street disabled parking, which would be easily accessible from the residential flats. The reason for this allocation and configuration stems from the fact that there is appropriate access from Melbury Drive and the site layout which allows for 4 No. disabled parking spaces easily located to the rear of the buildings. In this instance, given that the s106 agreement would tie the two schemes together and ensure that they are both delivered no objections are raised. The Residential Design Standards SPD also states that the greatest need is for more affordable wheelchair housing, which is proposed here.

### **Environmental impact assessment**

- 33 An Environmental Statement would not be required with this application as the development does not fall within Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 1999. The site falls well below the 0.5ha threshold (being 0.159ha) for classification as a Schedule 2 'Urban Development Project'. Even if the proposed development was of a size to be considered as an 'Urban Development Project', officers consider that the development is unlikely to have a significant effect upon the environment by virtue of its nature, size, and location based upon a review of the selection criteria set out in Schedule 3 of the Regulations which are used to screen Schedule 2 Development. Furthermore, the site is outside a designated 'sensitive area' as per Regulation 2(1). On this basis it is considered an environmental impact assessment is not likely to be required.

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

- 34 Main issues are likely to be effects on sunlight and daylight as well as sense of outlook and privacy, and noise and disturbance.

### **Block B**

- 35 In terms of site 1 the main impact would be on the occupants of Beacon House and Orange Tree Court on Havil Street. Block B is to the south of Beacon House and is 5 storeys in height and would sit on the boundary, although the proposed block is set back on the upper floors at the north east corner adjacent to Beacon House. The distance between the rear facade of Beacon House (which comprises habitable room windows and an access walkway) and Block B is approximately 6 to 7m.

### **Natural light**

- 36 The applicant has carried out a daylight and sunlight assessment for the impact on existing neighbouring residents and the future occupants. It is noted that the lowest level of retained Vertical Sky Component (VSC) on the main front facade of Beacon House is typically 18 per cent, which is below the BRE guideline of 27 per cent. However, the results of the average daylight factor (ADF) indicates that there would be adequate daylight into the rooms affected at Beacon House. This is considered appropriate since this is in an urban location and the No-Sky Line test shows that there would generally be very small impacts.
- 37 The applicant has also carried out an assessment on the adjacent Orange Tree Court. As the application site is currently empty, inevitably the fractional VSC reductions will be significantly in excess of the 0.8 (i.e. 20 per cent loss) reduction suggested in the BRE guidelines. When the ADF value was considered it is noted that two of the bedrooms to Orange Tree Court would be below the BRE guidelines, but these

bedrooms are already within a semi-enclosed U-shaped building (similar to a lightwell within the development) and it is inevitable that there would be a loss of daylight to this room.

- 38 The sunlight levels for all principal living room windows that face within 90 degrees of south are good and comply with the BRE guidelines.

Officers are satisfied that on balance the scheme would not significantly impact on neighbours' access to natural light.

### **Outlook**

- 39 In terms of outlook, it is noted that Block B would be in very close proximity to Beacon House, but only a small area of the building itself is actually directly opposite the rear of Beacon House. The windows that serve the rooms of Beacon House are therefore still afforded with views out and Block B would not unreasonably block all outlook from the existing residents' flats.
- 40 There are no flank windows proposed on the northern facade of Block B since this is immediately adjoining Beacon House. No direct overlooking would arise. It is noted that there would be rear private balconies to the rear eastern elevation of the building, but these are at a more oblique angle and privacy screens would limit any significant overlooking. These screens would be conditioned.
- 41 It is noted that there are windows to the north within the 'lightwell' of the adjoining 4 storey Orange Tree Court building on Havil Street. Block B would sit on the boundary adjoining this neighbouring building, but would not extend beyond the building line and would not enclose the windows at Orange Tree Court.
- 42 The windows to the rear of Building B would be positioned to avoid any direct overlooking into occupants of Orange Tree Court.

### **Block C**

- 43 The proposed Block C would be located between No. 190 Southampton Way and Beacon House. The proposed building does not protrude beyond the rear building line of No. 190 and therefore no impact on natural light or neighbour's outlook. There are no flank windows at Beacon House and therefore there is no loss of outlook or natural light.
- 44 There are no flank windows proposed at Block C on the ground or first floor levels. Those second floor flank windows on the eastern elevation would be set in from the side boundary adjoining number 190 and would not lead to direct overlooking since this would only have a view over the roof of No. 190.
- 45 The habitable rooms at Block C overlooking Southampton Way are opposite a row of houses, but would achieve the minimum 12m distance across a highway as stipulated in the residential design standards SPD.

### **General disturbance**

- 46 In relation to potential noise impacts during the construction phase of the development, officers consider that this will have to be managed carefully to ensure that any associated potential adverse impacts are minimised. It is recommended that an outline construction management plan be submitted. It is understood that the two schemes may come forward at the same time/simultaneously and the impacts of the construction works combined may have an impact on the neighbouring occupiers. However, with the submission of a detailed construction management plan (secured by a condition) for approval prior to commencement of works it is considered that any significant adverse impact would be minimised.
- 47 In summary, there are no significant amenity impacts on neighbouring residents envisaged from the development on this site and would comply with saved policies 3.2, 3.11 of the Southwark Plan and Strategic Policy 13 of the Core Strategy.

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

- 48 The area is a mix of residential and commercial and retail uses and the proposed development would therefore not impact on the nearby uses. There are no existing uses in the vicinity of the site that would be likely to be detrimental to future users of the residential accommodation.

### **Quality of accommodation**

- 49 The proposed residential units all comply with the minimum room standards set out in the residential design standards SPD. The majority of the units would have dual aspect, with only 2 units that have single aspect. Plot 18 and Plot 32 are ground floor one bedroom units that do not have dual aspect, but these are wheelchair accessible units that would have a larger ground level private amenity space. These units do not solely look north and given that this is a very small proportion of units that are single aspect it is considered to be acceptable in this instance.
- 50 All units would have adequate outlook with good access to natural light as demonstrated in the submitted daylight and sunlight report.

### **Amenity space**

- 51 In regards to amenity space, the Southwark's Residential Design Standards SPD states the following:

*All flat developments must meet the following minimum standards and seek to exceed these where possible*

- *50 sqm communal amenity space per development*
- *For units containing three or more bedrooms, 10 sqm of private amenity space*
- *For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement. For example, if a private balcony of 3 sqm can be provided, 7 sqm should be added onto the communal amenity space*
- *Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.*

All units are provided with private amenity space either in the form of a ground floor

rear garden/terrace or private balconies.

- 52 All of the three bedroom units would have a minimum 10sqm of private amenity space. Where those units that do not meet the minimum private amenity space standards (one and two bedrooms units), the communal amenity space would make up for this which the Residential Design SPD allows for such deviation.
- 53 Communal amenity space would be provided to the rear of buildings B and C, which comprises a ground level space of 155.3sqm and a play space area of 100sqm. The level of communal amenity space is considered acceptable. It is noted that there should ideally be 120sqm of playspace for site 1 since the child yield is 16 children, but it is noted that Brunswick Park is approximately 400m walk from the site and therefore the shortfall is considered acceptable in this instance. The designated children's play space would be conditioned so that details would be submitted prior to commencement.

### **Noise exposure**

- 54 The applicant has submitted a noise impact assessment, which confirms that noise levels are dictated by road traffic noise emissions from Southampton Way (which is used by buses) and to a lesser extent Havil Street. The report concludes that acceptable internal noise levels are predicted to be achieved in habitable rooms of the development subject to the adoption of acoustically upgraded glazing and ventilation in the development design. The council's Environmental Protection team (EPT) was consulted on this and has recommended conditions to ensure that the appropriate internal noise levels are not exceeded due to environmental noise.

### **Air quality**

- 55 Saved Policy 3.6 of the Southwark Plan states that permission will not be granted for a development that would lead to a reduction in air quality. The site falls within an Air Quality Management Area (AQMA) where an air quality assessment is required to be submitted.
- 56 The applicant has submitted an air quality assessment, which concludes that the air quality conditions for future residents within the proposed development would be acceptable. The applicant has looked at the air quality impacts from traffic-related nitrogen dioxide concentrations since the site faces onto a bus route and has concluded that the air quality impacts would be insignificant.

### **Transport issues**

- 57 The site has a PTAL rating of 3 which means it has moderate access to public transport. The site is also located in the East Camberwell Controlled Parking Zone (CPZ).

### **Car parking and impact on highway**

- 58 The scheme proposes to be car-free with the exception of the 4 disabled spaces to the rear. The site is immediately opposite a bus stop that serves one bus route (No. 343) which runs north to City Hall and south to New Cross Gate. Denmark Hill rail station is just over 1km south of the development and it is considered that a car-free development would be acceptable in this instance.
- 59 The trip generation is not considered to be significant to impact on the local highway network. When considered together, the two schemes on site 1 and site 2 would provide a total of 41 residential units and the cumulative impacts on the local highway

network is not considered to be significant. Since this is within a controlled parking zone (CPZ), it is recommended that future residents should be prevented from being able to apply for parking permits and this can be secured by condition. There is an existing car club bay on Rainbow Street near its junction with Southampton Way. The applicant has also agreed to make contributions to 3-year's subscription to Zipcar for each eligible adult for the proposed development. Measures to reduce car use has also been included in the travel plan.

- 60 Vehicular access to the 4 disabled spaces is via Melbury Drive, which is gated. The end of Melbury Drive is currently used for parking and is a no-through public road. The current parking arrangements on Melbury Drive are predominantly unrestricted, with a typical capacity of 10 spaces. Parking vehicles are aligned along the southern kerb line as well as in the designated turning head (affecting the ability of all vehicles, including servicing vehicles) to turn.
- 61 This is an adopted public highway and therefore the current parking at the end of Melbury Drive is done unlawfully. The Transport Planning team had wanted to see what measures would be carried out to ensure that access to the development via Melbury Drive stays clear. The applicant has confirmed that since the access to the rear disabled parking spaces would be gated and sign-posted it would naturally stop any vehicles from parking outside the gate (which could block entry).
- 62 The applicant subsequently submitted a parking survey following Transport's comments. The current parking arrangements on Sedgemoor Place are essentially unrestricted and throughout the survey period Sedgemoor Place demonstrates spare capacity. It was concluded that Sedgemoor Place would provide more than adequate space to accommodate potential displaced parking from Melbury Drive.
- 63 The council's Transport Planning team noted that although the development itself is in a CPZ, it is right on the boundary of the CPZ. The Transport Planning team considered that the parking stress levels in the area adjacent to the development should be considered through a parking survey to establish if there is space to accommodate the predicted number of vehicles associated with the development.
- 64 The applicant responded to this and submitted a parking survey and clarifies the existing parking situation and that there is the capacity on the surrounding streets to accommodate any displaced parking from the creation of an access to the development and any vehicular parking from the development itself. Whilst this is the case, vehicle ownership by residents will be discouraged through the travel plan and its measures such as exemption from the CPZ, cycle parking, measures to encourage active travel etc. When the two schemes are considered together, the parking survey demonstrates that the overall impact of the two developments would not significantly impact on the parking capacity of the surrounding streets.

### **Cycle parking**

- 65 The scheme provides 16 internal cycle spaces for Building B and 14 spaces for Building C, with two spaces in a secured covered external store. The provision is considered to meet the minimum cycle space standards.

### **Servicing**

- 66 Servicing and deliveries are proposed to take place via the off street parking area and the refuse stores are located conveniently for the waste contractors and residents. The Transport Planning Team has however requested further details regarding the expected number, frequency and type of vehicles expected and swept paths for the largest vehicle, which could be conditioned in the form of a delivery and servicing

management plan.

### **Construction**

- 67 The Transport Planning team has recommended a construction management plan be submitted prior to any demolition or construction works and this can be secured by condition.
- 68 In summary, the scheme would not cause significant harm on the local highway network and would be a form of sustainable development complying with saved policy 5.2 of the Southwark Plan and Strategic Policy 2 of the Core Strategy.

### **Design issues**

- 69 Saved Policy 3.12 'Quality in design' of the Southwark Plan, requires that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment; new buildings should embody a creative and high quality appropriate design solution, specific to their site's shape, size, location and development opportunities and where applicable, preserving or enhancing the historic environment.
- 70 The overall approach is for a contemporary design concept. The area to the north on Southampton Way is mainly Victorian in character, but there are the occasional modern developments in the vicinity that has given this area more of a mixed design character. The site is not within a conservation area and the contemporary design would be acceptable in this instance. As discussed below in this section, the overall design of the scheme is considered to be acceptable. When the two schemes are considered together, it is noted that there will be a change in the overall local streetscape on this part of Southampton Way and Havil Street. When the development is viewed from the junction of Southampton Way and Havil Street, the visual impact is considered to be a positive one. The two sites are currently vacant, which leaves a noticeable gap in the streetscene and the delivery of the two schemes that have consistent architectural form, quality, height and massing would contribute to a sense of place.

### **Block B**

- 71 A number of objections from local residents relate to the general height, mass and bulk and it was considered that this would be excessive and the design was not appropriate to the local surrounding area. One letter of support from the Camberwell Society was received however.
- 72 This building on Havil Street goes from 3 storeys adjoining Orange Tree Court to 4 storeys and then 5 storeys. This greater height is more acceptable on the Havil Street frontage. Its height and massing is more appropriate to this frontage as the buildings in this street are greater in bulk and massing in comparison to the finer grain frontages that are on this part of Southampton Way.
- 73 Havil Street is a street with stepped or sloped roof forms and the parapet flat roof of this proposal increases its apparent bulk. A set back top floor would help break up the sky line as well as reduce the bulk. Following negotiations with the applicant, the applicant has amended the plans to show an overall reduction in the fifth floor element. There is a greater set back from the Havil Street frontage, which would help to reduce the overall mass and bulk when seen against the streetscape.
- 74 This Havil Road building (Block B) has the issue of facing onto the corner site which is a vacant plot that may be developed in the future. The elevation immediately

adjoining this vacant plot is the tallest five storey element and would need to be a predominantly blank wall so as to avoid prejudicing any potential development of that site.

- 75 The applicant has revised the elevation to provide recessed brick panels (as dummy windows) along with protruding brick headers from first floor level to the top floor and would be in random diagonal patterns. At the rear, the building line has been pulled back in, and replaced with glass screens to the rear balconies. This reduces the scale of the elevation, whilst still preventing overlooking. It is considered that with the set back of the fifth floor, the set back at the rear, the recessed brick panels and the header patterns on this northern facade the elevation would no longer be so blank or uninteresting. It would also avoid prejudicing any future development on the vacant plot.
- 76 The building line of Block B is appropriate and lines up with the adjoining building Orange Tree Court before it steps out.

### **Block C**

- 77 Paragraph 129 of the NPPF "local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise." The proposed development consists of two blocks of 4 and 5 storeys with the taller block facing onto Havil Street. The development is not in a conservation area but Block C is adjacent to Grade II Listed buildings at 190 and 192 Southampton Way. The setting of these listed buildings and the local townscape are a principal consideration for this application.
- 78 These listed houses are early 19 century listed 2 storey villas and the proposed building facing onto Southampton Way is adjacent to these. The design originally submitted was for a taller building immediately adjacent to No. 190, which rose up too rapidly to reach the 4 storey element. Following discussions and negotiations with the applicant and the council's Design and Conservation team, amendments have been submitted, which reduces the overall bulk on the eastern end of Building C. As shown on drawing PL-130, the proposal has been pushed away from the adjoining listed building at second and third floors, to increase the set back. This aids the gradual 'stepping-up' of the building and is considered to relate appropriately to the adjoining Listed Building in terms of mass and bulk. It is considered that the scheme would satisfy saved policy 3.18 of the Southwark Plan and would preserve the setting of the nearby listed buildings.
- 79 It is considered that the form of the buildings and the design of the elevations now reflects more effectively the finer grain of the neighbouring buildings by reducing the massing progressively from west to east.
- 80 As with Block B, the treatment for the top floor has also been amended to give visual distinction. Further, the apparent ground floor level of both blocks have been raised to make it look higher and increase its prominence.

### **Materials**

- 81 The use of bricks is considered acceptable given the predominant use in the surrounding area. The applicant has indicated the use of London stock and a dark multi stock brick. A stock brick will give a texture, softness and play in differing light conditions, is robust and maintenance free. Windows will be set back in the brickwork to give a reveal of approximately 215mm - this detail, along with the specification of a stock brick will ensure that the facade has depth.



- 82 Composite windows will be light grey or silver polyester powder coated finish. A Velfac window or similar with narrow frame detail will ensure a lightness within the brick surround. Clear glazing will be specified to the landings on Blocks B and C. Reglit glazing panels are proposed to the stair of Block B, which would make this more inviting and light.
- 83 Conditions are recommended to assure the quality of material finish, which would require samples and mock-ups prepared on site of the brickwork providing evidence of good quality brick finish, pointing and bond. Further drawings showing the details of reveal depths and window section, especially where the panels of brickwork is recessed next to the windows is also recommended.
- 84 Strategic Policy 12 'Design and conservation' of core strategy, requires that development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. The council will do this by expecting development to conserve or enhance the significance of Southwark's heritage assets and their settings. Viewed within the general context of regenerating empty sites within Camberwell/Peckham, this proposal should have a positive impact on this context.

### **Impact on trees**

- 85 There are very few large trees on the site. There will be the retention of the two mature trees fronting Southampton Way, but there will be the loss of one tree on site.
- 86 The tree concerned is referenced in the submitted Ecology Appraisal, as Target Note 6 (TN6). It is described as an ornamental goat willow (*Salix Caprea*) in the ecology report, which is a fairly common species. Upon site visit, it was evident that its amenity value was fairly limited. It can also be seen from the submitted survey drawings that it is located within a junction of three walls, which will have impacted on it. The plans propose two trees in front of Building B located within the site, but closer to the pavement edge. As such, the amenity value would improve.
- 87 The scheme would provide soft and hard landscaping to the front which would provide an adequate buffer zone to the ground floor units and would make this an attractive entrance area. A series of new trees will be planted across site 1. New trees will be planted to the front of each building on Southampton Way and Havil Street, continuing the language of greenery that already exists. New trees will also be planted within the communal garden and parking areas to the rear of the site.
- 88 It is still considered reasonable to impose a condition requiring a full arboricultural report for the trees on the site so that those trees to be retained would not be damaged by the development as these represent an important visual amenity in the area.
- 89 The council's Ecology officer had looked at the ecological appraisal prepared by the applicant and has not made any objections subject to conditions.

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

- 90 Saved policy 2.5 'Planning Obligations' of the Southwark Plan, Strategic Policy 14 'Implementation and Delivery' of the Core Strategy and Policy 6A.5 of the London Plan advise that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the supplementary planning document (SPD) on Section 106 Planning Obligations.

- 91 The amount of contributions is in accordance with the toolkit. A single combined s106 agreement for this application and 14-AP-0669 is to be secured. The contributions elements are calculated using the s106 SPD toolkit and are proposed by the applicant, which are outlined below for this application.

Employment during Construction - £18,485

Employment during Construction (management fee) - £1,399

Education - £5,957

Public Open Space, Children's play equipment and sports development - £28,047

Transport Strategic - £11,704

Transport site-specific - £12,000

Public Realm - £18,000

Health - £27,988

Community Facilities - £3,790

Admin charge £2,547

**Total: £129,916**

- 92 The s106 agreement will also secure the provision of the affordable units to be provided within the development (bar one private sale unit).

As previously discussed, it is considered important and necessary to link this application with that at site 2, under ref 14-AP-0669 so that both developments would be brought forward and that no more than 50 per cent of the private units on the site at 2 Havil Street can be occupied until 75 per cent of the affordable is occupied and the combined s106 would secure this.

- 93 As part of the s106 agreement the applicant will provide free car club membership to the future residents for the first 3 years.

- 94 In accordance with the recommendation, if the s106 agreement is not signed by 30 October the Head of Development Management should be authorised to refuse permission if appropriate, for the reason below:

- 95 'In the absence of a signed s106 agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on employment, education, public open space, the transport network, the public realm, health care services, community facilities and affordable housing, and the proposal would therefore be contrary to saved policy 2.5 of the Southwark Plan (2007), strategic policy 14 of the Core Strategy (2011) and Policy 8.2 of the London Plan (2011).'

### **Mayoral Community Infrastructure Levy (CIL)**

- 96 Section 143 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.

The proposed development would have a total gross internal area of **2,148sqm**, which equates to **£79,226**. Since part of the site would be for affordable housing the applicant can apply for an exemption for those areas.

### **Sustainable development implications**

- 97 Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Strategic Policy 13 'High Environmental Standards' of the Core Strategy also stipulate that development should be designed of the highest environmental standards.
- 98 The applicant has submitted a Sustainability Statement and an Energy Statement and has made the following targets:
- residential development to achieve a code for sustainable homes level 4
  - more than 40 per cent reduction in carbon dioxide (CO<sub>2</sub>) emissions.
- 99 The scheme is in accordance with the London Plan's Energy Hierarchy and the proposed development would incorporate energy efficiency measures to reduce CO<sub>2</sub> emissions.
- 100 It is proposed to use enhanced thermal performance standards including other efficiency measures such as mechanical ventilation heat recovery systems.
- 101 It is also proposed to provide roof mounted photovoltaic panels (PVs) to provide further on-site carbon reductions and has been chosen to be the most suitable renewable technology for this development and has the potential to reduce CO<sub>2</sub> emissions by over 15 per cent.
- 102 The above measures are considered to meet the Mayor's and Southwark's planning policies on sustainability and energy savings. Conditions to ensure that the development achieves code for sustainable homes level 4 and details of the PVs are recommended.

### **Other matters**

#### **Water**

- 103 The site is within a flood zone and the applicant has submitted a flood risk assessment. The Environment Agency was consulted on this application and raises no objection.
- 104 The applicant has also submitted options for sustainable drainage systems (SUDs) and has indicated that the following would be included: green roofs on the buildings to minimise the flows to the public sewer, the peak flow rates will be managed by two simple flow control devices and two attenuation tanks would be proposed. It is recommended that details of the SUDs should be submitted prior to commencement of development.

#### **Contamination**

- 105 The site has been vacant for a number of years, but was previously in industrial use and thus the applicant submitted a land contamination report. The council's EPT has not objected to the proposed development, but has recommended more detailed site

investigation reports (including possible remediation schemes etc) to be submitted prior to commencement of any development.

### **Conclusion on planning issues**

- 106 On balance, the proposal is considered acceptable on its own and also when considered together with site 2. It provides an appropriate mix of dwellings when combined with site 2. The quantity of affordable units (at approximately 95 per cent affordable habitable rooms) would significantly exceed Southwark's policy. The same policy does require a minimum 35 per cent of private units and whilst only one plot would be so on this site, the applicant also plans to develop the site across the road to provide the necessary private units (on site 2). The applicant owns site 2 and the council has agreed to approve the disposal of the council's freehold interest in site 1 to Family Mosaic and the proposal is to provide the necessary private units on site 2 to meet this policy. A combined s106 agreement would be used to link the two applications together and non-occupation clauses to ensure that both the affordable and private are delivered.
- 107 The quality of living accommodation is considered acceptable and would provide for much needed housing in this part of Southwark and would bring the vacant land back into beneficial use.
- 108 Issues regarding noise, air quality and any nuisance have been addressed. The design as revised is suitable for this location and it is not considered that there would be adverse harm arising from the development to impact on neighbours' amenity or local highway network. The building is designed to incorporate measures to minimise carbon emissions and energy efficient techniques are welcomed. It is therefore recommended that conditional planning permission be granted subject to the completion of the s106 agreement to secure the above contributions.

### **Community impact statement**

- 109 In line with the council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- The impact on local people is set out above.
  - No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.

### **Consultations**

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

### **Consultation replies**

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

### **Summary of consultation responses**

- 112 A total number of three objections from residents and two support have been received for this site only.

These relate mainly to the scale, height and design of the building not being appropriate to its surroundings. The building would not preserve the setting of the nearby listed buildings. There were also concerns relating to the blank wall on Block B. The concerns also related to the lack of parking and would lead to congestion and parking problems in the surrounding area.

Further details are found in Appendix 2 of the report.

Following amendments to the plans the application was re-consulted on 15 August 2014 and any additional comments received would be reported to Members in an addendum report.

### Human rights implications

- 113 This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.

This application has the legitimate aim of providing residential development. 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/2229-186	Chief Executive's Department	Planning enquiries telephone: 020 7525 5403
Application file: 14/AP/0764	Southwark Council 160 Tooley Street London SE1 2QH	Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5729 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>
Southwark Local Development Framework and Development Plan Documents		

### APPENDICES

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

## AUDIT TRAIL

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Wing Lau, Senior Planner	
<b>Version</b>	Final	
<b>Dated</b>	8 September 2014	
<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	No	No
Strategic Director of Finance and Corporate Services	No	No
Strategic Director, Environment and Leisure	Yes	Yes
Strategic Director, Housing and Community Services	No	No
Director of Regeneration	Yes	Yes
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		<b>19 September 2014</b>

## APPENDIX 1

## Consultation Undertaken

**Site notice date:** 01.04.2014

**Press notice date:** 10.04.2014

**Case officer site visit date:** 01.04.2014

**Neighbour consultation letters sent:** 02.04.2014 and 24.04.2014

**Internal services consulted:**

Design and Conservation  
 Environmental Protection Team (EPT)  
 Transport Planning  
 Ecology Officer  
 Surface Water and Flood Management  
 Housing Strategy

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

Environment Agency  
 Transport for London (TfL)  
 Thames Water

**Neighbours and local groups consulted:**

02/04/2014	7 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	17 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	16 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	161A SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	9 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	8 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	12 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	10 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	2 RAINBOW STREET LONDON SE5 7TD	01/04/2014
02/04/2014	15 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	14 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	13 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	161B SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FLAT 8 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 7 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 6 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 1 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 9 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 2 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 10 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 1 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 5 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 4 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	FLAT 3 BEACON HOUSE SOUTHAMPTON WAY LONDON SE5 7ET	01/04/2014
02/04/2014	9 RAINBOW STREET LONDON SE5 7TB	01/04/2014
02/04/2014	65 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	63 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	61 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	1 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	67 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	53 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	51 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	49 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	59 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	57 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	55 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	2 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	11 RAINBOW STREET LONDON SE5 7TB	01/04/2014
02/04/2014	1 RAINBOW STREET LONDON SE5 7TB	01/04/2014

02/04/2014	9 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	7 RAINBOW STREET LONDON SE5 7TB	01/04/2014
02/04/2014	5 RAINBOW STREET LONDON SE5 7TB	01/04/2014
02/04/2014	3 RAINBOW STREET LONDON SE5 7TB	01/04/2014
02/04/2014	5 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	4 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	3 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	8 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	7 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	6 MELBURY DRIVE LONDON SE5 7SG	01/04/2014
02/04/2014	FIRST FLOOR AND SECOND FLOOR FLAT 169 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FIRST FLOOR AND SECOND FLOOR FLAT 171 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FIRST FLOOR AND SECOND FLOOR FLAT 163 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FIRST FLOOR FLAT 125 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FIRST FLOOR FLAT 181 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FIRST FLOOR FLAT 177A SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	151 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	4 HAVIL STREET LONDON SE5 7SD	01/04/2014
02/04/2014	179A SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	CARETAKERS FLAT 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	190 SOUTHAMPTON WAY LONDON SE5 7EU	01/04/2014
02/04/2014	179B SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FIRST FLOOR FLAT 11 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	159A SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	159C SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	159B SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	SECOND FLOOR FLAT 177A SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	SECOND FLOOR AND THIRD FLOOR FLAT 181 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	GROUND FLOOR FLAT 11 BONSOR STREET LONDON SE5 7TE	01/04/2014
02/04/2014	133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	SECOND FLOOR FLAT 125 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	157B SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	137 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 8 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	192 SOUTHAMPTON WAY LONDON SE5 7EU	01/04/2014
02/04/2014	179 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	131 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 4 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 3 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 2 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 7 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 6 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 5 133-135 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 1 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 10 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 9 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 8 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	157A SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FLAT 12 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 11 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 4 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 3 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 2 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 7 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 6 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	FLAT 5 ORANGE TREE COURT 7 HAVIL STREET LONDON SE5 7LS	01/04/2014
02/04/2014	UNIT 11 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	FLAT 3 155 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	FLAT 2 155 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	UNIT 12 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	GROUND FLOOR 125 SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	UNIT 12 TO UNIT 15 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	UNIT 5 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	UNIT 4 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	UNIT 3 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	FLAT 1 155 SOUTHAMPTON WAY LONDON SE5 7EJ	01/04/2014
02/04/2014	UNIT 9 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	UNIT 6 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	UNIT 13 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	FLAT 8 32 HAVIL STREET LONDON SE5 7RS	01/04/2014
02/04/2014	FLAT 7 32 HAVIL STREET LONDON SE5 7RS	01/04/2014
02/04/2014	FLAT 6 32 HAVIL STREET LONDON SE5 7RS	01/04/2014
02/04/2014	149A SOUTHAMPTON WAY LONDON SE5 7EW	01/04/2014
02/04/2014	FLAT 3 32 HAVIL STREET LONDON SE5 7RS	01/04/2014
02/04/2014	FLAT 1 32 HAVIL STREET LONDON SE5 7RS	01/04/2014
02/04/2014	UNIT 15 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	UNIT 14 2 SEDGMOOR PLACE LONDON SE5 7SE	01/04/2014
02/04/2014	FLAT 5 32 HAVIL STREET LONDON SE5 7RS	01/04/2014
02/04/2014	FLAT 4 32 HAVIL STREET LONDON SE5 7RS	01/04/2014





24/04/2014	FLAT 13 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	8 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	9 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	7 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	5 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	6 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	FLAT 11 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 12 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 10 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	THE FLYING DUTCHMAN 156 WELLS WAY LONDON SE5 7SY	24/04/2014
24/04/2014	FLAT 1 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 23 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 2 119 SOUTHAMPTON WAY LONDON SE5 7EW	24/04/2014
24/04/2014	FLAT 1 119 SOUTHAMPTON WAY LONDON SE5 7EW	24/04/2014
24/04/2014	FIRST FLOOR FLAT 117 SOUTHAMPTON WAY LONDON SE5 7EW	24/04/2014
24/04/2014	119 SOUTHAMPTON WAY LONDON SE5 7EW	24/04/2014
24/04/2014	FLAT 5 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 6 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 4 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 24 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 3 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	SOUTHWARD COLLEGE CAMBERWELL CENTRE SOUTHAMPTON WAY LONDON SE5 7EW	24/04/2014
24/04/2014	FLAT 9 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 7 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	FLAT 8 RUMBALL HOUSE DOWLAS ESTATE HARRIS STREET LONDON SE5 7SA	24/04/2014
24/04/2014	4 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	12 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	13 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	11 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	9 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	10 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	17 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	18 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	16 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	14 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	15 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	8 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	1 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	2 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	6 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	7 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	5 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	3 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	4 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	19 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	1 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	LIVING ACCOMMODATION 156 WELLS WAY LONDON SE5 7SY	24/04/2014
24/04/2014	117 SOUTHAMPTON WAY LONDON SE5 7EW	24/04/2014
24/04/2014	2 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	3 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	12 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	10 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	11 STACY PATH LONDON SE5 7SL	24/04/2014
24/04/2014	FLAT 8 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	FLAT 1 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	FLAT 2 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	22 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	20 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	21 BERNARD MYERS HOUSE 4-6 HAVIL STREET LONDON SE5 7RU	24/04/2014
24/04/2014	FLAT 6 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	FLAT 7 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	FLAT 5 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	FLAT 3 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	FLAT 4 WINDMILL COURT 121 SOUTHAMPTON WAY LONDON SE5 7FG	24/04/2014
24/04/2014	FLAT A 156 Southampton Way LONDON SE5 7EW	24/04/2014
24/04/2014	FLAT B 156 Southampton Way LONDON SE5 7EW	24/04/2014
24/04/2014	FLAT C 156 Southampton Way LONDON SE5 7EW	24/04/2014

**Re-consultation: 15.08.2014**

## APPENDIX 2

### Consultation Responses Received

#### Internal services

Design and Conservation - No significant objections subject to conditions, but comments are incorporated into the main body of the report.

Environmental Protection Team (EPT) - No objections subject to conditions relating to internal noise levels, land contamination and construction management.

Transport Planning - The level of parking and cycle parking are acceptable. Swept paths for the largest vehicle accessing the development should be provided. Submission of delivery and servicing plan and construction management should be provided. The travel plan should include predicted trips and modal split targets based on these until data is collected. Access for cyclists will need to be of minimum widths.

Ecology Officer - No objections subject to conditions relating to details of green roofs, bird and bat boxes, native planting and ecological management plan.

Surface Water and Flood Management - Following the submission of the amended Flood Risk Assessment this addresses the initial concerns.

#### Statutory and non-statutory organisations

Environment Agency - No objections.

TfL - Due to the scale and 'low car' nature of the development, there is unlikely to be an unacceptable adverse impact on either public transport capacity or strategic road capacity.

Thames Water - No objections subject to informatives on any planning permission relating to minimum water pressure and impact piling.

#### Neighbours and local groups

Cllr Ian Wingfield has raised an objection to the application.

The letters of objections and support from neighbours have been summarised below.

A total number of 4 objections from residents and 2 support have been received for this site only.

#### Objections

##### Design

The density of development and particularly its height is inappropriate for the street; the area comprise mainly low height buildings; five floors is one floor too high for the immediate area; maximum of four storeys would be more appropriate; the development is very dense with very little landscaping; or other amenity on the western side in particular; Havil Street and Southampton Way have several listed Georgian and Victorian buildings and terraces with interesting detail and design, but the proposed development is extremely faceless and plain; it should be more reflective of the historic buildings in the vicinity, many of which are lively detail and design; Block C with four floors occupying the whole depth of the building would result in considerably more bulky appearance and it would be more sensitive to step back the top floor a little from the front building line; the building immediately adjoining the listed buildings on Southampton Way at two storeys is welcomed, but they are still as high as the pitched roofs of the neighbours.

### Parking and traffic

There are no on-site residents parking; the 4 No. disabled parking spaces for 41 No. Residential units will not deter residents from having cars in the area where there is already a problem with parking the area; the Transport Statement states it would be 'car free', but this is not possible and unlikely since residents of the area have cars and many of the streets in the area do not have any parking controls; the development's density would exacerbate the problem of using Havil Street as a rat run

### Amenity

The development would close in on the residents' views in Rumball House, Harris Street.

Following re-consultation, 2 objections have been received with the following concerns:

The development still has a bulky appearance; the height of the building (Block B) would look disproportionate to the surroundings and still too high; pleased to see that note has been taken from the outcome of the previous proposal in that there would be only two storeys immediately next to the listed buildings, but these two flat roofed storeys are as high as the pitched roofs of the neighbours; lack of provision of parking.

### **Support**

The development would be good for the community and it would stop people from fly tipping rubbish on the site;

Camberwell Society - the proposed modern blocks of flats offer a good spread of units with large glazed surfaces at rear and decent outdoor amenities; the development would fit well along Southampton Way existing streetscape; the palette of materials proposed is still modern but still retaining some of the local grain which the Camberwell Society would support.

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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>	Family Mosaic	<b>Reg. Number</b>	14/AP/0764
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2229-186
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft Decision Notice

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

Erection two new buildings, the first fronting on Havil Street being up to five storeys in height, with the second fronting onto Southampton Way and being up to four storeys in height together comprising 24 residential units (10 x 1 bed, 11 x 2 bed and 3 x 3 bed) with associated balconies and terraces, wider landscaping and cycle / refuse stores

**At:** 184-188 SOUTHAMPTON WAY/ 5A HAVIL STREET SE5 7EU

**In accordance with application received on 12/03/2014**

**and revisions/amendments received on 07/08/2014, 13/08/2014, 18/08/2014, 03/09/2014**

**and Applicant's Drawing Nos.** PL\_101 Site Location Plan; PL\_102 Existing Ground floor / Block plan; PL\_120 Existing Elevations 1 and 2; PL\_121 Existing Elevations 3 and 4; PL\_122 Existing Elevation 5; PL\_123 Existing Elevations 6 and 7; PL\_124 Existing Site Photographs; PL\_110J Proposed Ground floor / Block plan; PL\_111E Proposed First floor plan; PL\_112D Proposed Second floor plan; PL\_113E Proposed Third floor plan; PL\_114D Proposed Fourth floor plan / Roof Plan; PL\_115C Proposed Roof Plan; PL\_130H Proposed North Elevation - Southampton Way; PL\_131G Proposed West Elevation - Havil Street; PL\_132E Proposed Rear East Elevation - Core B; PL\_133F Proposed Rear South Elevation - Core C & Section A-A; PL\_134F Proposed Side Elevations - Core B North Elevation; PL\_136F Proposed East Elevation Core C & Section B-B; PL\_330D Proposed North Elevation - Southampton Way - Bay Study; PL\_331B Proposed West Elevation - Havil Street - Bay Study; PL\_332A Proposed Rear East Elevation - Core B - Bay Study; PL\_333A Proposed Rear South Elevation - Core C - Bay Study; PL\_334B Proposed Side Elevations - Core B North Elevation - Bay Study; PL\_500B Typical Wheelchair Flat layout;

Planning Statement April 2014; Planning Statement July 2014; Design and Access Statement March 2014; Design and Access Statement June 2014; Daylight and Sunlight Report; Transport Statement; Travel Plan; Summary of Parking Survey Results; Flood Risk Assessment; Ecological Appraisal; Air Quality Assessment; Noise Impact Assessment; Demolition and Site Operations Plan; Report on Ground Investigation; Energy Efficiency Strategy; Code for Sustainable Homes Pre-Assessment; Accommodation Schedule 2534-SCH-001 Rev R; Accommodation Schedule 2534-SCH-003 Rev E; Tree Survey F499AIA

**Subject to the following twenty-seven conditions:**

**Time limit for implementing this permission and the approved plans**

- 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:

PL\_110J Proposed Ground floor / Block plan; PL\_111E Proposed First floor plan; PL\_112D Proposed Second floor plan; PL\_113E Proposed Third floor plan; PL\_114D Proposed Fourth floor plan / Roof Plan; PL\_115C Proposed Roof Plan; PL\_130H Proposed North Elevation - Southampton Way; PL\_131G Proposed West Elevation - Havil Street; PL\_132E Proposed Rear East Elevation - Core B; PL\_133F Proposed Rear South Elevation - Core C & Section A-A; PL\_134F Proposed Side Elevations - Core B North Elevation; PL\_136F Proposed East Elevation Core C & Section B-B; PL\_330D Proposed North Elevation - Southampton Way - Bay Study; PL\_331B Proposed West Elevation - Havil Street - Bay Study; PL\_332A Proposed Rear East Elevation - Core B - Bay Study; PL\_333A Proposed Rear South Elevation - Core C - Bay Study; PL\_334B Proposed Side Elevations - Core B North Elevation - Bay Study; PL\_500B Typical Wheelchair Flat layout

Reason:

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

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 3 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than 12 nesting boxes / and 8 bat bricks/tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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.

- 4 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. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;  
wheel washing facilities;  
measures to control the emission of dust and dirt during construction;  
a scheme for recycling / disposing of waste resulting from demolition and construction works

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 5 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.  
i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.  
ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13 'High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2012.

- 6 The development shall be undertaken in full accordance with the Flood Risk Assessment prepared by Create Consulting Engineers (Revision B, dated 7/8/14), including requirements that Sustainable Drainage Systems (SuDS) are implemented as detailed, i.e. below ground storage in cellular systems (two attenuation tanks of 65.3 and 20m<sup>3</sup> storage), flow control devices and green roofs on all three proposed buildings, and that the surface water runoff rate from the site is restricted to 5 l/s for all flood events up to and including the 1% AEP storm.

Reason: To ensure that the development is safe and resilient to flooding and to minimise the potential for the site to contribute to surface water flooding in accordance with saved policies 3.9 Water and 3.29 Development within the Thames Policy Area of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 7 The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Tree Survey F499AIA. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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 or 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 avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 8 Notwithstanding the approved plans showing the powder coated pressed metal coping, details of the bricks, windows, metal panels and coping stone (2 copies) to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.

#### Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing 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.

- 9 Prior to the commencement of above ground works, detail section-drawings (scale 1:5, or as noted) for the principle features/components of the following elements 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.
- boundary wall treatment;
  - window + door openings;
  - car-parking gates/doors in elevation at 1:20;
  - balconies;
  - parapet walls and roof edges;

junction with existing buildings.

Reason:

In order to ensure that the design and details are of high quality and in the interest of the nearby listed buildings in accordance with: The National Planning Policy Framework 2012, Section 7 Requiring good design; The London Plan 2011, Policy 7.6 Architecture; The Local Plan, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: Saved Policy 3.12 Quality in Design; Saved Policy 3.13 Urban Design; of The Southwark Plan 2007.

- 10 Before any above grade work hereby authorised begins, detailed drawings [select scale 1:50, 1:100 or 1:500] of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, 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 the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 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 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 11 Prior to commencement of above grade work, an independently verified Code for Sustainable Homes interim certification that seeks to achieve a minimum Level 4 or equivalent Code Level 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;  
Before the first occupation of the building hereby permitted, a Code for Sustainable Homes final certification (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.

- 12 Details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The biodiversity (green/brown) roof(s) shall be:  
biodiversity based with extensive substrate base (depth 80-150mm);  
laid out in accordance with plan PL-115 hereby approved; and  
planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out 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; 4A.3; 4A.9 and 4A.11 of the London Plan 2008, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 13 Details of native planting as part of the landscape strategy/plan (showing a minimum of 30% of native plants) shall be submitted to and approved in writing by the Local Planning Authority prior to any works above grade commences.



## 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.

- 14 Prior to any above grade works a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements: Maintenance of the brown roof, amenity space and the maintenance and monitoring of the nest and roost features.

## Reasons:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in line with national planning policy and ODPM Circular 06/2005 Biodiversity and Geological Conservation - Obligations and their Impact within the Planning System.

- 15 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries including privacy screens to balconies 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 the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 16 Prior to the commencement of any works above grade, details of the proposed children's play area and associated landscaping (including management arrangements) shall be submitted to, and approved writing by the local planning authority. No part of the development hereby approved shall be occupied, until works agreed in accordance with the agreed details are completed on site.

Reason: To improve the public realm, provide quality communal amenity space and playspace in accordance with policies 2.5 Planning Obligations and 4.2 Quality of residential accommodation of the Southwark Plan 2007.

- 17 Prior to the commencement of development, detailed drawings of the solar panels (scale 1:10) 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 and the equipment shall be installed and fully operational prior to the occupation of the building.

## Reason:

In order that the Local Planning Authority may be satisfied as to the energy efficiency measures and sustainability of the development, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011).

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 18 Before the first occupation of the building the cycle storage facilities as shown on the approved ground floor drawing shall be provided and thereafter such facilities 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

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

- 19 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the dwellings and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

## 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 The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 20 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

## Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 21 Prior to any above grade works of the authorised development, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB (A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises, shall be submitted to and approved in writing by the Local Planning Authority. The method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to 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).

- 22 Prior to their occupation the wheelchair accessible units hereby approved as shown on the drawings hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

## Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with The National Planning Policy Framework 2012, Policy 7.2 An inclusive environment of the London Plan 2011, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 23 Prior to occupation of the units hereby approved, 4 No. (four) disabled parking spaces available for the wheelchair units, as shown on the drawings hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

## Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 24 No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

## Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

- 25 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 30dB LAeq, T \* and 45dB LAFmax

Living rooms- 30dB LAeq, T ¿

\*- Night-time 8 hours between 23:00-07:00

¿Daytime 16 hours between 07:00-23:00.

## Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 26 The habitable rooms within the development sharing a party wall element with the other shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that the party wall is constructed to meet a minimum of 5dB improvement compared with the Building Regulations standard set out in Approved Document E. A report shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

## Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

- 27 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

## Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof 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 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

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

The applicant was advised of amendments needed to make the proposed development acceptable. These amendments were submitted enabling the application to be granted permission.

**PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2014-15**

**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 Cleo Soanes (Chair)	1	Environment & Leisure	1
Councillor Maria Linforth-Hall (Vice-Chair)	1	Environmental Protection Team	
Councillor Nick Dolezal	1		
Councillor Chris Gonde	1	Communications	1
Councillor David Hubber	1	Robin Campbell	
Councillor Eleanor Kerlake	1		
Councillor Leo Pollak	1		
		<b>Total:</b>	<b>37</b>
<b>(Reserves)</b>		<b>Dated: 23 September 2014</b>	
Councillor Evelyn Akoto	1		
Councillor Claire Maugham	1		
Councillor Darren Merrill	1		
Councillor David Noakes	1		
Councillor Rosie Shimell	1		
Councillor Kath Whittam	1		
<b>External</b>			
Libraries	1		
<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		
Sadia Hussain, Legal Services Hub 2 (2 <sup>nd</sup> Floor) Tooley St.	1		
Alexander Gillott, Legal Services Hub 2 (2 <sup>nd</sup> Floor) Tooley St.	1		