

## Planning Sub-Committee B

Tuesday 28 April 2015

7.00 pm

Ground Floor Meeting Room G02B - 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 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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#### Access to information

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

#### Babysitting/Carers allowances

If you are a resident of the borough and have paid someone to look after your children, an elderly dependant or a dependant with disabilities so that you could attend this meeting, you may claim an allowance from the council. Please collect a claim form at the meeting.

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#### Contact

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

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 20 April 2015



## **Planning Sub-Committee B**

Tuesday 28 April 2015

7.00 pm

Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

### **Order of Business**

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<b>2.</b>	<b>APOLOGIES</b>	
<b>3.</b>	<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.	
<b>4.</b>	<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.	
<b>5.</b>	<b>MINUTES</b>	1 - 4
	To approve as a correct record the minutes of sub-committee held on 10 March 2015.	
<b>6.</b>	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	5 - 9
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Date: 20 April 2015



## 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 OPEN section of the Planning Sub-Committee B held on Tuesday 10 March 2015 at 7.00 pm at Ground Floor Meeting Room G02B - 160 Tooley Street, London SE1 2QH

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<b>PRESENT:</b>	Councillor Cleo Soanes (Chair) Councillor Maria Linforth-Hall Councillor Nick Dolezal Councillor Chris Gonde Councillor David Hubber Councillor Eleanor Kerslake Councillor Leo Pollak
<b>OTHER MEMBERS:</b>	Councillor David Noakes, Cathedrals Ward
<b>OFFICER SUPPORT:</b>	Rob Bristow, Group Manager, Major Applications, Michele Sterry, Planning Officer Ciaran Regan, Planning Officer Alex Gillott, Legal Officer Sean Usher, Constitutional Officer

### 1. INTRODUCTION AND WELCOME

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

### 2. APOLOGIES

There were no apologies for absence.

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

There were none.

### 4. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

### 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 items 6.2

- Members pack relating to items 6.1 and 6.2 of the agenda.

## 6. MINUTES

### RESOLVED:

That the minutes of the meeting held on the 20 January 2015 be approved as a correct record and signed by the chair

## 7. DEVELOPMENT MANAGEMENT ITEMS

The addendum report had not been circulated five clear working 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 the committee to be aware of late observations, consultation responses, additional information and revisions.

### 7.1 AMIGO HOUSE, MORLEY STREET, LONDON, SE1

#### Planning application reference number 14/AP/2624

Report: See pages 11 to 21 of the agenda pack .

#### PROPOSAL

*Installation of two new powder coated metal entrance doors with flat roof over.*

The sub-committee heard an introduction to the report. Members had questions for the officer.

There was one objector present who made representations to the sub-committee. Members had questions for the objector.

The applicant made representations to the sub-committee. Members had questions for the applicant.

There was a ward councillor present and he made representations to the sub-committee.

There were no supporters living within 100m present.

Members of 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:

1. That the planning permission for application number 14/AP/2624 was granted subject to conditions as set out in the main report and;

2. That details of the colour and the minor detailing of the doors 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.

## 7.2 2 DARWIN STREET, LONDON, SE17 1HB

Application 13/AP/3316 for: Full Planning Permission

### **Proposal:**

*Construction of a part three-storey, part single-storey (ground-floor) rear extension and a part single-storey, part two-storey roof extension involving the raising of the roof ridge and the insertion of three roof lights into the enlarged front roof slope, in association with the conversion from a single-family dwelling house to five self-contained flats with associated refuse and cycle storage provision. (Retrospective Application)*

The planning officer presented the report to the sub-committee and indicated the additional comments and conditions in the addendum report. Members had questions for the officer.

There was one objector present. Members had questions for the objector.

The applicant's agent made representations to the committee. Members had questions for the agent.

There was one supporter, a local resident, of the application. Members had questions for the local resident.

Members of 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 the planning permission for application number 13/AP/3316 was granted subject to the conditions in the main report, the informative in the addendum concerning flood risk advice, and an additional condition to secure details of a 'green wall' for the northern flank wall of the building.



Meeting ended at 8.50pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 28 April 2015	<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 maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

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

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

12. A resolution to grant planning permission shall mean that the development & building control manager is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the head of development management shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the head of development management is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of legal services, and which is satisfactory to the head of development management. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of legal services. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

15. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise. The development plan is currently Southwark's Core Strategy adopted by the council in April 2011, saved policies contained in the Southwark Plan 2007, the where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).
16. On 15 January 2012 section 143 of the Localism Act 2011 came into force which provides that local finance considerations (such as government grants and other financial assistance such as New Homes Bonus) and monies received through CIL (including the Mayoral CIL) are a material consideration to be taken into account in the determination of planning applications in England. However, the weight to be attached to such matters remains a matter for the decision-maker.
17. "Regulation 122 of the Community Infrastructure Levy regulations (CIL) 2010, provides that "a planning obligation may only constitute a reason for granting planning permission if the obligation is:
  - a. necessary to make the development acceptable in planning terms;
  - b. directly related to the development; and
  - c. fairly and reasonably related to the scale and kind to the development.

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

18. The obligation must also be such as a reasonable planning authority, duly appreciating its statutory duties can properly impose, i.e. it must not be so unreasonable that no reasonable authority could have imposed it. Before resolving to grant planning permission subject to a legal agreement members should therefore satisfy themselves that the subject matter of the proposed agreement will meet these tests.
19. The National Planning Policy Framework (NPPF) came into force on 27 March 2012. The NPPF replaces previous government guidance including all PPGs and PPSs. For the purpose of decision-taking policies in the Core Strategy (and the London Plan) should not be considered out of date simply because they were adopted prior to publication of the NPPF. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant policies adopted in accordance with the Planning and Compulsory Purchase Act (PCPA) 2004 even if there is a limited degree of conflict with the NPPF.
20. In other cases and following and following the 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. This is the approach to be taken when considering saved plan policies under the Southwark Plan 2007. The approach to be taken is that the closer the

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

## BACKGROUND DOCUMENTS

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

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

Lead Officer	Ian Millichap, Constitutional Manager		
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	20 April 2015		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments Included
Director of Legal Services		Yes	Yes
Head of Development Management		No	No
Cabinet Member		No	No
Date final report sent to Constitutional Team			20 April 2015

## ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B

on Tuesday 28 April 2015

<b>Appl. Type</b>	Council's Own Development - Reg. 3	<b>Reg. No.</b>	14-AP-4715
<b>Site</b>	KEYWORTH PRIMARY SCHOOL, FAUNCE STREET, LONDON, SE17 3TR	<b>TP No.</b>	TP/1036-A
		<b>Ward</b>	Newington
		<b>Officer</b>	Adam Greenhalgh

**Recommendation** GRANT PERMISSION*Item 6/1***Proposal**

Demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new class rooms, double height hall and kitchen; associated landscaping and re-planting are also proposed.

<b>Appl. Type</b>	Council's Own Development - Reg. 3	<b>Reg. No.</b>	15-AP-0174
<b>Site</b>	BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG	<b>TP No.</b>	TP/2655-165
		<b>Ward</b>	South Camberwell
		<b>Officer</b>	Adam Greenhalgh

**Recommendation** GRANT PERMISSION*Item 6/2***Proposal**

Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.

<b>Appl. Type</b>	Listed Building Consent	<b>Reg. No.</b>	15-AP-0190
<b>Site</b>	BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG	<b>TP No.</b>	TP/2655-165
		<b>Ward</b>	South Camberwell
		<b>Officer</b>	Adam Greenhalgh

**Recommendation** GRANT PERMISSION*Item 6/3***Proposal**

Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; alterations to internal partitions and the introduction of new partitions to facilitate primary school use; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.

<b>Appl. Type</b>	Full Planning Permission	<b>Reg. No.</b>	14-AP-4337
<b>Site</b>	THE CLIPPER, 562 ROTHERHITHE STREET, LONDON, SE16 5EX	<b>TP No.</b>	TP/271-562
		<b>Ward</b>	Surrey Docks
		<b>Officer</b>	David Cliff

**Recommendation** GRANT PERMISSION*Item 6/4***Proposal**

Demolition of existing building and the erection of replacement four storey building comprising a retail unit (Use Class A1) at ground floor and basement level and 6 flats on first, second and third floors, associated car parking and amenity area.

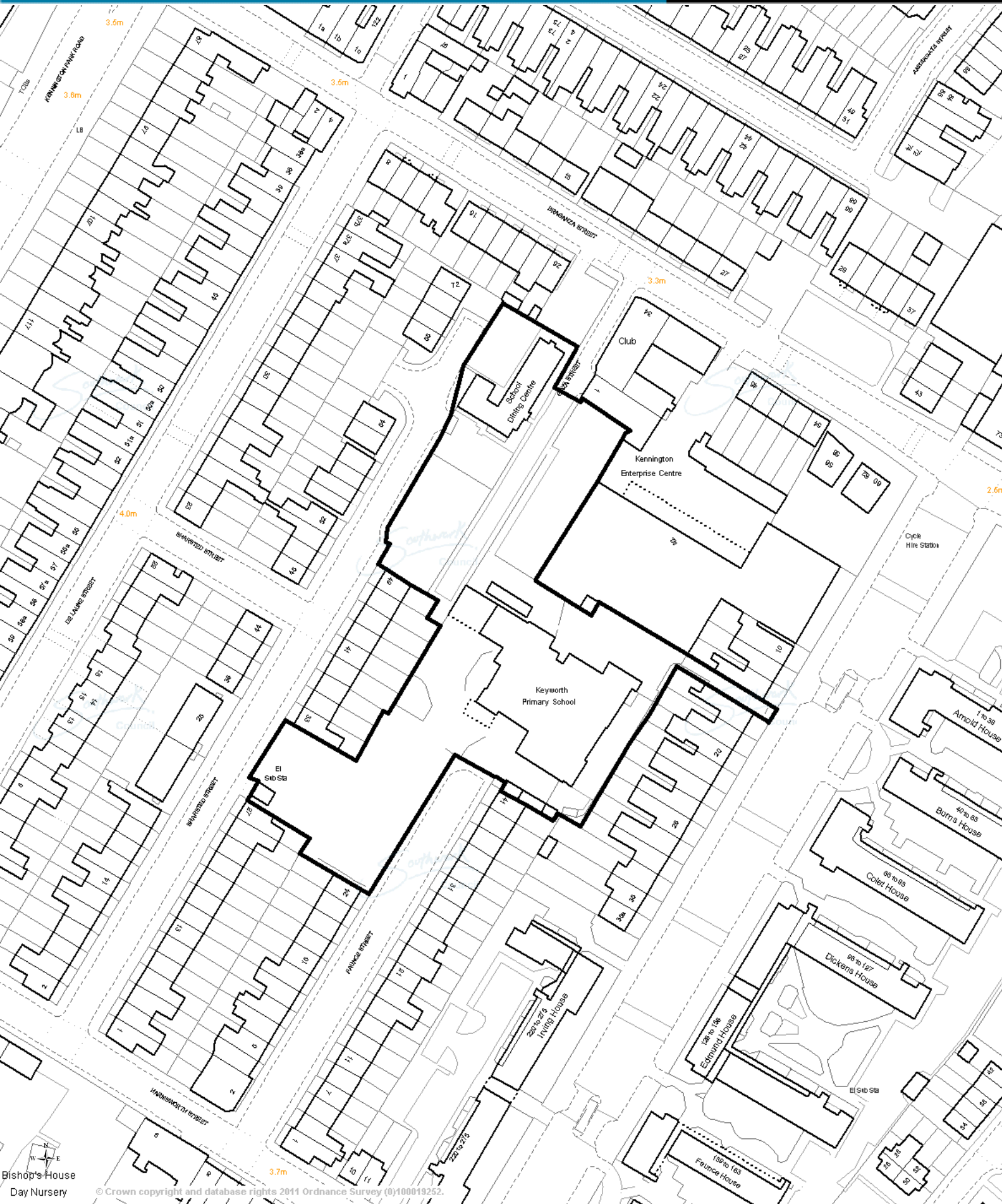
<b>Appl. Type</b>	Full Planning Permission	<b>Reg. No.</b>	14-AP-4017
<b>Site</b>	2 GLADSTONE STREET, LONDON, SE1 6EY	<b>TP No.</b>	TP/1026-2
		<b>Ward</b>	Cathedrals
		<b>Officer</b>	Adam Greenhalgh

**Recommendation** GRANT PERMISSION*Item 6/5***Proposal**

Conversion of existing vacant property to provide a 2 storey, 2 bedroom dwelling with removal of existing external steps; erection of a ground floor extension; and changes to the elevation and to the entrance access fronting Gladstone Street.

Ordinance Survey

Date 16/4/2015



Bishop's House  
Day Nursery

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Scale 1/1250

<b>Item No.</b> 6.1	<b>Classification:</b> Open	<b>Date:</b> 28 April 2015	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	Development Management planning application: Council's own development Application 14/AP/4715 for: Council's Own Development - Reg. 3  <b>Address:</b> KEYWORTH PRIMARY SCHOOL, FAUNCE STREET, LONDON, SE17 3TR  <b>Proposal:</b> Demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new class rooms, double height hall and kitchen; associated landscaping and re-planting are also proposed.		
<b>Ward(s) or groups affected:</b>	Newington		
<b>From:</b>	Head of Development Management		

## RECOMMENDATION

1. That the Planning Sub-Committee consider this application given its strategic importance; and that planning permission is granted subject to condition.

## Site location and description

2. Keyworth Primary School is a one and half form entry (FE) primary school with nursery located within Kennington in the north west of the Borough. It is situated 500m south of Kennington tube station in a predominantly residential area.
3. The site is irregular in shape being sited between neighbouring residential and commercial properties. The main entrance is at the end of Faunce Street, towards the south of the site, and the site generally sits behind and alongside adjoining residential and commercial properties. There is a secondary but well used entrance/exit at the end of Gaza Street (north west) and a largely unused opening onto Doddington Grove (east) between a pair of houses. The site extends along two stretches of Sharsted Street (west) either side of a terrace of flat roofed period houses. The site comprises a range of school buildings and associated access and hard and soft play areas.
4. The main school building is a three storey Victorian 'board' school building situated within the south east of the site and accessed from Faunce Street. It sits 7.5m from adjoining residential properties in Doddington Grove and Faunce Street and it is surrounded by hard surfaced access and play areas. In the south west corner, and adjoining Sharsted Street, is a new multi-use games area. In the middle of the site is hard surfaced play and circulation space and in the north west corner, also adjoining Sharsted Street, is a rectangle of woodland and a substantial detached single storey building used as a hall and with the school kitchen. There is an access strip which extends through the site off Gaza Street which is used for school parking and there is a lawn with one or two trees alongside this access strip. The school has a temporary classroom building on this lawn.
5. The building is not listed, or is it within the setting of a listed building, it is not within a conservation area. The main school building has a historic significance in the local townscape as a nearly complete example of a board school in a townscape of mostly C19



housing in a similar yellow stock brick. There are no protected trees on the site.

6. The site is the subject to the following designations in the Southwark Plan:

- Air Quality Management Area
- Urban Density Zone

### Details of proposal

7. The proposals are for the erection of a new two storey detached building comprising nine classrooms, a new nursery and a linked double height hall with school kitchen, internal alterations within the main school building, provision of a covered central hub, provision of new landscaping and boundary treatment and re-located car parking spaces all to facilitate the formation of a 3FE primary school with nursery. The proposals would be undertaken as follows:

- New detached pitched roof/two storey brick building comprising nursery and 3 reception classrooms and ancillary rooms on ground floor and three Year 5 and three Year 6 classrooms and ancillary rooms/spaces on the first floor. Formation of single storey foyer/after school club room attached to new double height hall building with school kitchen and internal chair/P.E. stores. The new buildings would be sited on the site of the existing dining hall/kitchen which would be demolished and on the existing woodland area facing Sharsted Street. A landscaped strip with plants and trees would be provided in front of the building along Sharsted Street and a soft play area provided at the far (north west) end for the new nursery
- The existing building would be altered internally to enable the provision of three Yr 1 to Yr 4 classrooms, assembly hall/P.E. hall, ancillary staff and support rooms (including music room and library), stores, W.C.s and caretaker's flat
- The lawn within the middle of the school will be re-modelled into a part soft/part hard reception class play area. The existing temporary classroom building will be removed
- A covered hub will be erected between the existing main school building and the new classroom block/hall

*The main school building will be altered by way of:*

- Demolition of rear single storey toilet block
- Conversion of toilet block on boundary with 41 Faunce Street to stores and provision of 15 staff car parking spaces
- Provision of a covered playspace adjacent to north elevation

8. The facing materials indicated for the new classroom block and hall are brick slips for the walls and roof, aluminium windows and cladding panels, polyester powder coated aluminium doors and panels to conceal louvres. A 1m high anodised security screen would be provided to the roof of the hall and PV panels will be provided on the roof. The details of the boundary treatment are not indicated.

### Planning history

9. 05/CO/0189 Application type: Full Planning Permission (FUL)  
Erection of a single-storey structure at the rear of the main school building (adjacent to Gaza Street entrance) for use as a classroom.  
Decision date 20/01/2006 Decision: Grant (GRA)

14/AP/1371 Application type: Council's Own Development - Reg. 3 (REG3)  
Erection of a new temporary modular classroom block with disabled W/C, pupil W/C and store with new disabled access ramp.  
Decision date 26/06/2014 Decision: Granted for Limited Period (GFLP)

## Planning history of adjoining sites

10. None relevant.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

11. The main issues to be considered in respect of this application are:

- a) Principle of development
- b) Effects on the character and appearance of the area
- c) Effects on the amenity of neighbouring occupiers
- d) Transport/highways implications
- e) Community infrastructure levy
- f) Sustainability

### Planning policy

12. The relevant planning framework, policies and supplemental guidance include:

#### National Planning Policy Framework (the Framework)

S.4 - Promoting Sustainable Transport

S.7 - Requiring Good Design

S.8 - Promoting Healthy Communities

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

S.11 - Conserving and enhancing the natural environment

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

Policy 3.16 - Protection and enhancement of social infrastructure

Policy 3.18 - Education facilities

Policy 4.6 - Support for and enhancement of arts, culture, sport and entertainment

Policy 5.1 - Climate Change Mitigation

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable Design and Construction

Policy 5.7 - Renewable energy

Policy 5.12 - Flood Risk Management

Policy 5.13 - Sustainable Drainage

Policy 6.9 - Cycling

Policy 6.10 - Walking

Policy 6.13 - Parking

Policy 7.3 - Designing out crime

Policy 7.2 - An inclusive environment

Policy 7.6 - Architecture

#### Core Strategy 2011

Relevant policies/visions include:

SP1 - Sustainable Development

SP2 - Sustainable Transport

SP4 - Places for Learning, Enjoyment and Healthy Lifestyles

SP12 - Design and Conservation

SP13 - High Environmental Standards

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

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.

2.2 - Provision of New Community Facilities

3.2 - Protection of Amenity

3.4 - Energy Efficiency

3.12 - Quality in Design

3.13 - Urban Design

5.2 - Transport Impacts

5.3 - Walking and Cycling

### **Principle of development**

13. The site has a long established use as a primary school and there would be no change of use should this scheme be granted planning permission- the principle of the development is this acceptable.
14. Additional facilities are also accordance with the Framework which attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.
15. The site is an existing school and this proposal seeks to provide new accommodation and re-configured external areas to increase the forms of entry from 1.5FE to 3FE. The school has been identified as having potential to increase the provision of primary school spaces to meet the identified need, particularly within the north of the borough.

### **Environmental impact assessment**

16. 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 sites fall below the 0.5ha threshold (being 0.24ha) but could be classified as a Schedule 2 '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).

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

17. Whilst the school has a long established use the proposal would increase pupil and teacher numbers and the intensification of the use together with the provision of additional buildings on the site will have a degree of impact on residential amenity.
18. The proposal would impact on the relationship between the school and the residential buildings due to the expansion and removal of existing buffers such as the wildlife garden.
19. A new nursery capable of accommodating 50 children and associated play area would be formed between Gaza Street and Sharsted Street. This would be enclosed by a brick wall and its daytime use during the week, at term times, would not cause significant harm to the amenity of surrounding occupiers. This is because it would be screened from the

neighbouring properties and its use would be purely by nursery school children.

20. The proposed access arrangements are dealt with within 'Highway Implications' below. The formation of a secondary access on Sharsted Street, for access to the after-school club and for use by community groups outside school hours, and not as a main entrance, should not result in excessive noise or disturbance of the occupiers of properties within Sharsted Street. A planning condition is recommended to prevent the use of the main gates at the end of Faunce Street during peak drop-off and pick-up times in the interests of deterring parents from driving down Faunce Street and causing noise and disturbance for existing residents. This condition would come into effect once the new buildings are occupied. The school would have two main access points; one from Doddington Grove and the other from Gaza Street. The main access via Faunce Street would be closed off during school drop-off and collection times as this is seen as the area of concern currently with the road becoming congested during these periods. This access would be available for staff vehicles accessing the school parking spaces but only before 08:15am and for visitors to the school outside of normal drop-off and collection times.
21. A number of objections have been raised around the proposed development of the plot in question. The land itself has no formal designation within the Saved Southwark Plan or the Core Strategy and historical maps demonstrate that it was previously developed. The application site offers limited alternatives. A suggestion that the adjoining enterprise building could be incorporated as part of the development would not be possible as this building is currently in use, it does not belong to the school and the demand for school places is immediate.
22. A gate would be formed to enable access from Sharsted Street onto the playground in the middle of the school and there would be entrance doors to the after-school club area within the new building, also on Sharsted Street. The consultation responses from neighbours object to the use of Sharsted Street for access on grounds of noise and disturbance from comings and goings, including any outside school hours community use. However the planning statement confirms that main access to the school will remain from Gaza Street. It is also proposed to re-open the school gate on Doddington Grove which would ease the pressure on the Gaza Street entrance. The new gate on Sharsted Street would not be used as the main access point for children, staff or visitors. It would serve as a means of escape and access for after school club/community use and a condition is recommended to restrict access to this end.
23. The new building, which would be low level with a pitched roof, would be over 12m from the nearest houses, on the opposite side of Sharsted Street. Being two storeys in height and effectively aligning with the existing three storey terraced buildings on the even side of Sharsted Street, the new building would not result in any harmful loss of outlook or overshadowing to the dwellings on the opposite, odd side of the road. The size of the building and its siting, would be similar to the form of surrounding development within Sharsted Street and the new two storey building, 12m across from the houses on the other side of Sharsted Street would comply with the recommended distance (i.e. 12m) for new development in the Council's Residential Design Standards 2011. The proposed windows to the upper floor classrooms would not result in any significant loss of privacy at any neighbouring residential properties, and to further safeguard this, an element of obscure glazing is proposed.
24. The most affected property would be no. 49 which currently shares a boundary with the wildlife garden. The new building would extend 17m to the rear of this property (2m away from the boundary). Alongside no. 49 it would be single storey in height, the two storey element being 'set back' 5.5m. The buildings would lie to the north of the garden and would not cause overshadowing or loss of sunlight. Whilst there would be an impact on outlook it is considered there is sufficient distance between the buildings to maintain an open aspect from the windows and garden at the rear of this property. The configuration

of the kitchen and bin stores for the new hall have been amended so that it would sit between the kitchen and after school club foyer (neat the Sharsted Street frontage) to reduce the potential for noise and disturbance at the immediately neighbouring property, 49 Sharsted Street.

25. Many of the objections received referred to the impact that the proposed development would have on the sunlight and daylight for nearby residential properties. A Sunlight and Daylight Analysis has been undertaken. Analysis of the impacts on the nearest residential properties, namely 49 Sharsted Street, 52 Sharsted Street, 54 - 72 Sharsted Street and 26 Braganza Street has been undertaken.
26. The report notes that the rear windows at 49 Sharsted Street would comply with BRE guidelines in terms of sunlight and daylight. All windows at the nearest facing property (52 Sharsted Street) would also comply with BRE guidelines. The facing windows at 54 - 72 Sharsted Street, which are understood to serve bedrooms, would similarly meet BRE guidelines, retaining at least 25% of the available annual sunlight. The ground floor windows would experience a 0.62 and 0.78 reduction of the 'vertical sky component' but these windows are overshadowed by an overhang which currently reduces the vertical sky component to 18.28%. It is this large overhang and not the proposal which would account for the relatively low 'vertical sky component' to these rooms.
27. All the windows at the rear of 26 Braganza Street, the nearest property to the north, would comply with BRE guidelines. All of the rear garden at 26 Braganza Street has also been found to receive at least 2 hours of direct sunlight on March 21st, thereby exceeding the BRE recommendation that at least 50% of a garden receive at least 2 hours of sunlight on March 21st.
28. In terms of playground noise it should be noted that the main play area for the new building would be located within the centre of the site and as such, it would be screened from neighbouring buildings by the proposed two storey building. The nursery playground at the northern end of the new building would be used on a part-time basis and only be nursery children from whom lower noise levels may be reasonably expected.

### **Impact on the amenity of future occupiers**

29. The Design & Access Statement specifies the accommodation and ancillary play and circulation spaces which are needed to enable the school to become 3FE. The school expansion has been designed to meet the guidance within BB99 (Briefing Framework for Primary School Places) in relation to the requirements for classrooms, halls, learning resource centre, staff & admin areas, external space, toilets, circulation space, storage and nursery provision. With the BB99 criteria at the forefront of the design the proposals would achieve the primary purpose of providing a 3FE school at the site at the same time as fulfilling the following objectives :

#### *Secure & Visible Entrances*

- The existing School entrance does not have a strong connection with the street and does not have the capacity to accommodate the proposed increase in pupil numbers. The project aims to remodel the existing entrance, to encourage the use of the entrance to the site from Gaza Street and bring back into use the entrance on Doddington Grove.

#### *Enhance the Playspace*

- The existing woodland area and landscaped garden do not provide functional playspace and create a disjointed arrangement that is difficult to supervise. The proposal looks to link the outdoor spaces across the site, both visually and physically, to create a varied yet coherent environment for children to learn and play.

### *Unified School*

- The project aims to create a coherent and unified School by introducing a new building that responds to the Victorian context, but creates its own contemporary architectural identity.

### **Transport issues**

30. The school is well located for sustainable and public transport usage. It benefits from a good PTAL (5). Bus, rail and underground modes are within the calculation area.

*A pupil travel survey has been undertaken which has shown the current model split is:*

Car 19%  
Cycling 35%  
Public transport 14%  
Walking 64%

31. The provision of further cycle parking and a robust and ambitious School Travel Plan should reduce vehicular trip generation. Cycle parking has been proposed in line with London Plan cycle storage levels (1 space for every 10 students and staff). The school already has a suitable level of cycle and scooter parking so the London Plan standards would only be applied to the proposed development. A total of 59 cycle parking spaces would be available in association with the completed development. This is a suitable level to promote sustainable travel modes to the development. As the site is located within a close proximity to the cycle super highway network, teacher cycle parking demand should be provided in line with demand outlined in the School Travel Plan.
32. The development is located within the West Walworth (Mon/Friday 08:00/18:30) CPZ. Presently drivers use Faunce Street for drop off and collection. This is a narrow street and drivers have to reverse to exit causing congestion and potential conflicts. Pedestrian and cycle access to the site from Doddington Grove would be reinstated if planning permission were granted and the use of the Faunce Street entrance would be restricted and not allowed between 8.15 a.m. and 9.00 a.m. and 3.00 p.m. and 3.45 p.m. once the new building comes into use. The Sharsted Street entrance would also be restricted.

Officer Comment: *Some concern has been raised by the applicant in regard to this restriction of the Faunce Street entrance, as the school may find it desirable to have more flexibility in opening the entrance if it can demonstrate that vehicular traffic would be prohibited from using Faunce Street. It is open to the school in future to seek to amend or remove such a condition of consent at such time by providing factual supporting evidence, should the local authority agree to grant planning permission.*

33. A Service Management Plan condition is recommended to further mitigate the impact of service and refuse vehicles and protect pedestrian and cyclist from these vehicles. The School Travel Plan has been submitted. Its implementation and monitoring can be secured by way of a planning condition.

### **Design issues**

34. The proposed development would require the demolition of the existing prefabricated hall which is of no architectural interest and makes no positive contribution to the urban environment.
35. The proposed building is a contemporary brick faced building with large windows and an active presence on Sharsted Street. The architect has introduced features on the Sharsted Street elevation in the interests of the appearance of the streetscene. These include horizontal bands of soldier course brickwork and an anodised screen level with

the parapet walls of the neighbouring terraced houses. A condition requiring details of the brickwork and masonry including junctions of roof and walls, reveals, cills and lintels is recommended.

36. The elevations and sections show no boundary wall or fence. Details of appropriate boundary fences/walls are therefore required as a planning condition in the interests of the appearance and security of the development.
37. The design is considered to be acceptable in its height, scale and massing and the internal layout is successful, avoiding excessive circulation spaces. The other works, including the laying out of playspace, the new canopy/circulation space, demolition of a toilet block and 'marking up' of staff car parking spaces are contained within the site and would not affect the appearance of the site within any streetscene.

### **Impact on trees**

38. The proposed development would result in the loss of the majority of trees on site, including a wooded nature area which consists of large and prominently located native species.
39. The arboricultural impacts assessment confirms that of the 29 individual trees and two groups, 20 individual trees and both groups would be removed. These consist of six category B trees. The remaining 14 individual and 2 groups to be removed are of category C. No trees in the highest category (a) would be removed.
40. The removal of the trees on Sharsted Street would inevitably have an impact on amenity and the streetscene given their large size and prominent location. Mitigation is proposed in the form of a forest garden.
41. Mitigation of tree loss is aided by the proposed hard and soft landscaping which is of design merit and would retain the best quality trees, such as the Cedar (identified as Pine) used as a focal point within the central playspace. This would have a desert island theme and feature boulders, mounds and equipment within rubber crumb surfaces, bordered by biodiverse boundary planting with raised planters. Macadam would be used elsewhere together with natural surfaces including sand, bark and grassed areas. Reuse of timber is proposed where appropriate as play and seating within the site.
42. Semi-mature trees are specified with a mix of native and ornamental species, green walls and other natural habitat features enhanced by flowering shrubs and perennial planting beds.
43. It is noted that the new building would result in a large amount of tree removal. However given the benefit of the new building and increased capacity for the school along with the use of a planning condition to secure additional tree planting (suitable space exists, for example, within the playground facing Sharsted St and Faunce St between 33 & 27 Sharsted Street) it is not considered, on balance, that the loss of the trees proposed is acceptable.
44. Changes are required to the proposed planting schedule with confirmation of other specifications to be provided via condition.

### **Ecology**

45. The Council's Ecology Officer has indicated that the bat assessment indicates that the site is unlikely to support roosting bats. An objection has been received that the survey did not follow the relevant guidelines for great crested newts. The council's Ecology Officer has reviewed this objection and advised that there is little chance of great crested

newts using the pond as there have not been any recorded sightings of this species in the borough.

46. The Ecological Appraisal makes a series of recommendations. These relate to the presence of Japanese Knotweed (an invasive weed) on the site, the habitat value of the wooded area, scrub, trees and pond and the desirability of the providing replacement trees/habitats within the site or elsewhere in the surrounding area. The Council's Ecology Officer agrees with the findings of the Ecological Appraisal and a condition to secure measures to eradicate the Japanese Knotweed is recommended. A condition relating to the provision of replacement trees/landscaping is also attached. Consultation will be undertaken with the Ecology Officer on the ecological merits of the tree planting/landscaping details.

### **Sustainable development implications**

47. The application includes an Energy Statement which sets out the targets under part L2A of the building regulations and the London Plan in terms of energy efficiency and carbon emission reductions.
48. The proposal has been designed in accordance with the energy hierarchy from the London Plan ('Be Lean', 'Be Clean' and then 'Be Green') in order to reduce carbon emissions. The Energy Statement demonstrates how the development should achieve the following targets:
  - There will be an overall 35% reduction in carbon emissions relative to the building regulations (2013 edition). (Note; The Further Alterations to the London Plan requires a 40% reduction in carbon emissions relative to the 2010 Building Regulations).
  - Carbon reduction is provided via on-site renewable energy generation through the installation of photovoltaic cells (PVs).
49. Under policy SP13 (High Environmental Standards) of the Southwark Core Strategy there is a requirement for new non-commercial buildings to achieve a BREEAM 'Very Good' rating. A planning condition is duly attached to ensure that this is achieved.

### **Other matters**

#### *Air Quality*

50. The application is accompanied by an Air Quality Assessment. This finds that the annual mean pollution concentration limit of 40µg/m<sup>3</sup> for NO<sub>2</sub> would not be exceeded for any of the rooms with windows within the proposed development.

#### *Noise*

51. The Noise Assessment which accompanies the application includes a survey of ambient noise levels. This has identified that a number of the rooms would need to be mechanically ventilated in order to meet internal acoustic criteria in the Building Regulations.

#### *Soil Contamination*

52. A planning condition is also included along with the recommendations of the Council's Environmental Protection Team, in relation to the submission and approval of remediation measures if contamination should be unearthed during the course of the development.

#### *Flood Risk*

53. The site is in Flood Zone 3, but within an area benefiting from flood defences. Since the site benefits from protection from flood defences and is not within an area predicted to be at risk from a breach of those defences, the risk of tidal/fluvial flooding is low. The risk of



flooding from pluvial, groundwater, sewer and reservoir sources is also low.

54. The Environment Agency (EA) has raised no objections. It is advised that flood resistant and resilient measures are incorporated in to the design and construction of the proposed development.
55. The EA recommend that a flood response plan (or flood warning and evacuation plan) is prepared and submitted to the Local Planning Authority for approval. An informative to this effect has been included in the draft decision notice.
56. Advice is given regarding the need to reduce surface water run-off rates to greenfield rates and manage surface water run-off as close to its source as possible, in line with a given drainage hierarchy, and to utilise Sustainable Drainage Systems (SuDS) wherever practical. A requirement for the use of Sustainable Urban Drainage is made within the proposed development at the detailed design stage. This requirement is echoed by the Council's Flood Drainage Team who note that 'with regard to drainage, we believe that further information on the surface water strategy is required'.
57. Overall, there are no major issues with the FRA. It is recommended that a condition be attached to ensure that the surface water runoff from the site should be limited to 5 l/s through the use of Sustainable Drainage Systems (SuDS).

### **Conclusion on planning issues**

58. The proposals, which are required to enable the expansion of the school to 3FE to accommodate increased numbers, complies with national, London Plan and Southwark policies for the enhancement and improvements of educational facilities to meet needs. The size, siting and design of the proposals would respect the character and appearance of the built environment and, subject to conditions relating to the architectural details of the new building, there should be no harm to the streetscene or the quality of the townscape. The access arrangements, including the retention of the main entrance/exit in Gaza Street, the use of Doddington Grove, the controlled use of Faunce Street and a new gate in Sharsted Street, would not result in any undue loss of safety or amenity for the occupiers of neighbouring dwellings.
59. A condition to secure the provision and implementation of a Community Use Scheme has been recommended in the interests of protecting the amenity of occupiers of neighbouring dwellings. The wooded area in Sharsted Street would be substantially removed but replacement trees are proposed and would also be required under a landscaping condition. A condition in respect of the provision of new planting/habitats would serve to ensure that there was no significant loss of biodiversity. A condition is also recommended to ensure that the new building meets London Plan targets for carbon emission reductions and a BREEAM Very Good rating.

### **Community impact statement**

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

### **Consultations**

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

## Consultation responses

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

### *Summary of consultation responses*

63. Neighbour responses

46 emails/letters of objection received. Objections relate to:

- inadequacy of Sharsted Street for vehicular access and associated safety/amenity issues
- lack of need to create pedestrian access to school in Sharsted Street
- inadequacy of Sharsted Street for parent/children use and safety issues
- inadequacy of Faunce Street for vehicular access and associated safety/amenity issues
- noise, disturbance and traffic issues associated with increased school numbers and community use of hall
- noise and disturbance during construction
- noise pollution due to school expansion/increased use of playgrounds etc.
- inappropriate scale, design and treatment and harm to the appearance of the built environment; non-compliance with building lines/cramming
- loss of privacy
- loss of light
- loss of security
- noise and odours from kitchen equipment/plant
- environmental health issues
- loss of residential character
- loss of green space/wooded area; loss of educational and ecological resource
- lack of need for Sharsted Street nursery/community hall
- lack of need for additional classrooms (3,500 school places within 11 schools within a 2k radius)
- suitability of existing buildings/playground to meet needs
- impact of proposed Northern Line extension - increased traffic during construction
- suitability of alternative sites (e.g. Kennington Workshops) for school expansion

The above points are addressed within 'Key Issues for Consideration' above particularly within the sections on 'Effects on the Character and Appearance of the Area', 'Effects on the Amenity of Neighbouring Properties' and 'Transport/Highways Implications'.

4 letters/emails of support received.

## Human rights implications

64. 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.

65. This application has the legitimate aim of providing a 3FE primary school with nursery. 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/1036-A  Application file: 14/AP/4715  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

**APPENDICES**

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

**AUDIT TRAIL**

Lead Officer	Gary Rice, Head of Development Management		
Report Author	Adam Greenhalgh, Planner		
Version	Final		
Dated	15 April 2015		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance & Corporate Services	No	No	
Strategic Director of Environment and Leisure	Yes	Yes	
Strategic Director of Housing and Community Services	No	No	
Director of Regeneration	Yes	No	
Date final report sent to Constitutional Team		16 April 2015	

## APPENDIX 1

**Consultation undertaken****Site notice date:** 23/12/2014**Press notice date:** 01/01/2015**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 23/12/2014**Internal services consulted:**

Ecology Officer  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Flood and Drainage Team  
 Highway Development Management

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

Environment Agency  
 Metropolitan Police Service (Designing out Crime)

**Neighbour and local groups consulted:**

35 Faunce Street London SE17 3TR	26b Sharsted Street London SE17 3TN
37 Faunce Street London SE17 3TR	26c Sharsted Street London SE17 3TN
39 Faunce Street London SE17 3TR	13 Faunce Street London SE17 3TR
3 Faunce Street London SE17 3TR	Building 3 Room 3 42 Braganza Street SE17 3RJ
31 Faunce Street London SE17 3TR	Building 3 Rooms 15 And 16 42 Braganza Street SE17 3RJ
	Building 3 Unit 1 42 Braganza Street SE17 3RJ
33 Faunce Street London SE17 3TR	Building 3 Unit 4 42 Braganza Street SE17 3RJ
41 Faunce Street London SE17 3TR	Building 3 Room 13 42 Braganza Street SE17 3RJ
9 Faunce Street London SE17 3TR	Building 1 Rooms 1 To 2 And 4 To 12 42 Braganza Street SE17 3RJ
10 Doddington Grove London SE17 3TT	16 Braganza Street London SE17 3RJ
12 Doddington Grove London SE17 3TT	18 Braganza Street London SE17 3RJ
5 Faunce Street London SE17 3TR	Building 3 Unit 2 42 Braganza Street SE17 3RJ
6 Faunce Street London SE17 3TR	Ground Floor Flat 2 2 Faunce Street SE17 3TR
8 Faunce Street London SE17 3TR	Second Floor Flat 5 2 Faunce Street SE17 3TR
29 Faunce Street London SE17 3TR	Second Floor Flat 6 2 Faunce Street SE17 3TR
17 Faunce Street London SE17 3TR	First Floor Flat 3 2 Faunce Street SE17 3TR
18 Faunce Street London SE17 3TR	First Floor Flat 4 2 Faunce Street SE17 3TR
19 Faunce Street London SE17 3TR	Ground Floor Flat 1 2 Faunce Street SE17 3TR
14 Faunce Street London SE17 3TR	Building 3 Units 9 To 12 42 Braganza Street SE17 3RJ
15 Faunce Street London SE17 3TR	Building 3 Unit 14 42 Braganza Street SE17 3RJ
16 Faunce Street London SE17 3TR	Building 3 Units 3 And 5 42 Braganza Street SE17 3RJ
20 Faunce Street London SE17 3TR	4 Faunce Street London SE17 3TR
24 Faunce Street London SE17 3TR	Building 3 Units 6 42 Braganza Street SE17 3RJ
25 Faunce Street London SE17 3TR	

27 Faunce Street London SE17 3TR	Building 3 Unit 8 42 Braganza Street SE17 3RJ
21 Faunce Street London SE17 3TR	20 Braganza Street London SE17 3RJ
22 Faunce Street London SE17 3TR	39 Sharsted Street London SE17 3TP
23 Faunce Street London SE17 3TR	41 Sharsted Street London SE17 3TP
14 Doddington Grove London SE17 3TT	43 Sharsted Street London SE17 3TP
60 Sharsted Street London SE17 3TN	33 Sharsted Street London SE17 3TP
62 Sharsted Street London SE17 3TN	35 Sharsted Street London SE17 3TP
64 Sharsted Street London SE17 3TN	37 Sharsted Street London SE17 3TP
54 Sharsted Street London SE17 3TN	45 Sharsted Street London SE17 3TP
56 Sharsted Street London SE17 3TN	10 Faunce Street London SE17 3TR
58 Sharsted Street London SE17 3TN	11 Faunce Street London SE17 3TR
66 Sharsted Street London SE17 3TN	12 Faunce Street London SE17 3TR
7 Faunce Street London SE17 3TR	47 Sharsted Street London SE17 3TP
Keyworth Primary School Faunce Street SE17 3TR	49 Sharsted Street London SE17 3TP
1 Gaza Street London SE17 3RJ	1 Faunce Street London SE17 3TR
68 Sharsted Street London SE17 3TN	27 Sharsted Street London SE17 3TP
70 Sharsted Street London SE17 3TN	38 Sharsted Street London SE17 3TN
72 Sharsted Street London SE17 3TN	40 Sharsted Street London SE17 3TN
School House Faunce Street SE17 3TR	42 Sharsted Street London SE17 3TN
24c Sharsted Street London SE17 3TN	22 Braganza Street London SE17 3RJ
24d Sharsted Street London SE17 3TN	24 Braganza Street London SE17 3RJ
24e Sharsted Street London SE17 3TN	26 Braganza Street London SE17 3RJ
16 Doddington Grove London SE17 3TT	44 Sharsted Street London SE17 3TN
24a Sharsted Street London SE17 3TN	52 Sharsted Street London SE17 3TN
24b Sharsted Street London SE17 3TN	23 Sharsted Street London SE17 3TP
24f Sharsted Street London SE17 3TN	25 Sharsted Street London SE17 3TP
26d Sharsted Street London SE17 3TN	46 Sharsted Street London SE17 3TN
26e Sharsted Street London SE17 3TN	48 Sharsted Street London SE17 3TN
26f Sharsted Street London SE17 3TN	50 Sharsted Street London SE17 3TN
26a Sharsted Street London SE17 3TN	1 Harmsworth Street London SE17 3TJ

**Re-consultation:** n/a

**APPENDIX 2****Consultation responses received****Internal services**

Ecology Officer  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land  
 Contamination / Ventilation]  
 Flood and Drainage Team

**Statutory and non-statutory organisations**

Environment Agency

**Neighbours and local groups**

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 Email  
 Email Faunce Street SE17 3TR  
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 Email representation  
 Email 49 Sharsted Street SE17  
 Email 49 Sharsted Street SE17  
 Flat 4 5 Lavender Garden SW11 1DH  
 1 Harmsworth Street London SE17 3TJ  
 10 Faunce Street London SE17 3TR  
 10 Sharsted Street SE17 3TN  
 10 Sharsted Street SE17 3TN  
 11 Faunce Street London SE17 3TR  
 17 Faunce Street London SE17 3TR  
 20 Faunce Street London SE17 3TR  
 20 Faunce Street London SE17 3TR  
 20 Sharsted Street SE1 3TN  
 21 Faunce Street London SE17 3TR  
 22 Faunce Street London SE17 3TR  
 22 Sharted Street SE17 3TN  
 24 Faunce Street London SE17 3TR  
 3 Sharsted Street SE17 3TP  
 3 Sharsted Street SE17 3TP  
 31 Faunce Street London SE17 3TR  
 32 Glycena Road Battersea SW11 5DR  
 33 Faunce Street London SE17 3TR  
 33 Faunce Street London SE17 3TR  
 35 Sharsted Street SE17 3TP  
 35 Sharsted Street London SE17 3TP  
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68 Sharsted Street London SE17 3TN  
7 Sharsted Street London SE17 3TP  
70 Sharsted Street London SE17 3TN  
72 Sharsted Street London SE17 3TN

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## RECOMMENDATION

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

<b>Applicant</b>	Mr S. Platts Southwark Council	<b>Reg. Number</b>	14/AP/4715
<b>Application Type</b>	Council's Own Development - Reg. 3		
<b>Recommendation</b>	Grant permission	<b>Case Number</b>	TP/1036-A

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### Draft of Decision Notice

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

Demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new class rooms, double height hall and kitchen; associated landscaping and re-planting are also proposed.

**At:** KEYWORTH PRIMARY SCHOOL, FAUNCE STREET, LONDON, SE17 3TR

**In accordance with application received on 15/12/2014**

**and Applicant's Drawing Nos.** 1546\_DWG\_PL\_501, 1546\_DWG\_PL\_502, 1546\_DWG\_PL\_503, 1546\_DWG\_PL\_504, 1546\_DWG\_PL\_505, 1546\_DWG\_PL\_506, 1546\_DWG\_PL\_507, 1546\_DWG\_PL\_508, 1546\_DWG\_PL\_510, 1546\_DWG\_PL\_513, 1546\_DWG\_PL\_514, 1546\_DWG\_PL\_601, 1546\_DWG\_PL\_603, 1546\_DWG\_PL\_701 Rev A, 1546\_DWG\_PL\_702, 1546\_DWG\_PL\_703, 1546\_DWG\_PL\_704, 1546\_DWG\_PL\_705, 1546\_DWG\_PL\_706, 1546\_DWG\_PL\_707, 1546\_DWG\_PL\_708, 1546\_DWG\_PL\_710, 1546\_DWG\_PL\_800 Rev B, 1546\_DWG\_PL\_801 Rev A, 1546\_DWG\_PL\_802, 1546\_DWG\_PL\_850, 1546\_DWG\_PL\_851, 1546\_DWG\_PL\_852, 1546\_DWG\_PL\_900, 1546\_DWG\_PL\_901, 1546\_DWG\_PL\_950, After School Management Plan, Air Quality Assessment, Daylight/Sunlight Assessment, Arboricultural Impact Assessment, Site Investigation, BREEAM Pre-Assessment, Great Crested Newt Survey, Preliminary Ecological Assessment, Energy Statement, Flood Risk Assessment, Noise Impact Assessment, Planning Statement, Transport Statement, Travel Plan

**Subject to the following eighteen conditions:**

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

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: 1546\_DWG\_PL\_601, 1546\_DWG\_PL\_603, 1546\_DWG\_PL\_701 Rev A, 1546\_DWG\_PL\_702, 1546\_DWG\_PL\_703, 1546\_DWG\_PL\_704, 1546\_DWG\_PL\_705, 1546\_DWG\_PL\_706, 1546\_DWG\_PL\_707, 1546\_DWG\_PL\_708, 1546\_DWG\_PL\_710, 1546\_DWG\_PL\_800 Rev B, 1546\_DWG\_PL\_801 Rev A, 1546\_DWG\_PL\_802, 1546\_DWG\_PL\_850, 1546\_DWG\_PL\_851, 1546\_DWG\_PL\_852, 1546\_DWG\_PL\_900, 1546\_DWG\_PL\_901, 1546\_DWG\_PL\_950, After School Management Plan

Reason:

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

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

Reason

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

**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 Prior to the commencement of development, a detailed method statement for the removal or long-term management/eradication of Japanese Knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.



Reason: Japanese Knotweed is an invasive plant. Without measures to prevent its spread as a result of the development there would be the risk of harm to the environment occurring. The Method Statement is therefore required in the interests of policy 3.28 (Biodiversity) of the Southwark Plan, Strategic Policy 11 (Open Spaces and Wildlife) of the LB Southwark Core Strategy 2011 and Section 11 (Conserving and Enhancing the Natural Environment) of the NPPF.

- 4 Material sample-boards of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to 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.

- 5 A mock up of brickwork and masonry which includes a corner junction of roof, front wall and side wall and window reveals, cills, lintels and movement joint shall be constructed for inspection on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to 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.

- 6 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The 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 would 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 that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, 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 offsite 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.

- 7 Prior to landscaping works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff 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.

- 8 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
  - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
  - b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
  - c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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 contained in the method statement. Following the pre-commencement meeting 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.

**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.

- 9 Prior to first occupation of the development hereby permitted, full particulars and details of a scheme for the ventilation the site to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. Noise from plant shall be no more than 30dB(A) LAeq, 5min 1m from windows and doors of nearby noise sensitive premises.

#### Reason

In order to ensure that that the plant and at the site will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

10 Community Use Scheme

Prior to first occupation, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- i) A detailed plan and / or schedule of the Community Use Facilities;
- ii) The days and times of availability of the Community Use Facilities;
- iii) The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, pupils or members of the School;
- iv) The management, maintenance and cost for use of the Community Use Facilities;
- v) A mechanism for review of the Community Use Scheme

The approved Community Use Scheme shall be implemented upon occupation of the development and retained/maintained for the existence of the development.

Reason:

To secure community use of facilities in accordance with Saved Policy 2.3 Enhancement of Educational Establishments of the Southwark Plan 2007 and SP4 Places for learning, enjoyment and healthy lifestyles of the Core Strategy 2011 and to ensure that residential amenity is satisfactorily protected with regards to Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 11 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.

- 12 Prior to first occupation of the work hereby authorised, detailed drawings 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.

**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.

- 13 Unless otherwise agreed in writing by the Local Planning Authority, the new classroom block/hall building shall achieve a minimum 'Very Good' rating in accordance with the BREEAM 2011 criteria.

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.

- 14 Unless otherwise agreed in writing by the Local Planning Authority, carbon saving measures to achieve a minimum 40% improvement on 2010 Building Regulations shall be provided and permanently retained.

**Reason:**

In order to ensure that carbon emissions are reduced as part of the development and that renewable energy is incorporated into the development in accordance with Core Strategy policy 13: High Environmental Standards and policies 5.2, 5.3 and 5.7 of the London Plan 2015

- 15 All new external works and finishes and works of making good to the original board school shall match existing original work in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition attached to this consent.

**Reason:**

In order to 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.

- 16 Surface water runoff from the site should be limited to 5 l/s through the use of Sustainable Drainage Systems (SuDS).

**Reason**

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 17 Upon occupation of the new classroom block/hall hereby permitted, the access gates to/from the school in Faunce Street shall be closed and unavailable for access by pupils (except in the case of emergencies) between 8.15 a.m. and 9.00 a.m. and 3.15 p.m. and 4.00 p.m. on all school (pupil) days. The double entrance doors to the new building and new gate next to 49 Sharsted Street shall not be used before 5.30 p.m. on any day.

**Reason:** In the interests of the safety and amenity of users of the highway and residents within Faunce Street and Sharsted Street in accordance with policy 3.2 (Protection of Amenity) and 5.2 (Transport Impacts) 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).

- 18 At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

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

Negotiations were held with the applicant to secure changes to the scheme to make it acceptable and the scheme was amended accordingly.

**Informative**

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at [www.environment-agency.gov.uk/flood](http://www.environment-agency.gov.uk/flood).

Ordnance Survey

Date 16/4/2015



Scale 1/1250

<b>Item No.</b> 6.2	<b>Classification:</b> Open	<b>Date:</b> 28 April 2015	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 15/AP/0174 for: Council's Own Development - Reg. 3  <b>Address:</b> BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG  <b>Proposal:</b> Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.		
<b>Ward(s) or groups affected:</b>	South Camberwell		
<b>From:</b>	Head of Development Management		

## RECOMMENDATION

1. That the Planning Sub-Committee considers the application and grant full planning permission subject to condition.

## Site location and description

2. The subject site refers to the former Old Bellenden School which is a three storey board school. It is currently largely vacant and has most recently been used by Southwark educational services and various community groups since the school's closure. The building is a three storey board school building that has had a three storey hall and stair extension to the southeast elevation of the building.
3. The main pedestrian entrance is located along Maxted Road to the northeast with a vehicular/servicing entrance situated along Bellenden Road to the west of the site.
4. The main school building is Grade II listed alongside the surrounding boundary wall. The building was erected in 1876 and was designed by Architect ER Robson.
5. The site has a Public Transport Accessibility Level (PTAL) rating of 4 which indicates a good level of accessibility to public transport modes. The site is also located within an Air Quality Management Area as well as adjacent to a controlled parking zone. It is not located within in area with a high risk of flooding.
6. The surrounding area is predominantly residential, the site being adjoined by houses with rear gardens.
7. To the south of the site along Maxted Road lie a number of two storey terraced properties with some commercial on the ground floor of the immediately adjacent properties with residential uses above.

8. To the east of the site there are more residential streets at Sandison Street, McDermott Road and Wingfield Street. To the north and west of the site are more residential properties along Bellenden Road and Danby Street, these are also predominantly two stories in height. To the north of the site on the corner of these two streets there is a large chapel building.
9. The school is approximately 480m to the south-west of Peckham Rye railway/Overground rail stations, approximately 770m from East Dulwich railway station to the south west.
10. The key planning policy designations are as follows:
  - Grade II listed
  - Urban density zone
  - Flood Risk Zone 1
  - PTAL 4
  - Controlled Parking Zone (CPZ)
  - Air Quality Management Area
  - Adjacent to Peckham and Nunhead Action Area

### **Details of proposal**

11. The proposal is for the demolition of the existing three storey extension situated at the rear of the board school building and the erection of a new part one, part three storey extension to the building with the provision of a terrace on the single storey part. The existing use of the building is for community groups and nursery facilities which all fall within the D1 use class. As such no change of use is required for the main school building as a school is a D1 use.
12. The existing building is in a poor state of repair with significant damp problems throughout the building and as such significant works are required in order to bring the internal elements up to a useable standard. A number of internal alterations including the removal and introduction of new partitions are proposed as part of the scheme. These are detailed within the Heritage Statement.
13. The proposed extension would be part single storey/part three storey. On the ground floor it would extend to the boundary with the residential sites to the south east (2 and 4 Maxted Road) and to within 1.5m of the back edge of the pavement on Maxted Road. It would extend to the existing single storey outbuildings at the rear of the existing school which would be refurbished to provide W.C.s and stores and it would provide a main (dining) hall, kitchen and office/admin areas and circulation space. A staircase up to the roof terrace would be formed at the rear of the extension and this would abut the garden of 6 Maxted Road. The first and second floors, which would be set back from the front (by 3.5m) and side (by 5m) would provide a studio hall, circulation space, server/store, training/meeting room and staff room. The ground floor element would be constructed with a red brick with corten steel addition and glazed link at first and second floor.
14. Alterations to the boundary treatment on Bellenden Road would be undertaken including new railings in front of the school building (the existing topiary trees will be retained), infill brickwork, a new metal bar gate to the existing vehicular access and a new metal bar gate to a re-located sub-station within the site. Soldier course brickwork and stone copings in keeping with the listed wall would be provided where the wall is reinstated.
15. Two metre high weld-mesh fencing would be erected on the boundary walls on the south east and south west sides of the site.
16. No parking is proposed as part of the scheme, however cycle storage is proposed

within the undercroft of the school keeper's house. 30 cycle spaces for pupils would be provided.

17. The scheme would have high environmental credentials and has been designed to reach a BREEAM level of very good.

### **Planning history**

18. 14/AP/4389 Application type: LBC - Council's Own Development (LBC)  
Strip out of modern fixtures, fittings and some partitions from the building, along with the removal and replacement of fabric damaged by water ingress.  
Decision date Decision: Referred to SoS for Decision (RSSD)

15/AP/0190 Application type: LBC - Council's Own Development (LBC)  
Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; alterations to internal partitions and the introduction of new partitions to facilitate primary school use; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings - to be decided

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

19. None relevant.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

20. The main issues to be considered in respect of this application are:
  - a) the principle of the development
  - b) the effects on the amenity of the occupiers of surrounding dwellings
  - c) impact on amenity/use of proposed development by future occupiers
  - d) transport issues
  - e) the appearance of the development and the effects on townscape quality and the visual amenities of the area
  - f) trees and landscaping
  - g) ecology
  - h) flood risk
  - i) sustainable development implications
  - j) other matters

### **Planning policy**

21. The following framework, policies and guidance are relevant considerations:

#### National Planning Policy Framework (the Framework)

S.4 - Promoting Sustainable Transport

S.7 - Requiring Good Design

S.8 - Promoting Healthy Communities

S.11 - Conserving and enhancing the natural environment

#### London Plan July 2015

Policy 3.2 - Improving health and addressing health inequalities

Policy 3.16 - Protection and enhancement of social infrastructure



Policy 3.18 - Education facilities  
 Policy 4.6 - Support for and enhancement of arts, culture, sport and entertainment  
 Policy 5.1 - Climate Change Mitigation  
 Policy 5.2 - Minimising carbon dioxide emissions  
 Policy 5.3 - Sustainable Design and Construction  
 Policy 5.7 - Renewable energy  
 Policy 5.12 - Flood Risk Management  
 Policy 5.13 - Sustainable Drainage  
 Policy 6.1 - Strategic approach  
 Policy 6.9 - Cycling  
 Policy 6.10 - Walking  
 Policy 6.13 - Parking  
 Policy 7.3 - Designing out crime  
 Policy 7.2 - An inclusive environment  
 Policy 7.6 - Architecture

#### Core Strategy 2011

SP1 - Sustainable Development  
 SP2 - Sustainable Transport  
 SP4 - Places for Learning, Enjoyment and Healthy Lifestyles  
 SP12 - Design and Conservation  
 SP13 - High Environmental Standards

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

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.

2.2 - Provision of New Community Facilities  
 2.4 - Educational Deficiency - Provision of New Educational Establishments  
 3.2 - Protection of Amenity  
 3.4 - Energy Efficiency  
 3.12 - Quality in Design  
 3.13 - Urban Design  
 5.2 - Transport Impacts  
 5.3 - Walking and Cycling

#### Peckham and Nunhead Action Area Plan 2014

Policy 8 - Schools  
 Policy 24 - Heritage  
 Policy 25 - Built Form

### **Principle of development**

22. The works for which planning permission are sought form part of a larger project to bring the site back into use as a two form of entry primary school. As the site was previously in use for community purposes (by Southwark educational services and community groups) the school use in itself does not amount to a change of use and planning permission is not needed in principle.
23. However the application includes (demolition) and new building for the new school and planning permission is needed for these elements.

24. The provision of new and enhanced community facilities to meet educational needs is acceptable in principle under policy 2.2 (Provision of New Community Facilities) and policy 2.4 (Educational Deficiency - Provision of New Educational Establishments) of the Southwark Plan. These policies recognise the need for new community and educational facilities. There are provisos under which new community/educational facilities should be considered. These include that:
- any facility should be available for all members of the local community to use
  - the facilities should not be detrimental to the amenity of present or future occupiers of neighbouring properties
  - a Transport Assessment should be submitted for proposals which would result in any significant additional vehicular activity
25. The latter two criteria are considered elsewhere in this report. In terms of 'community use' the Design and Access Statement submitted with the application confirms:
- 'A key aspiration for the school is that the building will accommodate a full and varied programme of wider community uses. Peckham has a rich collection of venues such as the Frank's cafe which host engaging pop-up exhibitions and events drawing from the local and wider community of artists. It is the school's ambition to provide spaces where similar events may take place for the benefit of both the pupils and wider community. A large new hall space on ground floor is designed with direct access from the visitor entrance on Maxted Rd; enabling event organisers to use the formal secure line to control admittance. Access is also provided from the main playground to allow for larger numbers to enter from Bellenden Rd. Visitor WCs are provided internally and externally to support the hall. A smaller studio hall on first floor of the new extension presents another opportunity for third party use. Accessed from either internal circulation via the visitor entrance or via the external staircase from the playground, the studio space opens onto the first floor terrace creating a unique setting for events. The existing building will generally be locked and separated from the new extension during hours of community use, however access to Practical and Music rooms can be made available for third party use if desired.'*
26. The proposal is considered to comply with the requirements for new educational/community facilities under policies 2.2 and 2.4 of the Southwark Plan.
27. The need to create schools is also stipulated under Paragraph 71 of the NPPF which advises that 'the government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.'
28. In principle, the development of a new primary school at the site complies with Southwark Plan, London Plan and NPPF policies and guidance and it must therefore be considered within the light of all the relevant policies within the Development Plan.

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

29. A Sunlight and Daylight Analysis has been undertaken. Analysis of the impacts on the ground/first floor windows and external 'amenity' areas at 2-8 Maxted Road (alongside the new building) and for the windows at 1 - 5/5a Maxted Road (opposite the site) has been undertaken.
30. The analysis demonstrates that there would be no significant loss of sunlight or daylight to these properties, daylight and sunlight levels remaining largely unaffected and not diminishing to less than 0.8 of existing values.

31. The three storey element of the new building would be over 16m from the properties on the other side of Maxted Road and at least 6m from the rear gardens of the adjoining property, 2 Maxted Road (there are no windows in the facing elevation of this property). Sited to the side of the neighbouring properties on this side of Maxted Road and sitting alongside the existing three storey wing at the rear of the school, the new building would not be overbearing upon the outlook of this property (2 Maxted Road) or any other neighbouring properties.
32. The occupier of no. 6 Maxted Road has raised concerns in relation to potential overlooking from the use of the flat roofed play area on the first floor but a wall and planting are shown along the boundary. It is recommended that details of the screening are secured by a planning condition to ensure that the impact on the privacy is suitably mitigated.
33. The same occupier has raised concern in relation to the position of the extract duct which will be needed for the kitchen. The architect has confirmed that the duct will be sited on the roof of the extension, 16m from the boundary with the nearest property, 2 Maxted Road, and 24m from no. 6. The architect has also confirmed it would be terminate 1m above the height of any openable windows within 20m of its location, as recommended by the Defra guidance. Supplemented with standard odour control, this should not give rise to unacceptable harm to local amenity.
34. The roof-top play area would be unlikely to be used for formal ball games and there would be less potential for recreational use than on the existing playground. A Noise Assessment has been undertaken in relation to the external teaching/playspace on the roof of the new building. With the increase in height of the play area being at rooftop level rather than ground level, it is predicted that the nearest point on the playground to the nearest property would be around 10m distant compared to the current distance of around 12m. Based on point source propagation, this equates to an increase in noise level of around 1.5 dB. An increase of this order would not be noticeable in practice. From other points within the play area, the increase would be lower.
35. The Air Quality Assessment which accompanies the application notes that any increase in contaminants in the surrounding area as a result of the operation of the new school would be imperceptible.

#### **Impact on amenity/use of proposed development by future occupiers**

36. The Design & Access Statement describes the internal and external spaces which will be created to enable the formation of a new 2 form entry (2FE) primary school. The following accommodation will be provided:
  - 2FE (form entry) 420 pupil Primary School
  - Classrooms for Infants (KS1) and Juniors (KS2)
  - Small group rooms
  - A new multi-purpose hall and two smaller studio halls
  - Library/LRC spaces
  - Music room
  - Practical room
  - School administration - including reception, offices, staff room, training room
  - Kitchen - including servery, stores and refuse
  - Separate Reception entrance and external play space
  - Shared ground floor KS1 and KS2 playground
  - Shared roof terrace KS1 and KS2 playground
  - Separate Visitors entrance
  - Separate KS1 and KS2 pupil entrances
  - Basement plant room

- Relocated Sub-station

37. The Noise Assessment which was undertaken recommends that the ambient noise climate of the site is supportive of natural ventilation through openable windows on the eastern facade of the proposed school building only.
38. Based upon the data collected during the baseline noise survey, it is recommended that all teaching or studying spaces on the all other facades should be mechanically ventilated.
39. Noise sensitive spaces such as music rooms and SEN (special educational needs) rooms which require the internal background noise levels to be LAeq,T 30 dB or below should remain mechanically ventilated in order to comply with the BB93 indoor ambient noise levels criteria which are applicable in these spaces.
40. The provision of acoustic measures would be required to comply with the Building Regulations.

### **Transport issues**

41. The site benefits from good levels of public transport accessibility with a PTAL of 4, with good pedestrian and cycling links to the site. As such, no parking is proposed on the site. The catchment of the school is projected to be local and the majority of journeys would not be made by car, as such it is unlikely that the increase in students at the site would result in any highway safety or transport concerns.
42. The proposal includes a storage area for cycle and scooter storage with space for an initial 30 additional pupil cycle spaces under the undercroft of the adjacent school house building. This initial provision would comply with London Plan standards and there is sufficient space to increase the capacity if demand grows at the school.
43. Adequate provision for the storage and collection of refuse and recycling waste has been provided within the scheme with access from the highway along Bellenden Road.
44. Delivery and refuse vehicles for kitchen waste would serve the site at the southern end of the Maxted Road frontage. The existing vehicular access on Bellenden Road will be retained for maintenance vehicles and emergency access. Deliveries and refuse collections are expected to be restricted between 09:30 to 14:00 to avoid the beginning and end of the school day.

### **Design issues and impact on architectural and historic interests of Listed Building**

45. The proposed extension would be to the rear of the main elevation on the site of a stairwell/WC rear extension. It would not alter the two rear facing gables of the original Robson School on the northeast and south west wings of the building.
46. Notwithstanding the concerns raised by the Victorian Society in relation to the appearance of the proposed extension and the impact on the architectural and historic interest of the listed building, the proposal is considered to be appropriate to the site and it would represent a subordinate addition to the original listed building. Its material finish picks up on the red of the brickworks in the school and it represents an appropriate response to the materiality of the building. Any attempt to recreate more precisely the quality and character of the original brickwork with a more pastiche design would run the risk of failing to match the quality of the brickwork of the existing school.

47. English Heritage has no objections in principle to the proposed extension, noting that the proposal has been reduced in height and relates well to dormers of the hall wing. The reduced size and the continuation of the datum of string courses through the horizontal joint of the panels are marked improvements which would serve to integrate the two forms of the building, old and new. English Heritage do not raise objections to the alterations to the boundary wall onto Bellenden Road.
48. Further details would be submitted, through condition, of the brickwork, the "PPC Aluminum Flash Gap" between the Corten and the listed building, and the design of all new doors and windows, if planning permission is granted.
49. The existing topiary trees which represent a landmark feature in the Bellenden Road streetscene are to be retained.
50. Planning conditions have been recommended by English Heritage in respect of the retention of the Boys and Girls door surrounds and the treatment of existing glazed timber partitions at second floor level. These are included in the contemporaneous Listed Building Consent (see Report/Recommendation for 15AP0190).

### **Impact on trees**

51. A landscape masterplan has been submitted and this includes new tree planting alongside the west elevation of the school building, some ornamental planting on the western boundary of the site and new hedge on the Maxted Road side of the site. A hedge would also be provided to the sides of the roof terrace at first floor level of the new extension.

### **Ecology**

52. A preliminary ecological appraisal was undertaken at the site in August 2014. The survey found that the existing habitats, consisting of buildings surrounded by hard standing, with small areas of scattered scrub, tall ruderal and ephemeral/short perennial vegetation and scattered trees were of value up to a local level for protected species that may be present.
53. The existing buildings were observed to have low or negligible potential to support roosting bats. However the site may have potential to support noteworthy features including foraging and commuting Pipistrelle bats. Habitats on site (overhanging scattered trees and ivy) have low potential to support common breeding bird species.
54. A Bat Roost Assessment was undertaken in September 2014 and no bats were recorded roosting. Therefore, it is determined that bat roosts are likely absent from the Belham Free School application site. Two Common Pipistrelle passes were recorded on site within the expected emergence time for this species. However, these bats were observed entering the site from the south, demonstrating that they are not roosting within the building but are likely to be roosting close to the site. Two Noctule bat passes over the site and a low level of Soprano Pipistrelle foraging activity in the southern section of the site were recorded during the dusk emergence survey.
55. While no constraints regarding roosting bats apply to the proposed demolition or refurbishment, precautionary advice is provided in the report to guide site works and this should be followed throughout the development. Enhancement measures, in the form of artificial roosting provision for bats and a native, food-rich planting scheme, are also proposed.
56. The Council's Ecology Officer has agreed with the findings and recommendations of the preliminary ecology appraisal and Bat Roost Assessment.

## **Flood Risk**

57. A flood risk assessment has been submitted. The report concludes that the site benefits from flood defences, has a low risk of tidal/fluviial flooding and also has a low risk of ground and sewer flooding. It also concludes that the run-off rate from the site would not exceed the existing peak run-off rate. The Environment Agency note that the site is in an area of low environmental risk and no objections are therefore raised.

## **Sustainable development implications**

58. A Pre-Assessment has been undertaken under the BREEAM 2008 Refurbishment criteria and a 'Very Good' rating is forecast. This would comply with Southwark requirements as stipulated under policy SP13 (High Environmental Standards) of the Southwark Core Strategy. A planning condition to secure a 'Very Good' rating at the intermediate and completion stages is recommended.

## **Other matters**

59. Thames Water have no objections either in terms of surface water drainage or the capacity of the sewerage system.

## **Conclusion on planning issues**

60. The proposal to bring the site back into use as a school raises no 'in principle' objections and accords with national, London Plan and LB Southwark planning policies for the formation of new educational facilities to meet needs. The proposal would meet the criteria under policy 2.4 (Educational Deficiency - Provision of New Educational Facilities) of the Southwark Plan in terms of safeguarding the amenity of neighbouring residents, enabling use by all members of the community and including a Transport Statement. Subject to conditions regarding construction details and materials, the proposals would preserve the historic and architectural integrity of the the Listed Building and the appearance of the townscape would be respected. A BREEAM 'very good' rating is indicated (and can be secured by condition). There would be no undue flood risk or adverse impact on the highway.

## **Community impact statement**

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

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

## **Consultations**

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

## **Consultation replies**

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

*Summary of consultation responses*

64. 37 emails/letters of support received

Email received from Landscape Architect of topiary trees on Bellenden Road frontage. Objections raised on grounds of loss of trees and contribution to streetscene, ecological/educational value of the site.

Note: The proposals have been amended during the course of the application to include the retention of the topiary trees.

6 objections received

Objections relate to:

- Overlooking of adjoining residential properties/gardens
- Noise and disturbance for surrounding residential occupiers
- Inappropriate materials in terms of appearance and amenity for surrounding occupiers
- Noise/odours arising from kitchen extractor fans/ventilation
- Additional use of play areas outside of school hours
- Increased traffic/congestion
- Loss of topiary trees (see 'Note' above)

The above issues are addressed in the report. The issue of potential noise/odours from any kitchen extract/ventilation system would be considered if any subsequent application were submitted for any external plant. No external plant is shown in the current application.

English Heritage

*'I have reviewed the documents and considered them against the guidance we had earlier provided. That guidance referred to the need for the retention of significant historic features such as door surrounds and glazed timber partitions, for the clear and convincing justification of the present design form of the rear extension, and that the extension itself should relate to the context of the existing historic building.'*

*The door surrounds are high quality features indicative of earlier educational practices and should be prominently retained within the Grade II Listed Building. We would not support their reinterpretation as WC entrances. As discussed when we last met there are further opportunities available for the retention of these features. English Heritage is content to be further consulted on this matter as a condition of Listed Building Consent.*

*The many timber partitions of the school are illustrative of its historic character and past forms of classroom configuration within the building. We had previously recommended the retention of some element of these partitions. The opening up of the northernmost partition at second floor level is necessary in order to better understand the possible options for retention; this work and the devising of feasible options would best be carried out as a condition of Listed Building Consent.*

*The additional documentation explaining the design evolution of the extension has been gratefully received. We are pleased to see that this block has been reduced in height and relates better to the dormers of the hall wing. The reduced size of the panels and the continuation of the datum of the string of the courses through the horizontal joint of the panels are marked improvements which will serve to better integrate the two forms of the old building and the new.'*

The Victorian Society

- Welcome the principle of returning the building to its original use as a school. Support the proposed treatment of the interior though reservations are expressed to the removal of existing glazed screens and further details are suggested.
- Objections raised to the proposed three storey extension on grounds of

inappropriate appearance of development and harm to architectural and historic interest of Listed Building.

- Corten cladding would also sound a jarring note in the context of the expansive brick elevations of the original building and its extension of the 1890s.
- We accept the principle of a contemporary addition, but the quality of the proposed design is not commensurate with that of the listed building.

### Human rights implications

65. 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.
66. This application has the legitimate aim of providing a new 2FE primary school. 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/2655-165  Application file: 15/AP/0174  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

### APPENDICES

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



**AUDIT TRAIL**

Lead Officer	Gary Rice, Head of Development Management		
Report Author	Adam Greenhalgh, Planner		
Version	Final		
Dated	16 April 2015		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director of Finance & Corporate Services		No	No
Strategic Director of Environment and Leisure		Yes	Yes
Strategic Director of Housing and Community Services		No	No
Director of Regeneration		Yes	No
Date final report sent to Constitutional Team			16 April 2015

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 29/01/2015

**Press notice date:** 29/01/2015

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 02/02/2015

#### Internal services consulted:

Ecology Officer  
Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

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

English Heritage  
Environment Agency  
Thames Water - Development Planning

#### Neighbour and local groups consulted:

Flat 163 Bellenden Road SE15 4DH	Flat 3 26 Sandison Street SE15 4LW
5a Maxted Road London SE15 4LL	Flat 3 5 Maxted Road SE15 4LL
Bellenden Old School Bellenden Road SE15 4DG	206b Bellenden Road London SE15 4BW
91a Danby Street London SE15 4BT	192a Bellenden Road London SE15 4BW
91b Danby Street London SE15 4BT	155a Bellenden Road London SE15 4DH
6b Oglander Road London SE15 4EL	First Floor And Part Second Flat 196 Bellenden Road SE15 4BW
55 Mcdermott Road London SE15 4NW	First Floor And Second Floor Flat 196 Bellenden Road SE15 4BW
57 Mcdermott Road London SE15 4NW	Ground Floor 194 Bellenden Road SE15 4BW
School House 165 Bellenden Road SE15 4DG	Rear 210 Bellenden Road SE15 4BW
196 Bellenden Road London SE15 4BW	Faith Chapel 198 Bellenden Road SE15 4BW
Flat 1 5 Maxted Road SE15 4LL	First Floor And Second Floor Flat 194 Bellenden Road SE15 4BW
Flat 2 5 Maxted Road SE15 4LL	155 Bellenden Road London SE15 4DH
16 Maxted Road London SE15 4LL	157 Bellenden Road London SE15 4DH
18 Maxted Road London SE15 4LL	159 Bellenden Road London SE15 4DH
2 Maxted Road London SE15 4LL	169 Bellenden Road London SE15 4DG
10 Maxted Road London SE15 4LL	171 Bellenden Road London SE15 4DG
14 Maxted Road London SE15 4LL	4 Oglander Road London SE15 4EL
8 Maxted Road London SE15 4LL	8 Oglander Road London SE15 4EL
87a Danby Street London SE15 4BT	20 Maxted Road London SE15 4LF
87b Danby Street London SE15 4BT	161 Bellenden Road London SE15 4DH
3 Maxted Road London SE15 4LL	163 Bellenden Road London SE15 4DH
4 Maxted Road London SE15 4LL	2 Oglander Road London SE15 4EL
6 Maxted Road London SE15 4LL	200 Bellenden Road London SE15 4BW
202a Bellenden Road London SE15 4BW	95 Danby Street London SE15 4BT
206a Bellenden Road London SE15 4BW	188 Bellenden Road London SE15 4BW
12a Maxted Road London SE15 4LL	192 Bellenden Road London SE15 4BW

First Floor And Second Floor Flat 188 Bellenden Road SE15 4BW	82 Danby Street London SE15 4BX
202b Bellenden Road London SE15 4BW	167 Bellenden Road London SE15 4DG
First Floor And Second Floor Flat 1 Maxted Road SE15 4LJ	204 Bellenden Road London SE15 4BW
206c Bellenden Road London SE15 4BW	208b Bellenden Road London SE15 4BW
Top Floor 210 Bellenden Road SE15 4BW	University College London Darwin Building Room 108 WC1E 6BT
Ground And First Floor Flat 204 Bellenden Road SE15 4BW	13 Poplar Walk London
Flat 190 Bellenden Road SE15 4BW	41 Ondine Road Peckham SE15 4ED
First Floor Flat 210 Bellenden Road SE15 4BW	44 Gables Close Camberwell SE5 7QE
Ground Floor Flat 210 Bellenden Road SE15 4BW	19 Blenheim Grove London SE15 4QS
6a Oglander Road London SE15 4EL	9 Holmes Close East Dulwich SE22 9AR
208a Bellenden Road London SE15 4BW	Flat 6 40 The Gardens SE22 9QG
190 Bellenden Road London SE15 4BW	Email
4a Maxted Road London SE15 4LL	32 Amott Road London SE15 4JD
20a Maxted Road London SE15 4LF	51 Chadwick Road London SE15 4RA
12b Maxted Road London SE15 4LL	129 Choumert Road London SE15 4AP
First Floor And Second Floor Flat 204 Bellenden Road SE15 4BW	Email
163a Bellenden Road London SE15 4DH	Flat 1, Cooper Works 19-23 Sternhall Lane SE15 4NQ
First Floor Flat 161 Bellenden Road SE15 4DH	183a Choumert Road London SE15
2a Maxted Road London SE15 4LL	97 Cooperative House 263 Rye Lane SE15 4UR
Flat 1 26 Sandison Street SE15 4LW	4 Oglander Road London SE22
Flat 2 26 Sandison Street SE15 4LW	23 Linwood Close London SE5 8UT
Flat 1 153 Bellenden Road SE15 4DH	83 Crofton Road London SE5 8LZ
Flat 2 153 Bellenden Road SE15 4DH	240 Bellenden Road Peckham SE15 4BY
Flat 3 153 Bellenden Road SE15 4DH	117 Bushey Hill Road London SE5 8QQ
89 Danby Street London SE15 4BT	Email X
93 Danby Street London SE15 4BT	Email X
5b Maxted Road London SE15 4LL	3 Choumert Grove SE15 4RB

**Re-consultation:** 20/03/2015

**APPENDIX 2****Consultation responses received****Internal services**

Ecology Officer

**Statutory and non-statutory organisations**

English Heritage  
Environment Agency  
Thames Water - Development Planning

**Neighbours and local groups**

Email  
Email  
Email  
Email  
Email X  
Email X  
Email representation  
Email representation  
Email representation  
Email representation  
Email representation  
Email 83a Copleston Road SE15 4AH  
Flat 1, Cooper Works 19-23 Sternhall Lane SE15 4NQ  
Flat 6 40 The Gardens SE22 9QG  
Flat 9 Deerhurst House Haymerle Road SE15 6SZ  
University College London Darwin Building Room 108 WC1E 6BT  
University College London Darwin Building Room 108 WC1E 6BT  
117 Bushey Hill Road London SE5 8QQ  
129 Choumert Road London SE15 4AP  
129 Choumert Road London SE15 4AP  
13 Poplar Walk London  
18 Chadwick Road London SE15 4RA  
183a Choumert Road London SE15  
184 Choumert Road Peckham SE15 4AB  
19 Blenheim Grove London SE15 4QS  
2 Talfourd Place London SE15 5NW  
202a Bellenden Road London SE15 4BW  
23 Linwood Close London SE5 8UT  
240 Bellenden Road Peckham SE15 4BY  
240 Bellenden Road Peckham SE15 4BY  
3 Choumert Grove SE15 4RB  
32 Amott Road London SE15 4JD  
33 Bromar Road SE5 8DL  
4 Oglander Road London SE22  
41 Ondine Road Peckham SE15 4ED  
44 Gables Close Camberwell SE5 7QE  
45 Kinsale Road SE15 4HJ  
45 Kinsale Road London SE15 4HJ  
45 Kinsale Road London SE15 4HJ  
47 Nigel Road London SE15 4NP  
47 Nigel Road London SE15 4NP  
47 Nigel Road London SE15 4NP

51 Chadwick Road London SE15 4RA  
54 Ivanhoe Road London SE5 8DJ  
54 Nutbrook Street Peckham SE15 4LE  
6 Holmes Close East Dulwich SE22 9AR  
6 Maxted Road London SE15 4LL  
8 Relf Road London SE15 4JS  
82 Danby Street London SE15 4BX  
83 Crofton Road London SE5 8LZ  
9 Holmes Close East Dulwich SE22 9AR  
97 Cooperative House 263 Rye Lane SE15 4UR  
97 Cooperative House 263 Rye Lane SE15 4UR

## RECOMMENDATION

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

<b>Applicant</b>	Mr Steve Platts Southwark Council	<b>Reg. Number</b>	15/AP/0174
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case Number</b>	TP/2655-165
<b>Recommendation</b>	Grant permission		

### Draft of Decision Notice

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

Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.

**At:** BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG

**In accordance with application received on 22/01/2015**

**and Applicant's Drawing Nos.** PL 1000, PL1030P1, PL1031P2, PL1032P2, PL1033P2, PL1034P2, PL1035P2, PL1036P1, PL1040P1, PL1041P4, PL1042P5, PL1043P3, PL1044P3, PL1045P4, PL1046P2, PL1050P4, PL1051P6, PL1052P6, PL1053P4, PL1054P4, PL1150P2, PL1151P2, PL1152P2, PL1153P2, PL1156, PL1157, PL1158, PL1160P2, PL1161P2, PL1162P2, PL1163P2, PL2000, PL2001, PL2050P4, PL2051P3, PL2054P4, PL2100P2, PL2101, PL2102, PL2103P2, PL2104, PL2105P2, PL2150P3, PL2151P4, PL2152P5, PL2153P4, PL2154P4, PL2155P3, PL2156P1, PL2157P1, PL2201P4, PL2202P5, PL2203P4, PL2503 P4, PL2505 P4, PL2506 P1, 1418\_LL\_101 Rev G, 1418\_LL\_102 Rev E, 1418\_LL\_301 Rev D, Air Quality Assessment, Daylight/Sunlight Analysis, BREEAM Refurbishment Pre-Assesment, Tree Schedule, Geoenvironmental Site Investigation, Noise Impact Assessment, Planning Statement, Preliminary Ecology Appraisal, Bat Roost Assessment, Planning Statemtent, Transport Statement, Travel Plan

**Subject to the following eleven conditions:**

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

- 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.

- The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans: PL1050P4, PL1051P6, PL1052P6, PL1053P4, PL1054P4, PL1150P2, PL1151P2, PL1152P2, PL1153P2, PL1156, PL1157, PL1158, PL1160P2, PL1161P2, PL1163P2, PL2050P4, PL2051P3, PL2054P4, PL2150P3, PL2151P4, PL2152P5, PL2153P4, PL2154P4, PL2155P3, PL2157P1, PL2201P4, PL2202P5, PL2203P4, PL2503P4, PL2505P4, PL2506P1, 1418\_LL\_101 Rev G, 1418\_LL\_102 Rev E, 1418\_LL\_301Rev D

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.

- Prior to commencement of work drawings at a scale of 1:5 with detailed sections at scale 1:1 including:
  - Windows
  - Doors
  - Junctions between existing and new structure
  - Brickwork reveals and lintels
  - Hit and miss brickwork

## f) Parapets.

shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the details approved under this condition.

Reason: To preserve the architectural and historic merits of the Listed Building in accordance with policy 3.17 (Listed Buildings) of the Southwark Plan 2007 and policy SP12 (Design and Conservation) of Core Strategy 2011.

- 4 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 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.

- 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The 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 would 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 that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, 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 offsite 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.

**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.

- 6 Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

**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.

- 7 Before any fit out works to the premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating) to achieve a minimum 'Very Good' rating under the BREEAM Refurbishment 2008 criteria 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 certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards at (a) have been met.

**Reason**

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

- 8 Before any above grade work hereby authorised begins, details of screening on the boundary with nos. 2 - 6 Maxted Road 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.

**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.

- 9 Prior to the first occupation of the development hereby authorised begins, detailed drawings 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.

- 10 Prior to first occupation of the development hereby permitted, full particulars and details of a scheme for the ventilation of the premises to an appropriate outlet level, including details of sound attenuation for any necessary plant and the standard of dilution expected, has been submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given.

**Reason**

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

- 11 All new internal and external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition attached to this consent.

Reason: To preserve the architectural and historic merits of the Listed Building in accordance with policy 3.17 (Listed Buildings) of the Southwark Plan 2007 and policy SP12 (Design and Conservation) of the Core Strategy 2011.

**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.

Ordnance Survey

Date 16/4/2015



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<b>Item No.</b> 6.3	<b>Classification:</b> Open	<b>Date:</b> 28 April 2015	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 15/AP/0190 for: Listed Building Consent  <b>Address:</b> BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG  <b>Proposal:</b> Demolition of existing three storey extension to enable new part one, part three storey extension to the building; alterations to boundary walls along Maxted Road and Bellenden Road; demolition of outbuildings within the site; alterations to internal partitions and the introduction of new partitions to facilitate primary school use; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.		
<b>Ward(s) or groups affected:</b>	South Camberwell		
<b>From:</b>	Head of Development Management		

## RECOMMENDATION

1. That the Planning Sub-committee consider the application and grant Listed Building Consent subject to condition.

## Site Location and Description

2. The subject site refers to the former Old Bellenden School which has been used by Southwark educational services and various community groups since the schools closure. The building is a three storey board school building that has had a three storey hall and stair extension to the southeast elevation of the building.
3. The main pedestrian entrance is located along Maxted Road on the east side of the site with a vehicular/servicing entrance situated along Bellenden Road on the north west side.
4. The main school building is Grade II listed alongside the surrounding boundary wall. The building was erected in 1876 and was designed by Architect ER Robson.
5. The statutory listing reads:

*Board school, now local authority offices. Dated 1876, extension to rear dated 1895. By ER Robson, architect to the School Board for London. MATERIALS: red and yellow brick in unusual bond, course of alternating headers and stretchers, alternates with header courses; dressings in brick and rubbed brick. Roof of tile. PLAN: H-shaped plan. 8-window range with 2-window range gable-facing cross wings to Bellenden Road. Return of cross wings to Maxted Road of 2-window range; 3-window to full-height rear wing. EXTERIOR: 3 storeys over basement. The ground- and 1st-floor windows are segmental-arched; 2nd-floor windows to cross wings are also segmental-arched. Second-floor windows of intermediate range are flat-arched and paired; alternate pairs finish in high gabled dormers and project below the sill band; cornice found to smaller paired windows. The tall gable windows also linked by a sill band which serves to divide*

*the 1st and 2nd floors. Storey band between ground and 1st floors. Alternate 1st-floor windows in intermediate range are divided by flat, brick pilaster strips, having a capital formed by the silhouette of a Jacobean column; each 1st-floor window to cross wings framed by pilaster; Dutch gable to cross wings, with string courses continuing from 2nd floor of intermediate range. First floor of left return articulated as a series of segmental-arched blind arcades, 2 pierced by small windows; in outer arcades plaques bearing the date and the insignia of the London School Board. The bay elevation repeated on rear. Cross-wing like extension to rear contains halls and has a Dutch scrolled gable; designed in a sympathetic style and included in this listing. Square cupola to roof tapering to octagonal bell stage. Stacks at inner corner of cross wings.*

*INTERIOR: not inspected. SUBSIDIARY FEATURES: perimeter wall of brick in Flemish bond with ornamental gateway.*

## Details of proposal

6. The proposed works are required to create a new 2FE primary school with associated internal teaching and administrative/ancillary spaces and external play areas, access and stores. The proposals comprise the demolition of a three storey wing (itself an extension to the original building) at the rear, changes to the interior layout including the removal of partitions, the removal of an internal staircase, the removal and reinstatement of damaged fabric and the construction of a contemporary part single storey/part three storey extension to the rear of the building. An existing sub-station in the south west corner is to be re-located on the Bellenden Road frontage and alterations are to be undertaken to the boundary walls including the formation of new gates on the Bellenden Road frontage, a new school 'sign', new railings and the provision of mesh fencing on the boundaries with the adjoining residential properties.
7. The work proposed includes:
  - Removing part of the 1894 extension, back to the line of the northern cross wing, but retaining the hall wing itself and the infill between it and the southern cross wing.
  - Removing all of the existing glazed partitions.
  - Constructing new internal partitions to form classrooms and ancillary accommodation.
  - Installing new suspended ceilings and new acoustic treatment to ceilings and walls. Installing new floor finishes.
  - Inserting rooflights into the existing flat roof.
  - Inserting a platform lift to all floors and introduction of new services risers.
  - Inserting an additional staircase within the 1894 extension.
  - Constructing a new part single storey/part three storey contemporary extension to the south east of the main building, extending beyond the line of the 1894 extension into the boys' playground.
  - Adapting existing single storey outbuildings on the edge of the playground for use as stores
  - Relocation of sub-station from south west corner to Bellenden Road frontage
  - Works to the service buildings adjacent to the south east boundary, including the construction of a new substation.
  - Works to the boundary wall facing Bellenden Road (provision of new metal gates to playground and new metal gates to the re-located sub-station)

## Planning history

8. 14/AP/4389 Application type: LBC - Council's Own Development (LBC)  
Strip out of modern fixtures, fittings and some partitions from the building, along with the

removal and replacement of fabric damaged by water ingress.  
Decision date 28/01/2015 Decision: Referred to SoS for Decision (RSSD)

9. 15/AP/0174 Application type: Full Planning Permission  
Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings - to be decided

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

10. None relevant.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

11. The main issues to be considered in respect of this application are:  
a) the effects on the architectural and historic interests of the Listed Building/site

### **Planning policy**

12. The relevant planning framework, policies and guidance include:

#### National Planning Policy Framework (the Framework)

Section 1 (Building a strong, competitive economy) particularly paragraphs 20 and 21

Section 7 (Requiring Good Design) particularly paragraph 58

Section 12 (Conserving and Enhancing the Built Environment)

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

7.4 – Local Character

7.6 - Architecture

7.8 – Heritage Assets and Archaeology

#### Core Strategy 2011

SP12 - Design and Conservation

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

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.

3.17 – Listed Buildings

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

#### Peckham and Nunhead Action Area Plan 2014

Policy 24 - Heritage

### **Impact on architectural and historic interests of Listed Building**

13. Belham Primary School is a grade II listed school. It a very early example of a London Board School with its main front elevation onto Bellenden Road dating from 1876.
14. The proposed extension is to the rear of the main elevation on the site of a stairwell/WC rear extension. It would not alter the two rear facing gables of the original Robson School on the northeast and south west wings of the building.
15. Notwithstanding the concerns raised by the Victorian Society in relation to the appearance of the proposed extension and the impact on the architectural and historic interest of the listed building, the proposal is considered to be appropriate to the site and it would represent a subordinate addition to the original listed building. Its material finish picks up on the red of the brickworks in the school and it represents an appropriate response to the materiality of the building. Any attempt to recreate more precisely the quality and character of the original brickwork with a more pastiche design would run the risk of failing to match the quality of the brickwork of the existing school.
16. English Heritage has no objections in principle to the proposed extension, noting that the proposal has been reduced in height and relates well to dormers of the hall wing. The reduced size and the continuation of the datum of string courses through the horizontal joint of the panels are marked improvements which would serve to integrate the two forms of the building, old and new. English Heritage do not raise objections to the alterations to the boundary wall onto Bellenden Road.
17. The internal demolition is extensive on the ground first and second floors. On the ground floor much of this consists of modern additions and the removal of the metal external fire escape.
18. The existing topiary trees which represent a landmark feature in the Bellenden Road streetscene are to be retained.
19. Conditions were recommended by English Heritage in respect of the retention of the Boys and Girls door surrounds and the treatment of existing glazed timber partitions at second floor level. These are duly included in the recommended planning permission.
20. Conditions relating to the "PPC Aluminum Flash Gap" between the Corten and the listed building, and the design of all new doors and windows are included in the contemporaneous planning application (15/AP/0174).

### **Conclusion on planning issues**

21. The demolition of the rear W.C./stair-core and erection of a new Corten single storey/three storey rear extension and alterations to the boundary walls and outbuildings on the site would preserve the integrity of the originally Listed Building and the Bellenden Road and Maxted Road frontages. Subject to conditions relating to joinery, windows and doors, reinstatement/treatment of internal partitions, brickwork and the reuse of the Boys and Girls entrances, the proposal would not harm the architectural and historic merits of the site.

### **Consultations**

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

## Consultation replies

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

### *Summary of consultation responses*

24. The Victorian Society

Welcome the principle of returning the building to its original use as a school. Support the proposed treatment of the interior though reservations are expressed to the removal of existing glazed screens and further details are suggested.

Objections raised to the proposed three storey extension on grounds of inappropriate appearance of development and harm to architectural and historic interest of Listed Building. Corten cladding would also sound a jarring note in the context of the expansive brick elevations of the original building and its extension of the 1890s. We accept the principle of a contemporary addition, but the quality of the proposed design is not commensurate with that of the listed building.

#### English Heritage:

I have reviewed the documents and considered them against the guidance we had earlier provided. That guidance referred to the need for the retention of significant historic features such as door surrounds and glazed timber partitions, for the clear and convincing justification of the present design form of the rear extension, and that the extension itself should relate to the context of the existing historic building.

The door surrounds are high quality features indicative of earlier educational practices and should be prominently retained within the Grade II Listed Building. We would not support their reinterpretation as WC entrances. As discussed when we last met there are further opportunities available for the retention of these features. English Heritage is content to be further consulted on this matter as a condition of Listed Building Consent.

The many timber partitions of the school are illustrative of its historic character and past forms of classroom configuration within the building. We had previously recommended the retention of some element of these partitions. The opening up of the northernmost partition at second floor level is necessary in order to better understand the possible options for retention; this work and the devising of feasible options would best be carried out as a condition of Listed Building Consent.

The additional documentation explaining the design evolution of the extension has been gratefully received. We are pleased to see that this block has been reduced in height and relates better to the dormers of the hall wing. The reduced size of the panels and the continuation of the datum of the string of the courses through the horizontal joint of the panels are marked improvements which will serve to better integrate the two forms of the old building and the new.

## Human rights implications

25. 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.
26. This application has the legitimate aim of altering and extending a Grade II Listed Building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2655-165  Application file: 15/AP/0190  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: <a href="mailto:planning.enquiries@southwark.gov.uk">planning.enquiries@southwark.gov.uk</a> Case officer telephone: 020 7525 5428 Council website: <a href="http://www.southwark.gov.uk">www.southwark.gov.uk</a>

**APPENDICES**

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

**AUDIT TRAIL**

Lead Officer	Gary Rice, Head of Development Management		
Report Author	Adam Greenhalgh, Planner		
Version	Final		
Dated	15 April 2015		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance & Corporate Services	No	No	
Strategic Director of Environment and Leisure	No	No	
Strategic Director of Housing and Community Services	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		16 April 2015	



**APPENDIX 1****Consultation undertaken**

**Site notice date:** 29/01/2015

**Press notice date:** 05/02/2015

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** n/a

**Internal services consulted:**

n/a

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

Ancient Monuments Society  
Council for British Archaeology  
English Heritage  
English Heritage Ancient Scheduled Monuments  
The Georgian Group  
The Society for the Protection of Ancient Buildings  
The Victorian Society  
Twentieth Century Society

**Neighbour and local groups consulted:**

n/a

**Re-consultation:** n/a

**APPENDIX 2****Consultation responses received****Internal services**

None

**Statutory and non-statutory organisations**

English Heritage  
The Victorian Society

**Neighbours and local groups**

None

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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>	Mr S. Platts Southwark Council	<b>Reg. Number</b>	15/AP/0190
<b>Application Type</b>	Listed Building Consent	<b>Case Number</b>	TP/2655-165
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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**Listed Building CONSENT was given to carry out the following works:**

Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; alterations to internal partitions and the introduction of new partitions to facilitate primary school use; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.

**At:** BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG

**In accordance with application received on 22/01/2015**

**and Applicant's Drawing Nos.** PL 1000, PL1030P1, PL1031P2, PL1032P2, PL1033P2, PL1034P2, PL1035P2, PL1036P1, PL1040P1, PL1041P4, PL1042P5, PL1043P3, PL1044P3, PL1045P4, PL1046P2, PL1050P4, PL1051P6, PL1052P6, PL1053P4, PL1054P4, PL1150P2, PL1151P2, PL1152P2, PL1153P2, PL1156, PL1157, PL1158, PL1160P2, PL1161P2, PL1162P2, PL1163P2, PL2000, PL2001, PL2050P4, PL2051P3, PL2054P4, PL2100P2, PL2101, PL2102, PL2103P2, PL2104, PL2105P2, PL2150P3, PL2151P4, PL2152P5, PL2153P4, PL2154P4, PL2155P3, PL2156P1, PL2157P1, PL2201P4, PL2202P5, PL2203P4, PL2503 P4, PL2505 P4, PL2506 P1, 1418\_LL\_101 Rev G, 1418\_LL\_102 Rev E, 1418\_LL\_301 Rev D, Design and Access Statement, Heritage Statement

**Subject to the following three 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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

**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.

- 2 Prior to commencement of development a photographic survey, 1:20 elevations and details of retention and storage for reuse elsewhere on the site of the 'boys' and 'girls' door surrounds on the ground and first floors of the rear elevation of the existing building be submitted to and approved in writing by the Local Planning Authority. The 'boys' and 'girls' door surrounds shall be provided in accordance with the approved details prior to the completion of the development.

Reason: To preserve the architectural and historic merits of the Listed Building in accordance with policy 3.17 (Listed Buildings) of the Southwark Plan 2007 and policy SP12 (Design and Conservation) of the Southwark Core Strategy 2011.

- 3 Notwithstanding the details on the plans and documents hereby approved, details of the treatment of the existing glazed timber partitions at second floor level shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant works. The works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To preserve the architectural and historic merits of the Listed Building in accordance with policy 3.17 (Listed Buildings) of the Southwark Plan 2007 and policy SP12 (Design and Conservation) of the Southwark Core Strategy 2011.

**Date 16/4/2015**



<b>Item No.</b> 6.4	<b>Classification:</b> Open	<b>Date:</b> 28 April 2015	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/4337 for: Full Planning Permission  <b>Address:</b> THE CLIPPER, 562 ROTHERHITHE STREET, LONDON, SE16 5EX  <b>Proposal:</b> Demolition of existing building and the erection of replacement four storey building comprising retail unit (Use Class A1) at ground floor and basement level and 6 flats on first, second and third floors, associated car parking and amenity area.		
<b>Ward(s) or groups affected:</b>	Surrey Docks		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 19/11/2014		<b>Application Expiry Date</b> 14/01/2015	
<b>Earliest Decision Date</b> 15/01/2015			

## RECOMMENDATION

1. That the application is referred to the Planning Sub-Committee for consideration due to member interest; and that planning permission is granted subject to condition.

## BACKGROUND INFORMATION

### Site location and description

2. The site comprises an existing two storey public house building. The property is currently empty. It is located on a prominent corner of Rotherhithe Street at its junction with Silver Walk.
3. The site is located within a predominantly residential area. Timbrell Place, a four storey building comprising flats, is located directly to the south of the site. Existing residential properties are also located to the east and west, on the opposite sides of Patina Walk and Rotherhithe Street, along with further residential properties within Filigree Court to the south west. A public recreation area is located to the north of the site, on the opposite side of Silver Walk.
4. The site is located within the Suburban Density Zone, Air Quality Management Area, Archaeological Priority Zone and Canada Water Action Area. It is not within a Conservation Area.

### Details of proposal

5. The application proposes the demolition of the existing building and the redevelopment of the site with a four storey building comprising a ground floor retail units of 288sqm with basement, with six two-bedroomed flats above. Two parking spaces are proposed at the rear accessed from Patina Walk.
6. In comparison to the previously withdrawn application, this revised proposal has stepped the proposed building in from the southern boundary of the site above ground floor level,

to protect the existing trees within the adjacent garden areas and to safeguard the living conditions of the neighbouring properties. The design and appearance of the proposed building has also been amended including the detailed design of the elevations and use of materials.

### **Planning history**

7. A previous planning application for a four storey building comprising A1 or A2 on ground floor with six residential flats above was withdrawn following concerns raised by officers with regards to the detailed design and appearance of the building, impacts upon adjacent trees and the living conditions of neighbouring residents.

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

8. No relevant planning history.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

9. The main issues to be considered in respect of this application are:
  - a) The acceptability in principle of the loss of the existing public house (A4) use and its replacement with a mixed use development of retail and residential.
  - b) The design of the proposed building and its impact upon the character and visual amenities of the area, including trees surrounding the site.
  - c) The impacts upon the living conditions of neighbouring residential properties including day light impacts.
  - d) Transportation and highway implications.
  - e) The overall sustainability of the proposals.

### **Planning policy**

10. The following policies are of particular relevance to this proposal:

#### National Planning Policy Framework (the Framework)

Section 1. Building a strong, competitive economy

Section 4. Promoting sustainable transport

Section 6. Delivering a wide choice of high quality homes

Section 7. Requiring good design

#### The London Plan 2015 Consolidated with Alterations since 2011

Policy 3.1 Ensuring equal life chances for all

Policy 3.3 Increasing Housing Supply

Policy 3.4 Optimising Housing Potential

Policy 3.5 Quality and Design of Housing Developments

Policy 3.8 Housing Choice

Policy 3.9 Mixed And Balanced Communities

Policy 3.16 Social Infrastructure

Policy 4.7 Retail and Town Centre Development

Policy 4.8 Supporting a Successful and Diverse Retail Sector and Related Facilities and Services

Policy 4.12 Improving Opportunities For All

Policy 5.3 Sustainable Design and Construction

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 7.1 Lifetime Neighbourhoods

Policy 7.2 An inclusive environment  
 Policy 7.4 Local Character  
 Policy 7.6 Architecture

#### Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth  
 Strategic Targets Policy 2 - Improving places  
 Strategic Policy 1 - Sustainable development  
 Strategic Policy 2 - Sustainable transport  
 Strategic Policy 3 - Shopping, leisure and entertainment  
 Strategic Policy 5 - Providing new homes  
 Strategic Policy 7 - Family homes  
 Strategic Policy 10 - Jobs and business  
 Strategic Policy 11 - Open spaces and wildlife  
 Strategic Policy 12 - Design and conservation  
 Strategic Policy 13 - High environmental standards

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

The Council's cabinet on 19 March 2013, as required by para 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 1.1 Access to Employment Opportunities  
 Policy 1.4 Employment Sites outside the preferred office locations  
 Policy 1.10 Small scale shops and services  
 Policy 1.11 Arts, cultural and tourism uses  
 Policy 2.1 Enhancement of community facilities  
 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 3.11 Efficient use of land  
 Policy 3.12 Quality in design  
 Policy 3.13 Urban design  
 Policy 3.14 Designing out crime  
 Policy 3.19 Archaeology  
 Policy 3.28 Biodiversity  
 Policy 4.2 Quality of residential accommodation  
 Policy 4.3 Mix of dwellings  
 Policy 5.1 Locating developments  
 Policy 5.2 Transport impacts  
 Policy 5.3 Walking and cycling  
 Policy 5.4 Public transport improvements  
 Policy 5.6 Car parking  
 Policy 5.7 Parking standards for disabled people and the mobility impaired

#### **Principle of development**

11. The proposed development will lead to the loss of the existing public house building (Use Class A4) and the provision in its place of a retail (A1) unit along with six residential flats.

*Loss of the existing public house use*

12. Whilst most of the representations received have raised objections to other impacts rather than the loss of the public house facility itself, an objection to its loss has been received by the Campaign for Real Ale (CAMRA).
13. Saved Policy 1.10 of the Southwark Plan states that:
 

*Outside of town centres, local centres and protected shopping frontages, development will only be permitted for a proposal for a change in use between A class or from A use classes to other uses, where the applicant can demonstrate that:*

  - i) The proposed use would not materially harm the amenities of surrounding occupiers; **and***
  - ii) The use that will be lost is not the only one of its kind within a 600m radius and its loss would not harm the vitality and viability of nearby shops or shopping parades; **or***
  - iii) The premises have been vacant for a period of at least 12 months with demonstrated sufficient effort to let, or have not made a profit over a two year period.*
14. In respect of the first criteria, there is no reason in principle why a mixed use retail and residential development would impact materially upon the amenities of surrounding properties, subject to appropriate design (as considered later in this report). The proposed uses are capable of co-existing alongside existing residential development.
15. The policy goes onto to require either criteria ii or criteria iii to be also complied with. In this case the Blacksmith's Arms on Rotherhithe Street is located approximately 200m from the application site providing a similar public house facility within walking distance. Policy 1.10 is therefore complied with on this basis.
16. Consideration has also to be given to Paragraph 70 of the National Planning Policy Framework (2012) which states, amongst other things, that planning decisions should *guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs*. Similarly, Policy 3.1B of the London Plan (2015) states that development proposals should protect and enhance facilities and services that meet the needs of particular groups and communities. The loss of these facilities without adequate justification or provision for replacement should be resisted. CAMRA also refers to policy DM27 of the draft Southwark Plan but as this is at such an early stage in the plan making process it can be afforded very little weight at this time.
17. The applicant has stated that existing *permitted development* rights would allow for a change of use from the existing and proposed uses within the existing building without needing planning permission. The applicant also draws attention to the existence of other public houses within the vicinity of the site, and that in the absence of specific criteria being attached to the NPPF, considers that the assessment set out within Policy 1.10 accords broadly with the general guidance within Paragraph 70 of the NPPF.
18. In the view of Officers, there is little evidence that this public house has recently served as a valued community facility. Whilst several letters have been received from local residents, very few of these object in principle to the loss of the public house itself. CAMRA have objected to its loss but there is no evidence provided with its objection that the public house has served as a valued facility in this case. There have been no attempts to secure the premises as an Asset of Community Value. Coupled with these factors, an existing public house (the Blacksmith Arms) is conveniently located very close to the site providing a similar use for the community. Whilst needing to guard against the loss of public houses where it is clear they offer a valued facility, this does not appear to be the case in this instance. The replacement retail class facility will also provide an,



albeit different, local service for the surrounding area. Taking all these factors into consideration, it is concluded on this issue, that the loss of the public house will not result in any significant harm to the overall provision of local facilities and services in this area.

*Provision in principle of commercial (A Class) and residential development*

19. Located in a pre-dominantly residential area, the provision of additional residential accommodation is acceptable in principle upon this site, contributing to the supply of dwellings in the area. The overall density of the proposed scheme amounts to 862 habitable rooms per hectare. The site is located within the Suburban Zone where Strategic Policy 5 (Providing New Homes) expects density's to fall within the range of 200 to 350 habitable rooms per hectare. The proposed density is therefore significantly higher than the expected range. It is recognised that density values can be an arbitrary guide to the overall acceptability of a development, particularly on small site's such as this providing for only six new dwellings along with a small retail unit. It is also recognised the proposals need to make full and effective use of land within the context of the surrounding environment. Whilst the density figure alone is not such to justify refusal of the application in its own right, it is important to assess whether this high density has resulted in any significant harm in relation to factors such as the quality of residential accommodation proposed, the scale and design of the development, and the impacts upon the surrounding area. These factors are considered further below.
20. The provision of a small A1 or A2 facility (288 sqm) serving the local area is also considered to be acceptable in principle. The proposal will provide a convenient local neighbourhood facility that is accessible to the surrounding residential area by foot and cycle. It is not of a size to have any significant implications for the vitality of existing town and local centres in the surrounding area (including the Canada Water Town Centre) and is well below the 2500 sqm threshold for where an impact assessment is required. Similarly, given the small scale of the proposal meeting only local needs, it is not considered that a sequential test assessment is required as to whether the facility could be provided within a town centre or edge of centre site. This is consistent with Policy 4 of the Canada Water Area Action Plan (2012) which supports proposals for small scale shopping facilities, recognising that there are very few such facilities available in the area. Whilst concerns have been raised in relation to the potential impacts upon the existing small retail unit nearby on Rotherhithe Street, there are no planning policy reasons why the proposal should be resisted on this basis.

### **Environmental impact assessment**

21. The proposed development is not of the size, scale, location or intensity to require an Environmental Impact Assessment. The key impacts of the development upon the surrounding area and environment are considered below.

### **Design and Appearance**

22. This site is located in an area of Rotherhithe which was largely rebuilt in the late 20th Century and many of the buildings were designed as post-modernist replicas of the old warehouses they replaced. The existing two storey building is an Arts and Crafts style public house which has some townscape merit. It is not, however, listed, nor is it considered to have such merit to warrant listing for either its architectural or historic interest. Any redevelopment of the site needs to replace the existing building with a building of interest and quality that will achieve a high quality of design as required by the relevant Development Plan policies including saved policy 3.12 of the Southwark Plan (Quality in Design).
23. The area around the site comprises a fairly mixed form of development. Existing residential buildings to the east and west of the site are three storey, whilst there are

other four storey developments on Rotherhithe Street including Timbrell Place, a residential building comprising flats located adjacent to the southern boundary of the site. The proposed four storey building would be a similar height to Timbrell Place and, whilst higher than some other developments in the vicinity, is not considered to be of a height or scale that would be at odds with the surrounding townscape.

24. Like the existing public house building, the proposal would immediately adjoin the pavement edge along Rotherhithe Street and Silver Walk. As a result, at four storeys it will appear as an assertive building, including in views from the adjacent Pearson Park to the north, but would not appear as being out of character or incongruous with other building forms in the area. Whilst taking up a large area of the site, bounded on roads on three sides it is not considered to represent an overdevelopment of the site. Active frontages, including large ground floor windows to the commercial unit, are proposed along the two main frontages.
25. The applicant has designed the building to reference the predominant wharf building architecture along Rotherhithe Street. The design has been amended from the previously withdrawn application to provide a continuity of materials between ground floor and the upper levels, and defining the pilasters down to ground level. The materials include London Yellow Stock brick for the main elevations, reconstituted stone window cills, gauged brick arches and glass balustrades. This palate of materials along with the enhancements to the design are considered to provide for a good and lasting quality of overall design. The detailed design and use of quality materials is an important factor in achieving the appropriate design quality of this building and conditions are therefore recommended to secure these detailed matters should planning permission be granted.
26. This site is not in a conservation area. The only other historic buildings are further north around the grade II listed Nelson Dry Dock and the grade II\* listed Nelson House. However, these are more than 60m away on the opposite side of Rotherhithe Street and their setting would not be affected by the proposed development.
27. In conclusion on design, the proposed development is considered to be of an appropriate size, scale and form for this site. The enhancements to the design from that originally proposed and use of good quality materials will ensure an appropriate quality of design in this location and provides for a satisfactory replacement of the existing building on this site.

### **Quality of Proposed Residential Accommodation**

28. The residential accommodation comprises six two bed roomed flats, each of which exceeds the minimum overall floorspace requirements. All flats will be dual aspect. The individual rooms sizes either meet or exceed the minimum requirements and each flat will provide for a good standard of internal accommodation.
29. An external balcony is provided for each flat of between 6 and 10 sqm in size, above the minimum requirement of 3 sqm. An external communal amenity space of 35 sqm is also provided. Whilst greater than 50 sqm should normally be provided, given the small size of the site where it is more difficult to provide large areas of amenity space, and taking into account the close proximity of the site to the adjacent Pearson Park which offers public amenity space, the proposed amenity space provision is, on balance, considered to be acceptable in this instance.
30. A condition to ensure appropriate noise insulation is provided between the commercial and residential units is recommended to ensure there is no undue disturbance from the occupiers. The surrounding area is relatively quite and it is not considered that additional conditions are required to restrict levels of external noise for the flats and their amenity areas in this instance.

31. For schemes of below ten dwellings there is no policy requirement to provide affordable or wheelchair housing.
32. Overall, the proposal is considered to provide a good standard of residential accommodation.

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

33. Several objections have been received from neighbouring residents about the impact of the proposed development upon their living conditions, including loss of day/sun light, impact on outlook and overlooking.
34. There are existing residential properties on three sides of the development. Flats within the four storey Timbrell Place are located adjacent to the south boundary of the site, with the gardens of the ground floor flats adjoining the application site boundary. Principal windows within these flats directly face the proposed building, with the nearest being approximately 9.2m from the application site boundary. To the east of the site, on the opposite side of Rotherhithe Street, are located three storey residential properties approximately 12.5m from the site boundary. Further residential properties are located to the west and south west of the site, on the opposite side of Patina Walk.

*Impacts upon Timbrell Place*

35. The proposed four storey development would be approximately five metres higher than the existing building and would be of significantly greater massing than the existing building. The ground floor element of the south elevation (facing the existing flats within Timbrell Place) would adjoin the site boundary as is the case with the existing building, with the upper storeys set back by 1.7m from the site boundary.
36. The applicant has submitted a day/sun light report with the application which has been supplemented with further information following concerns raised by officers and neighbouring residents. The most affected flats are those in the ground and first floors of Timbrell Place facing the proposed development. Several trees are located in the garden area between Timbrell Place and the application site, which currently restrict the amount of day light to the existing flats, particularly during the summer months. Concerns were raised that the initial day/sun light assessment (which found there to be negligible daylight impacts for all neighbouring properties) was based on those trees being in leaf, so did not account for when they were not in leaf. There were also concerns raised that the assessment had exaggerated the size of the trees.
37. The applicant subsequently provided further information assessing the impact without taking account of the existing trees. This concluded that, without the trees, using the Vertical Sky Component (VSC) method the proposed development would result in moderate and major impacts upon ground and first floor windows within Timbrell Place. Using the No Sky Line method (NSL) four of the eight windows tested fail the test. It is therefore apparent that the proposed development would result in greater daylight impacts in winter months than in the summer months when the trees are in full leaf.
38. The applicant's assessment went on to assess the impact, without trees, using the Average Daylight Factor (ADF) which is a more detailed complex method to determine natural internal daylight, taking into account factors such as window size, number of available windows, room size and the angle of visible sky reaching the window. This is recommended by the BRE Guidance for new developments, but can also be used to assess impacts upon existing developments using relevant information. The results of this assessment show a reduction in levels of day light to ground floor and first floor flats but shows that the resulting levels pass the minimum BRE daylight requirements.

39. It is clear that the proposed development would result in impacts upon daylight for facing properties in Timbrell Court, particularly when the trees are not in leaf. However, the testing provided by the applicant using the detailed ADF method shows the values to be above the minimum levels stated in BRE guidance. When the trees are in leaf the impact would be much less given that the trees would already impact upon levels of daylight received. There would also be a decrease in daylight to the outdoor amenity areas, particularly when the trees are not in leaf. The impact on the trees themselves is considered later in the report.
40. The proposed development would be located to the north of the Timbrell Place flats and the impacts upon sunlight would not be significant.
41. Given the increase in height and massing of the proposed building over the existing, it would appear as more prominent and assertive in comparison to the existing building, particularly when viewed from the flats within Timbrell Place, containing principal windows. Like the sunlight impacts, due to the presence of existing trees, this would be more the case in the winter than the summer. There would therefore be some adverse impacts upon the outlook from residential properties, though this impact is reduced due to the presence of trees and also the presence of existing impacts from the existing building which, whilst lower, is still prominent in the existing outlook from the flats, particularly at ground and first floor levels. It is also noted that the relationship between the proposed building and existing flats is similar to that between existing residential properties in Timbrell Place further along Rotherhithe Street to the south.
42. In terms of overlooking, whilst there are windows proposed in the south elevation of the proposed building, these are to bathrooms/en-suites and will be obscure glazed. Similarly the glass blocks used for the stair way will be obscure glazed. As such no significant overlooking impacts would arise for the occupiers of Timbrell Place.

*Impacts upon other residential properties*

43. Taking account of the relationship across the road, the narrow width of the proposed building and the separation distance of approximately 12.5 between the respective buildings, it is not considered that significantly adverse impacts would result upon the living conditions of properties on the opposite side of Rotherhithe Street. The applicant's day/sun light tests show there to be no adverse impacts.
44. Similarly, the separation distances (over 15 metres) between the proposed building and the adjacent residential properties on Patina Walk are considered to be sufficient to prevent any significant impacts in respect of day/sun light impacts, overbearing appearance or overlooking. The day/sun light testing has not found there to be any adverse impacts.
45. A condition is recommended to control noise from external plant in connection with the proposed development and also to restrict the times of any deliveries to the retail unit to between 8.00am and 8.00pm Monday to Saturday and between 8.00am and 6.00pm on Sunday's and Bank Holidays. It is not considered that the overall activity arising from this mixed use development would result in any significant noise or disturbance upon the surrounding area. Whilst some disturbance would arise during the demolition and construction, this will be for a relatively short period of time and would be subject to the Council's usual Environmental Protection controls through separate s61 applications. Concerns have also been expressed by residents in relation to impacts upon foundations of adjacent properties. This would need to be addressed by the applicant in its final building/construction design and is not a material planning consideration in this case, taking account of the separation distance between properties. The impact upon the value of existing properties has also been raised, but this is not a material planning consideration.

### *Conclusion on residential amenity impacts*

46. The replacement building will be of increased height and massing in relation to the existing. This will result in impacts upon surrounding properties, most particularly the flats facing the site in Timbrell Place. However, the presence of existing trees already has a significant influence upon the levels of light and outlook of these residential properties and the impacts would be largely negated when the trees are in leaf. When the trees are not in leaf, there would be impacts upon daylight levels to rooms at ground/first floor levels and amenity areas but testing provided by the applicant shows levels in rooms to be above the minimum levels stated in BRE guidance. These issues will be carried forward to overall conclusion on the planning issues later in this report.

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

47. There are no likely implications for the proposed occupiers and users of the development arising from existing adjoining or nearby uses.

### **Transport issues**

48. The proposed development comprising a small retail unit and six flats is not considered to result in a significant increase in traffic that would have any adverse impact upon local highway conditions or the surrounding road network. The retail unit would provide a local convenience facility for the surrounding neighbourhood, accessible by foot, and is unlikely to result in a high number of vehicular trips.
49. The site has a low PTAL rating of 1b, though is served by a local bus service. There is no Controlled Parking Zone in operation in the locality. Two on site car parking spaces are provided on site, accessed via Patina Walk, and therefore there is likely to be a demand for on street parking. The applicant has provided a parking survey which demonstrates that there is adequate space on street to accommodate any overspill parking as a result of this development. This has been agreed by the Council's Transport Policy team.
50. The two parking spaces would not result in any high levels of vehicular activity in Patina Walk and taking account of the low vehicle speeds, are not considered to lead to any serious conflicts with pedestrians, cyclists or other vehicles along this road. Landscaping to the north of the access would need to be limited to 0.6m in height to allow suitable visibility for drivers exiting the spaces.
51. Further details of cycle parking for the residential and retail uses will need to be secured by condition. The residential cycle parking as currently proposed need to be improved to be more convenient and usable for users as it is constrained as currently shown. The refuse storage for the residential use is located to the rear of the development. The location of this is not considered to result in any significant amenity considerations, subject to appropriate boundary treatment which will need to be provided as part of the landscaping condition. Details are also required via condition of refuse storage provision for the retail use which the applicant proposes to be inside the building.
52. Given the small size of the retail unit and the low number of deliveries expected, it is not considered necessary for a condition to be attached requiring service management details. Servicing implications are not likely to be significantly different to those for the previously existing public house use. Any changes necessary to existing road markings and pavement would need to be subject to the separate approval of the highway authority.

## Impact on trees

53. The amended plans submitted through this application in comparison to the previously withdrawn scheme, showing a set back above ground floor level, allow a greater amount of crown canopy to be retained of the adjacent Maple trees which are of importance to amenity and screening. The footprint of the proposed building extends to the south boundary of the site but this is similar to the situation with the existing building. Therefore, significant root damage can be avoided through suitable arboricultural protection details. Smaller neighbouring trees to the rear are also now retained.
54. Subject to suitable tree protection details being agreed via a condition it is considered that the adjacent trees can be satisfactorily protected throughout the construction works and beyond. As highlighted earlier in the report this is relevant to the impacts upon the amenity of the adjacent flats in Timbrell Place.

## Planning obligations (S.106 undertaking or agreement) & CIL

55. There are no S106 requirements arising from this proposal.
56. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
57. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development.

## Sustainable development implications

58. The proposed development will provide an appropriately sustainable mixed use development providing both good sized new flats along with a local convenience retail facility serving the surrounding neighbourhood and accessible by foot or cycle.
59. Following Government advice, the Code for Sustainable Homes is no longer applicable to new developments. The applicant has demonstrated that the retail unit can achieve a BREEAM 'very good' rating which, given the small size of the units, is considered to be acceptable in this instance. Photovoltaic panels are proposed on the roof of the building.

## Other matters

60. *Contamination*  
A condition is recommended requiring ground investigation and subsequent remedial works if required.

### *Flood Risk*

The development is located within Flood Risk Zone 3. The applicant has submitted a Flood Risk Assessment which has been considered by the Environment Agency who raise no objections to the proposed development.

### *Archaeology*

Given the previous development of a similar footprint to that now proposed, no further archaeological works are required.

## Conclusion on planning issues

61. The proposed development will result in the provision of six new dwellings contributing to local housing needs and a small convenience retail unit which will serve the surrounding neighbourhood. Taking account of the existence of a existing public house within 200m of the application site, it is not considered that the public house is of such value as a facility for the local community to warrant an objection to the change of use.
62. The proposed density of the scheme is significantly higher than the expected range for the Suburban Zone. However, in this instance it is concluded that no significant harm will result from the proposal of such density on this site. The proposed height and massing of the building will appropriately integrate within the surrounding townscape and the detailed design will provide for interest and articulation. The south flank wall of the development will impact upon the daylight and outlook from adjacent flats in Timbrell Place. However, whilst there will be limited harm in this respect, the presence of trees between the buildings will mean this impact is reduced, notably when the trees are in leaf. The overall impacts upon the living conditions of these properties, and others surrounding the site, is on balance, not considered to be of such significance to justify the refusal of the application.
63. Following consideration of all relevant planning matters and those issues raised in representations, it is concluded that the proposal will provide for a sustainable development, subject to conditions as listed elsewhere.

## Community impact statement

64. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
  - a) The impact on local people is set out above.
  - b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

## Consultations

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

## Consultation replies

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

### *Summary of consultation responses*

67. Environment Agency  
No objections on flood risk grounds.
68. Environmental Protection Team  
No objections raised. Recommend conditions requiring:
  - Restriction of internal noise levels and noise between proposed residential properties
  - Restriction of noise between commercial and residential properties
  - Restriction of plant noise
  - Restriction of noise levels for external amenity areas

- Investigation and treatment of contamination
- Approval of a Construction Environmental Management Plan

69. Campaign for Real Ale (CAMRA)

Strongly object to the proposal as it would result in the loss of valued community facility and heritage asset and would be contrary to Policy DM27 of the draft Southwark Plan.

70. Summary of Representations from local residents

Seventeen representations have been received from local residents raising the following issues:

- Loss of building of local significance and heritage value
- Loss of existing public house. Other applications have also been submitted in the local area proposing the loss of public houses
- Impact upon daylight and sunlight received by neighbouring properties, located in close proximity to the development. Single aspect flats face the development and will be badly affected. Applicant's day/sun light assessment does not properly reflect the existing trees.
- Adverse impact upon outlook from neighbouring properties.
- Loss of privacy and overlooking of neighbouring properties.
- The size and scale of the development is out of keeping with surrounding development. Four storeys are too high for this location. Too dominant.
- Overdevelopment of the site.
- Proposed design of the building is inappropriate in this location.
- Proposed balconies will be used for storage and will be unsightly.
- Impact upon the adjacent trees which are important for the amenity of the area.
- Impact of the size of the proposed building upon the adjacent park.
- Parking provision is inadequate resulting in further on street parking, leading to disruption and safety concerns. Increase in congestion.
- Vehicular access is inappropriate and will lead to safety implications with passing pedestrians, cyclists and vehicles at rear of site. Vehicles will have to reverse out.
- No parking has been provided for the retail premises.
- Refuse store is inappropriately sited result in smell visual impacts.
- A new retail store will detrimentally impact upon the existing retail store near to the site.
- Implications of new development upon the foundations of existing properties.
- Noise and disturbance from construction works.
- Impact upon property values.

An additional letter has also been received on behalf of Silver Walk Management Limited in their capacity as the management company for 68 properties within Timbrell Place, Filigree Court and Patina Walk. This raised the following issues:

- Excessive density: The proposed density of 862 habitable rooms per hectare exceeds the range of 200-350 for the Suburban Zone. It gives rise to a number of significant detrimental effects relevant to existing residents and the wider area.
- Loss of sunlight and daylight: Principal concern is in relation to the impact on the 4 storey property in close proximity including single aspect flats and flats that directly face the application site. The applicant's day/sun light assessment has been independently tested, concluding that the proposal will cause adverse impacts on the daylight amenity to the neighbouring property at Timbrell Place. using VSC the results show a number of major and moderately adverse impacts. Room layouts are not reflective of all flats within Timbrell Place. The report does not consider the No Sky Line method. Whilst the Average Daylight Factor (ADF) results make the scheme appear to be compliant, the BRE guidelines stipulate that the use of ADF for loss of light to existing buildings is not generally recommended. Additional testing is



required.

- Urban design: Four storey building would appear dominant in the street, would appear as incongruous, at odds with the overall character and grain of the area, and the excessive density would be quite apparent by the bulk and form of the proposals. Issues with site access, servicing and ease of movement. Parking provision inadequate for this site with very poor public transport accessibility. No disabled parking. Spaces poorly positioned close to private gated access serving properties in Patina Walk.
- Overbearing impacts and loss of outlook: Four storey flank elevation of the proposed new building is a little over 10m from the flank elevation of Timbrell Place and adjoining the private garden area. There are six main properties facing the site. Other properties within Filigree Court also face the proposed building. Presence of such as large mass of building will be extremely oppressive and unacceptably affect the outlook of these flats, seriously impinging the normal living conditions for residents.
- Impact upon trees: Risk that excavation for foundations will affect the roots of trees. Not clear that the trees will be preserved. Regular crown reduction also required. The loss of trees will heighten the dominance of the four storey building when viewed from properties in Timbrell Place to an unacceptable degree.
- In conclusion, the proposal is fundamentally flawed and results in a development impacting significantly upon the amenity of surrounding residents and upon the character and appearance of the area. Impacts largely result from the high density of the development which far exceeds the adopted policy.

### Human rights implications

71. 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.
72. This application has the legitimate aim of providing a replacement building comprising retail and commercial floorspace. 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/271-562  Application file: 14/AP/4337  Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 4351 Council website: www.southwark.gov.uk

### APPENDICES

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

**AUDIT TRAIL**

Lead Officer	Gary Rice, Head of Development Management		
Report Author	David Cliff, Team Leader (Major Applications)		
Version	Final		
Dated	14 April 2015		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance & Corporate Services	No	No	
Strategic Director of Environment and Leisure	Yes	Yes	
Strategic Director of Housing and Community Services	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		16 April 2015	

## APPENDIX 1

### Consultation undertaken

**Site notice date:** 23/12/2014

**Press notice date:** n/a

**Case officer site visit date:** 19/01/2015

**Neighbour consultation letters sent:** 23/12/2014

### Internal services consulted:

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

### Statutory and non-statutory organisations consulted:

Environment Agency  
Thames Water - Development Planning

### Neighbour and local groups consulted:

11 Filigree Court London SE16 5HL	279a Rotherhithe Street London SE16 5EY
15 Filigree Court London SE16 5HL	273a Rotherhithe Street London SE16 5EY
By Eform	275a Rotherhithe Street London SE16 5EY
20 Timbrell Place Rotherhithe Street SE16 5HU	285a Rotherhithe Street London SE16 5EY
19 Timbrell Place Rotherhithe Street SE16 5HU	287a Rotherhithe Street London SE16 5EY
22 Timbrell Place Rotherhithe Street SE16 5HU	281a Rotherhithe Street London SE16 5EY
21 Timbrell Place Rotherhithe Street SE16 5HU	283a Rotherhithe Street London SE16 5EY
16 Timbrell Place Rotherhithe Street SE16 5HU	273 Rotherhithe Street London SE16 5EY
15 Timbrell Place Rotherhithe Street SE16 5HU	275 Rotherhithe Street London SE16 5EY
18 Timbrell Place Rotherhithe Street SE16 5HU	18 Pattina Walk London SE16 5HT
17 Timbrell Place Rotherhithe Street SE16 5HU	19 Pattina Walk London SE16 5HT
28 Timbrell Place Rotherhithe Street SE16 5HU	285 Rotherhithe Street London SE16 5EY
27 Timbrell Place Rotherhithe Street SE16 5HU	287 Rotherhithe Street London SE16 5EY
29 Timbrell Place Rotherhithe Street SE16 5HU	277 Rotherhithe Street London SE16 5EY
24 Timbrell Place Rotherhithe Street SE16 5HU	279 Rotherhithe Street London SE16 5EY
23 Timbrell Place Rotherhithe Street SE16 5HU	Room 2 15 Pattina Walk SE16 5HT
26 Timbrell Place Rotherhithe Street SE16	Room 4 17 Pattina Walk SE16 5HT

5HU	
25 Timbrell Place Rotherhithe Street SE16	Room 5 17 Pattina Walk SE16 5HT
5HU	
3a Timbrell Place Rotherhithe Street SE16	Room 2 17 Pattina Walk SE16 5HT
5HU	
3 Timbrell Place Rotherhithe Street SE16	Room 3 17 Pattina Walk SE16 5HT
5HU	
5 Timbrell Place Rotherhithe Street SE16	Room 2 18 Pattina Walk SE16 5HT
5HU	
4 Timbrell Place Rotherhithe Street SE16	Room 3 18 Pattina Walk SE16 5HT
5HU	
1a Timbrell Place Rotherhithe Street SE16	Room 6 17 Pattina Walk SE16 5HT
5HU	
1 Timbrell Place Rotherhithe Street SE16	Room 1 18 Pattina Walk SE16 5HT
5HU	
2a Timbrell Place Rotherhithe Street SE16	Room 2 16 Pattina Walk SE16 5HT
5HU	
2 Timbrell Place Rotherhithe Street SE16	Room 3 16 Pattina Walk SE16 5HT
5HU	
11 Timbrell Place Rotherhithe Street SE16	Living Accommodation 562 Rotherhithe Street
5HU	SE16 5EX
10 Timbrell Place Rotherhithe Street SE16	Room 1 16 Pattina Walk SE16 5HT
5HU	
14 Timbrell Place Rotherhithe Street SE16	Room 6 16 Pattina Walk SE16 5HT
5HU	
12 Timbrell Place Rotherhithe Street SE16	Room 1 17 Pattina Walk SE16 5HT
5HU	
7 Timbrell Place Rotherhithe Street SE16	Room 4 16 Pattina Walk SE16 5HT
5HU	
6 Timbrell Place Rotherhithe Street SE16	Room 5 16 Pattina Walk SE16 5HT
5HU	
9 Timbrell Place Rotherhithe Street SE16	Room 2 14 Pattina Walk SE16 5HT
5HU	
8 Timbrell Place Rotherhithe Street SE16	Room 3 14 Pattina Walk SE16 5HT
5HU	
By Email	Room 6 19 Pattina Walk SE16 5HT
5 Filigree Court London SE16 5HL	Room 1 14 Pattina Walk SE16 5HT
6 Filigree Court London SE16 5HL	Room 6 14 Pattina Walk SE16 5HT
3 Filigree Court London SE16 5HL	Room 1 15 Pattina Walk SE16 5HT
4 Filigree Court London SE16 5HL	Room 4 14 Pattina Walk SE16 5HT
16 Pattina Walk London SE16 5HT	Room 5 14 Pattina Walk SE16 5HT
17 Pattina Walk London SE16 5HT	Room 6 18 Pattina Walk SE16 5HT
14 Pattina Walk London SE16 5HT	Room 1 19 Pattina Walk SE16 5HT
15 Pattina Walk London SE16 5HT	Room 4 18 Pattina Walk SE16 5HT
Room 5 15 Pattina Walk SE16 5HT	Room 5 18 Pattina Walk SE16 5HT
Room 6 15 Pattina Walk SE16 5HT	Room 4 19 Pattina Walk SE16 5HT
Room 3 15 Pattina Walk SE16 5HT	Room 5 19 Pattina Walk SE16 5HT
Room 4 15 Pattina Walk SE16 5HT	Room 2 19 Pattina Walk SE16 5HT
1 Filigree Court London SE16 5HL	Room 3 19 Pattina Walk SE16 5HT
2 Filigree Court London SE16 5HL	By Email
281 Rotherhithe Street London SE16 5EY	9 Filigree Court SE16 5HL
283 Rotherhithe Street London SE16 5EY	176 Simms Road Bermondsey SE1 5QJ
277a Rotherhithe Street London SE16 5EY	C/O Silver Walk Management Ltd 34b York
	Way N1 9AB

**Re-consultation:** n/a

## APPENDIX 2

### Consultation responses received

#### Internal services

Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]

#### Statutory and non-statutory organisations

Environment Agency

#### Neighbours and local groups

C/O Silver Walk Management Ltd 34b York Way N1 9AB

Email representation

Email representation

Email representation

Email representation

Email representation

1 Filigree Court London SE16 5HL

14 Timbrell Place Rotherhithe Street SE16 5HU

15 Filigree Court London SE16 5HL

15 Filigree Court London SE16 5HL

176 Simms Road Bermondsey SE1 5QJ

19 Timbrell Place Rotherhithe Street SE16 5HU

2 Filigree Court London SE16 5HL

2a Timbrell Place Rotherhithe Street SE16 5HU

232 Burrage Road London SE18 7JU

26 Timbrell Place Rotherhithe Street SE16 5HU

27 Timbrell Place Rotherhithe Street SE16 5HU

279a Rotherhithe Street London SE16 5EY

5 Timbrell Place Rotherhithe Street SE16 5HU

6 Timbrell Place Rotherhithe Street SE16 5HU

## RECOMMENDATION LDD MONITORING FORM REQUIRED

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

<b>Applicant</b>	c/o agent McCullochs	<b>Reg. Number</b> 14/AP/4337
<b>Application Type</b>	Full Planning Permission	
<b>Recommendation</b>	Grant permission	<b>Case Number</b> TP/271-562

### Draft of Decision Notice

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

Demolition of existing building and the erection of replacement four storey building comprising a retail unit (Use Class A1) at ground floor and basement level and 6 flats on first, second and third floors, associated car parking and amenity area.

**At:** THE CLIPPER, 562 ROTHERHITHE STREET, LONDON, SE16 5EX

**In accordance with application received on** 18/11/2014 08:02:24

**and Applicant's Drawing Nos.** 611-101 (Existing site plan), P795 1 (Site Survey), P795 2 (Outline Elevations), U480TCP R1 (Tree Constraints Plan), 611-102 (Existing Outlines), 611-107 (Proposed 3D Views).

611-103 D (Proposed site plan), 616-104 D (Proposed floor plans), 611-105 D (Proposed elevations), 611-106 A (Proposed Sections), U480TPP R1 (Tree Protection Plan)

**Subject to the following fourteen conditions:**

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

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:  
  
611-103 D (Proposed site plan), 616-104 D (Proposed floor plans), 611-105 D (Proposed elevations), 611-106 A (Proposed Sections), U480TPP R1 (Tree Protection Plan)  
  
Reason:  
For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.  
  
Reason  
As required by Section 91 of the Town and Country Planning Act 1990 as amended.

**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 Before any work hereby authorised begins, details of an archaeological watching brief, including details of archaeological recording, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with such approved details.  
  
Reason  
In order that the details of the archaeological watching brief for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of any archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 4 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The 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 would 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 that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, 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 offsite 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.

- 5 Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) The Arboricultural Method Statement shall show the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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 contained in the method statement. Following the pre-commencement meeting 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

**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.

- 6 Notwithstanding the details shown on the approved drawings, before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for both the residential and retail uses shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the spaces used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

**Reason**

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 7 Prior to above grade works commencing, a material samples board(s) of all external facing materials, including window frames, to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

**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.

**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.

- 8 Before the first occupation of the retail premises hereby permitted, details of the arrangements for the storing of commercial refuse shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse facilities shall be provided and thereafter be retained for the duration of the retail use.

**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

- 9 Before the first occupation of the building hereby permitted, the residential refuse storage arrangements shown on the approved drawing 611-103 D 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

- 10 Prior to the first occupation of any part of the development hereby permitted, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including new planting, surfacing materials of any parking, access, pathways layouts, materials and edge details, boundary details, screening of refuse area), 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. Planting in the visibility splay to the adjacent to the proposed parking area shall not exceed 0.6m in height and shall be maintained as such.



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.

**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.

- 11 The windows (including the glazed bricks to the stairwell) in the south elevation (elevation C) of the development hereby permitted shall be obscure glazed.

#### Reason

In order to protect the privacy of neighbouring residents in accordance with saved Policy 3.2 of the Southwark Plan 2007.

- 12 The rated noise level from any plant, together with any associated ducting shall be 10 dB (A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises.

#### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance 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).

- 13 Any deliveries, unloading and loading to the retail unit hereby approved shall only be between the following hours: Monday to Saturday - 08:00 to 20:00, Sundays/Bank Holidays 09:00 to 18:00.

#### Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise 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 of The Southwark Plan 2007

- 14 The retail premises hereby permitted shall be designed, constructed, fitted out and operated to achieve a minimum 'very good' BREEAM rating.

#### 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.

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

The applicant has been determined following negotiations at both the pre-application and application stages, resulting in amendments to the proposals necessary to overcome the issues raised.

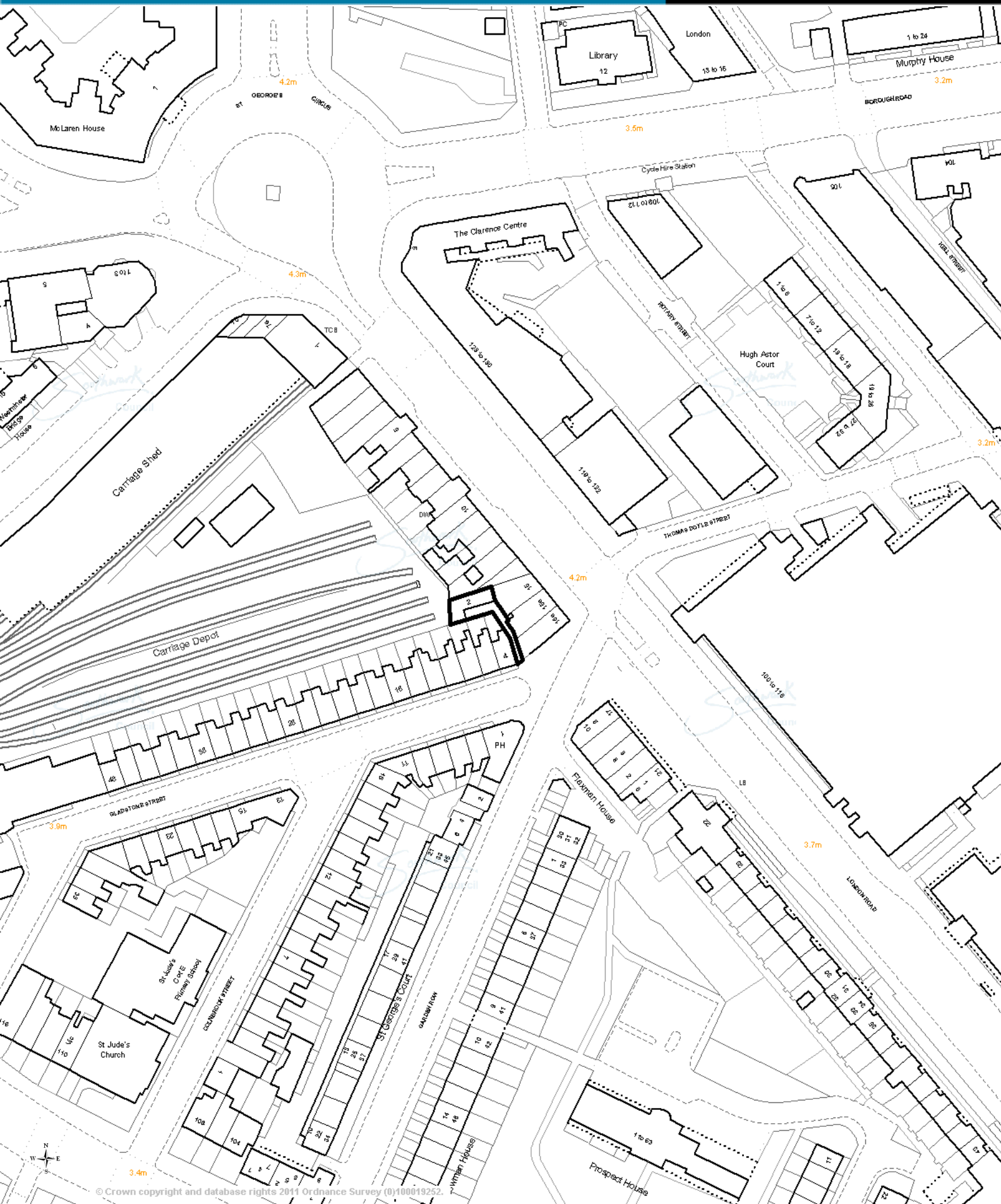
### Informative

- If the proposed development requires alterations to public highways and/or parking layout, the applicant should contact the Highways Development Control department at least four months prior to any works commencing to enter into a s278 highways agreement. Please contact Iaan Smuts [iaan.Smuts@southwark.gov.uk](mailto:iaan.Smuts@southwark.gov.uk) and Tel: 020 7525 2170. The applicant should familiarise themselves with Southwark's Streetscape Design Manual which is available on the website.

- Highways Development Control will need confirmation that all new statutory services are complete prior to footway and/or carriageway works commencing.
- If part of the adopted highway will need to be stopped up in order to enable this development to proceed, a highway stopping up order will need to be applied for under the provisions of the Town and Country Planning Act 1990. This process is likely to take a minimum of 4 months for a straightforward unopposed order. If there are any objections the timeframe may extend significantly beyond this. Please contact Iaan Smuts, Development Control Manager at the earliest convenience [iaan.Smuts@southwark.gov.uk](mailto:iaan.Smuts@southwark.gov.uk) and Tel: 020 7525 2170.
- Compliance with S168 to S175 of the Highways Act 1980, relating to "Precautions to be taken in doing certain works in or near streets or highways" - any item and/or structure placed on or adjacent to the public highway may require a license. Please contact Highways Licensing on [highwayslicensing@southwark.gov.uk](mailto:highwayslicensing@southwark.gov.uk) to obtain this. All licenses should be in place prior to works commencing.
- Compliance with S59 and S60 of the Highway Act, 1980 – Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Council development control team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Development Control Manager on 020 7525 2135 to arrange. Approval by highways is required and a copy of findings and condition survey document to be sent to planning case officer for development in question.
- Compliance with S178 of the Highways Act, 1980 - The applicant is advised that they must apply for a license if there is a proposed overhang on the public highway. The applicant should be advised to contact the Development Control Team, Public Realm, specifically [iaan.Smuts@southwark.gov.uk](mailto:iaan.Smuts@southwark.gov.uk) and Tel: 020 7525 2170. No projection should be below 2.4m in height in accordance with Section 178, Highways Act 1980.
- Compliance with S153 of the Highways Act 1980 - all doors or gates must be hung so that they do not open over or across the road or pavement.
- Compliance with S100 of the Highways Act 1980. Any damage or blockages to drainage will be repaired at the cost of the developer. All works to be undertaken by Southwark Council Highways Service.

# Ordnance Survey

Date 16/4/2015



© Crown copyright and database rights 2011 Ordnance Survey (0100019252)

<b>Item No.</b> 6.5	<b>Classification:</b> Open	<b>Date:</b> 28 April 2015	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Application 14/AP/4017 for: Full Planning Permission  <b>Address:</b> 2 GLADSTONE STREET, LONDON, SE1 6EY  <b>Proposal:</b> Conversion of existing vacant property to provide a 2 storey, 2 bedroom dwelling with removal of existing external steps; erection of a ground floor extension; and changes to the elevation and to the entrance access fronting Gladstone Street.		
<b>Ward(s) or groups affected:</b>	Cathedrals		
<b>From:</b>	Head of Development Management		

## RECOMMENDATION

1. That the application is referred to the Planning Sub-Committee for consideration due to member interest; and that planning permission is granted subject to condition.

## Site location and description

2. The site lies on the southern side of London Road within a largely residential area. It is sited to the rear of a terrace of four storey properties on London Road and to the rear of a terrace of three storey properties on Gladstone Street. It is accessed by a narrow path to the rear of the London Road properties and alongside no. 4 Gladstone Street. The site adjoins London Underground lines/depot to the west and the rear garden of 14 London Road to the north.
3. The site comprises a vacant, detached two storey building. It has an entrance door on the ground floor and external stairs up to the flat roof of a single storey element with an entrance door into the first floor.
4. There is a gap of approximately 12m to the rear of the Gladstone Road dwellings and a gap of approximately 4m to the London Road properties.
5. The existing building, which is of yellow brick walls and a mono-pitched roof, is not Listed. Nos. 2-14 London Road are listed and while nos. 15, 15a and 16a London Road are not listed they are considered to be of architectural merit. The site is located in the St George's Conservation Area which includes the adjoining properties on London Road and the neighbouring terrace in Gladstone Street is within the West Square Conservation Area.
6. The site has the following designations:
  - Major Town Centre
  - Central Activities Zone
  - Elephant & Castle Opportunity Area
  - St George's Conservation Area

## Details of proposal

7. The proposal is for the removal of the external staircase and the conversion of the property into a single, two bedroom house. The existing access would be retained and a timber gate to the new house provided. On the ground floor a small extension would be undertaken behind the boundary wall with 8 Gladstone Street and new doors would be formed in the original building. Two bedrooms, a bathroom and hallway formed would be provided on the ground floor with a small landscaped shingle garden in front. New internal stairs will be provided to the first floor which would be adapted to form a 26 sqm living/dining room/kitchen. The flat roof of the single storey element would remain as a flat roof with French windows inserted into the elevation of the living room. A 1100mm high balustrade would be provided across the French windows (to prevent access to the flat roof which itself is shown as being of sedum). The living room windows facing Gladstone Street will be obscure glazed up to 1.6m above floor level. Two 'vertical' bicycle parking racks and a refuse and recycling store would be provided within the site.
8. The proposed materials are re-pointed (existing) brick for the walls, a green roof system for the main roof (and the first floor flat roof), timber framed windows and doors with timber internal frames and conservation rooflights.

## Planning history

9. 14/EQ/0063 Application type: Pre-Application Enquiry (ENQ)

Conversion and change of use of no. 2 Gladstone Street and proposed mansard extension to form 1 no studio flat and 1 no 1 bedroom (2 person) flat. Proposed rear extension of 3 storeys to provide staircase access to proposed mansard units.  
Decision date 17/07/2014 Decision: Pre-application enquiry closed (EQC)

*A copy of the Council's written response to the pre-application enquiry is included within Appendix 3.*

## Planning history of adjoining sites

10. None relevant.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

11. The main issues to be considered in respect of this application are:
  - a) The principle of the development in terms of land use and conformity with strategic policies.
  - b) The impact on the amenity of the adjoining occupiers.
  - c) Quality of Proposed Accommodation
  - d) Transport Issues
  - e) Design issues and effects on character and appearance of the Conservation Area
  - f) All other relevant material planning considerations.

## Planning policy

12. National Planning Policy Framework (the Framework)  
Relevant policies/advice are contained within Section 6 (Delivering a Wide Choice of High Quality Homes) particularly paras 49 and 50, Section 7 (Requiring Good Design) particularly para 58 and Section 12 (Conserving and Enhancing the Built Environment).  
London Plan 2015

- 3.3 - Increasing Housing Supply
- 3.4 - Optimising Housing Potential
- 3.5 - Quality and Design of Housing Developments
- 7.4 – Local Character
- 7.6 - Architecture
- 7.8 – Heritage Assets and Archaeology

#### Core Strategy 2011

- SP1 - Sustainable Development
- SP2 – Sustainable Transport
- SP12 - Design and Conservation
- SP13 - High Environmental Standards

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

The Council's cabinet on 19 March 2013, as required by para 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.

- 1.4 - Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations
- 3.2 - Protection of Amenity
- 3.11 - Efficient Use of Land
- 3.12 - Urban Design
- 3.13 - Quality in Design
- 3.15 – Conservation of the Historic Environment
- 3.16 – Conservation Areas
- 3.17 – Listed Buildings
- 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites
- 4.2 - Quality of Residential Accommodation
- 5.2 - Transport Impacts
- 5.3 - Walking and Cycling

#### **Principle of development**

13. The existing building is vacant and it can be argued that the previous use, which is understood to have been for light industrial purposes, has been abandoned. The letters of objection which have been received confirm that 'the building has remained empty and disused since 2005, for 9 years'. The proposal would arguably not therefore result in the loss of any existing employment use.
14. The proposed residential use of the site which is surrounded by residential properties is considered to be appropriate. The residential use would accord with National Planning Policy Framework advice to endeavour to utilise existing developed sites to provide developments to meet needs. Additionally the proposal would contribute to the Southwark Core Strategy target of providing 4,000 new homes in the Elephant and Castle Opportunity Area. There are therefore no objections 'in principle' to the proposed residential use.
15. Notwithstanding that the previous employment use appears to have been abandoned an objection has been raised on grounds of the loss of employment floorspace and consideration needs to be given to policy 1.4 of the Southwark Plan 2007, i.e. Employment Sites outside the Preferred Office Locations and Preferred Industrial

Locations. This policy seeks to retain existing employment space within the Borough subject to any of four criteria:

- i. The site fronts onto or has direct access to a classified road, or
- ii. The site is in a Public Transport Accessibility Zone, or
- iii. The site is within the Central Activities Zone, or
- iv. The site is within a Strategic Cultural Area

An exception to the policy may be made where:

- a) The applicant can demonstrate that convincing attempts to dispose of the premises, either for continued B Class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or
  - b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to physical or environmental constraints; or
  - c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses.
16. A suitable Class A or other 'town centre use' is not proposed. The applicant has submitted a Marketing Report/Appraisal but this categorically states that 'the property has not been marketed as it is very apparent that it will not be viable to refurbish the property for commercial purposes'. The report notes that the site occupies a back land location which is accessed via a narrow alleyway. Due to the lack of presence and restricted access the site does not lend itself to any commercial use. The space is fragmented and the close proximity to residential could lead to conflict of use with general commercial use.
17. For these reasons it is considered that the site fulfils the second (part b) exception to policy 1.4. It is considered to be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class Use, having regard to physical and environmental constraints.

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

18. The layout and treatment of the development is considered to safeguard against any significant loss of amenity at any neighbouring properties. There would be no change to the building envelope which is visible from the windows and gardens of the neighbouring properties on London Road and Gladstone Street. The proposed new dwelling may entail use and activity at times and on days when the building was not previously used (although there are no planning conditions which restrict the hours and days of use of the existing building). Objections have been received on grounds of overlooking and loss of privacy but the provision of obscure glazing to a height of 1.6m above floor level within the first floor living room windows facing nos. 4 and 6 Gladstone Street would overcome the potential for significant overlooking at these immediately neighbouring properties. There may be oblique views from the French windows in the west elevation on the first floor but there should be no direct overlooking of any windows or gardens of any neighbouring dwellings. The 1100mm high balustrade across the French windows would prevent the use of the flat roof of the single storey element as a roof terrace.
19. The ground floor extension and elevational alterations, including the obscure glazed screen and green roofs, conservation rooflights, green roof, rendered walls, new winds and doors would not impact upon the amenity of surrounding occupiers in terms of light, privacy or outlook.

20. The use as a two bedroom dwelling would not result in noise levels out of keeping with the area and unduly harmful to residential amenity.

### **Quality of Proposed Accommodation**

21. The conversion of the building would provide a two bedroom three person house with room sizes and layouts in accordance with the Council's Residential Design Standards. The total floor area would be 75 sqm. This is comparable to 83sqm required for a two bedroom, four person house. However the proposal would only accommodate three people (as one of the bedrooms would be a single bedroom) and would compare favourably with the minimum requirement for a two bedroom flat, i.e. 61 sqm. On balance and considering the constraints of the site, it is considered that the dwelling size is acceptable. Natural daylight would be provided to all rooms and the external garden, while short of the recommended size (i.e. 50 sqm) would provide a secure, private space for functional use. The site lies less than 200m from Kennington Park where public amenity space is available.

### **Transport issues**

22. The site is located with a high PTAL and is located within a CPZ. The applicant has proposed a car free development, this is welcomed. A planning condition is recommended to prevent future occupiers of the proposed development from obtaining on-street parking permits in the interests of preventing pressure on the existing parking provision within the CPZ.
23. The applicant has proposed to provide two vertical hanging racks for the storage of two bikes. Given the limited space available on site these are considered to be acceptable and would enable the proposal to meet the London Plan cycle parking standards.

### **Design issues and effects on character and appearance of Conservation Area**

24. Objections were also received on design grounds, including concern about the metal windows and materials proposed. Initially the application proposed the use of render on the walls of the building and anodised aluminium panels to the new entrance door onto Gladstone Street. These were considered to be inappropriate materials within St George's Conservation Area and adjacent to the West Square Conservation Area.
25. The re-pointing of existing brickwork and a timber entrance door overcomes these concerns and the installation of timber windows, a green roof with conservation rooflights and a landscaped garden are considered to upgrade the appearance of the site and not detract from the character or appearance of the Conservation Area. The large glazed element on the west facade would provide light into the dwelling and while clearly modern in its design would preserve the conservation area.

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

26. The proposed development does not exceed the Council's threshold for planning obligations to be provided under a legal agreement.

### **Community Infrastructure Levy**

27. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for



infrastructure that supports growth in Southwark.

28. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to £3,012.56 and the Southwark CIL amount is £15,200.

### **Flood Risk**

29. The site lies within Flood Zone 3, but within an area benefiting from flood defences. A Flood Risk Assessment has been undertaken and consultation has been undertaken with the Environment Agency, who have raised no objections.
30. The EA recommend that a flood response plan (or flood warning and evacuation plan) is prepared and submitted to the Local Planning Authority for approval.
31. Advice is given regarding the need to reduce surface water run-off rates to greenfield rates and manage surface water run-off as close to its source as possible, in line with a given drainage hierarchy, and to utilise Sustainable Drainage Systems (SuDS) wherever practical.

### **Other Matters**

32. The neighbourhood objections refer to 'inaccuracies' within the Design & Access Statement and Marketing Report. These are dealt with in 'Site Location & Description', 'Principle of Development' and 'Design issues and effects on character and appearance of the Conservation Area' above. The existing single storey extension up to the boundary with 8 Gladstone Street has been in existence for over 4 years and is 'immune' to enforcement action. The immediately surrounding area is predominantly residential and the design of the proposal and proposed materials would be in keeping with the character and appearance of the Conservation Area.

### **Conclusion on planning issues**

33. The use of the building as a two bedroom house raises no 'strategic' issues and is considered to be appropriate given the 'abandoned' use of the site and the residential character of the immediately surrounding area. The development would be undertaken appropriately in the context of the character and appearance of the Conservation Area and there would be no significant loss of outlook, light or privacy or undue noise or disturbance for the occupiers of any neighbouring properties. There should be no loss of highway safety. The Mayoral and Southwark Community Infrastructure Levy charges will be applicable.

### **Community impact statement**

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

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

### **Consultations**

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

## Consultation replies

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

### Summary of consultation responses

37. A total of 12 responses (including one from the Residents Association) were received as a result of neighbourhood consultations undertaken on 16 December 2014 and on 14 January 2015 and 05.03 2015 when revised drawings were received.

The matters which were raised by the neighbours included:

- Loss of potential employment floorspace
- Unacceptable overlooking of habitable rooms and private gardens
- Inappropriate new glazing on west elevation in terms of appearance and amenity impacts
- Inappropriate materials (e.g. metal windows); preference for timber framed windows and brick walls
- Proposal includes 'unauthorised' infill element on boundary with 8 Gladstone Street
- Inaccuracies within Design & Access Statement, Marketing Report
- Loss of amenity from residential use (increased hours of use)
- Inadequacy of obscure glazed screen on roof terrace and obscure glazed living room windows

*Officer Note: The amended drawings received on 14 January 2015 and 4 March 2015 omitted the proposed roof terrace and confirmed the use of existing bricks and provision of timber for the walls and windows. The application includes and seeks approval for the small 'infill' extension on the ground floor abutting the boundary with 8 Gladstone Street.*

## Human rights implications

38. 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.

39. This application has the legitimate aim of providing a new two bedroom dwelling. 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/1026-2	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 14/AP/4017		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone:: 020 7525 5428
		Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
<b>Appendix 1</b>	Consultation undertaken
<b>Appendix 2</b>	Consultation responses received
<b>Appendix 3</b>	Southwark written response to pre-application enquiry 14/EQ/0063

**AUDIT TRAIL**

Lead Officer	Gary Rice, Head of Development Management		
Report Author	Adam Greenhalgh, Planner		
Version	Final		
Dated	15 April 2015		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title		Comments Sought	Comments included
Strategic Director of Finance & Corporate Services		No	No
Strategic director of Environment and Leisure		No	No
Strategic Director of Housing and Community Services		No	No
Director of Regeneration		No	No
Date final report sent to Constitutional Team			16 April 2015

**APPENDIX 1****Consultation undertaken****Site notice date:** 23/12/2014**Press notice date:** 11/12/2014**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 16/12/2014**Internal services consulted:**

Flood and Drainage Team

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

Environment Agency

Thames Water - Development Planning

**Neighbour and local groups consulted:**

Flat 22 Dunstall House SE15 5SJ	127 Peckham High Street London SE15 5SL
Flat 21 Dunstall House SE15 5SJ	133 Peckham High Street London SE15 5SL
Flat 24 Dunstall House SE15 5SJ	129 Peckham High Street London SE15 5SL
Flat 23 Dunstall House SE15 5SJ	145 Peckham High Street London SE15 5SL
Flat 20 Dunstall House SE15 5SJ	Flat 14 Dunstall House SE15 5SJ
Flat 18 Dunstall House SE15 5SJ	Flat 13 Dunstall House SE15 5SJ
Flat 17 Dunstall House SE15 5SJ	Flat 16 Dunstall House SE15 5SJ
Flat 2 Dunstall House SE15 5SJ	Flat 15 Dunstall House SE15 5SJ
Flat 19 Dunstall House SE15 5SJ	Flat 12 Dunstall House SE15 5SJ
Flat 3 Dunstall House SE15 5SJ	Flat 1 Dunstall House SE15 5SJ
131 Peckham High Street London SE15 5SL	149 Peckham High Street London SE15 5SL
Flat 9 Dunstall House SE15 5SJ	Flat 11 Dunstall House SE15 5SJ
147 Peckham High Street London SE15 5SL	Flat 10 Dunstall House SE15 5SJ
Flat 8 Dunstall House SE15 5SJ	First Floor And Second Floor Flat 15 London Road SE1 6JZ
Flat 5 Dunstall House SE15 5SJ	13 London Road London SE1 6JZ
Flat 4 Dunstall House SE15 5SJ	First Floor Flat 13 London Road SE1 6JZ
Flat 7 Dunstall House SE15 5SJ	Ground Floor 15 London Road SE1 6JZ
Flat 6 Dunstall House SE15 5SJ	Second Floor And Third Floor Flat 13 London Road SE1 3TW
139 Peckham High Street London SE15 5SL	15 London Road London SE1 6JZ
137 Peckham High Street London SE15 5SL	4 Gladstone Street London SE1 6EY
143 Peckham High Street London SE15 5SL	6 Gladstone Street London SE1 6EY
141 Peckham High Street London SE15 5SL	14 London Road London SE1 6JZ
135 Peckham High Street London SE15 5SL	8 Gladstone Street London SE1 6EY

**Re-consultation:** 14/01/2015

**APPENDIX 2****Consultation responses received****Internal services**

Flood and Drainage Team

**Statutory and non-statutory organisations**

Environment Agency

Thames Water - Development Planning

**Neighbours and local groups**

Email representation

Email representation

Email representation

12 Gladstone Street SE1 6EY

4 Gladstone Street London SE1 6EY

6 Gladstone Street London SE1 6EY

8 Gladstone Street London SE1 6EY

8 Gladstone Street London SE1 6EY



**Chief executive's department**

Planning division

Development management (5th floor - hub 2)

PO Box 64529

LONDON SE1P 5LX

Mr. Peter North & Mr. Milan Babic  
Milan Babil Architects  
151B Bermondsey Street  
Bickels Yard  
London SE1 3UW

**Your Ref:**

**Our Ref:** 14/EQ/0063

**Contact:** Dipesh Patel

**Telephone:** 020 7525 1778

**E-Mail:** [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)

**Web Site:** <http://www.southwark.gov.uk>

**Date:** 16/07/2014

Dear Mr. North & Mr. Babil

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)  
PRE-APPLICATION ENQUIRY**

**At:** 15 AND 16 LONDON ROAD, LONDON, SE1 6JZ & 2 GLADSTONE STREET, LONDON SE1

**Proposal:** Conversion and change of use of no. 2 Gladstone Street and proposed mansard extension to form 1 no studio flat and 1 no 1 bedroom (2 person) flat. Proposed rear extension of 3 storeys to provide staircase access to proposed mansard units.

I write further to your pre-application enquiry received on 17 April 2014 and meetings with council officers on 11 and 24 June 2014.

**Description of proposal**

The proposal is for a mansard extension to 15 and 16 London Road, a three storey extension to the same property to provide staircase access and the change of use of 2 Gladstone Road to residential.

**Policies**

The Development Plan is made up of the London Plan 2011, Core Strategy 2011 and Southwark Unitary Development Plan 2007 saved policies, along with Supplementary Planning Documents. The National Planning Policy Framework is a material consideration.

**Key issues**

- Principle of development
- Quality of residential accommodation
- Impact of proposed development on amenity of adjoining occupiers and surrounding area
- Design and impact on the Borough High Street conservation area and the setting of nearby listed buildings
- Transport

**Principle**

Being in the Central Activity Zone, B class uses are protected by saved Policy 1.4 of the Southwark

Plan. It seems that the last lawful use of 2 Gladstone Road was as some form of employment space within use class B which means its use is afforded protection by policy 1.4. Justification for a change of use will need to be provided though compliance with clause a or b of the exceptions to this policy. The principle of providing additional residential accommodation at 15 and 16 London Road is acceptable.

## **Quality of residential accommodation**

### 15 and 16 London Road

The proposed studio is significantly below the minimum size requirements in the council's Residential Design Standards SPD and is not acceptable. Indeed, it would function more as a one bedroom flat as a physical separation is proposed between the bedroom and the rest of the dwelling. The proposed one bedroom flat would provide an acceptable standard of accommodation; however it is not clear how much of the living area would have a head height of more than 1.5m; only area above this clearance would be included within dwelling size calculations. Nonetheless, because of the unacceptable shortfall in the size for the 'studio' flat, it is recommended that the scheme be amended to provide for a more generous single dwelling within the mansard.

Adequate outlook would be provided from the proposed dormers for any dwelling(s) in the mansard. Private amenity spaces are not proposed, however this is largely determined by the constraints of the site.

### 2 Gladstone Road.

#### Dwelling size

While the proposal for this building suggests a two bedroom house, for the calculation of dwelling sizes, the study would be included as a bedroom and need to comply with the size standards for a three bedroom house which is 87m<sup>2</sup>. No overall size is provided for this property but the sum of habitable rooms, including the kitchen/living/diner is just over 55m<sup>2</sup>, well below the minimum requirement. The living room and kitchen would be physically separated from each other by the staircase meaning that separate size requirements of 18m<sup>2</sup> and 8m<sup>2</sup> would need to be met.

An option to provide better quality living accommodation would be to move the stairs to the eastern part of the building providing for a combined kitchen/living/dining area. The ground floor arrangement could then be amended to provide two good sized bedrooms, assisted by the removal of the en-suite for the master bedroom that would otherwise make this bedroom an awkward shape. A two bedroom four person house would normally need to be 83m<sup>2</sup> and these changes would make the proposal more acceptable.

#### Outlook, daylight and sunlight

There would be an extremely poor outlook from the ground floor, looking south to a boundary wall 2m away. This seems to be the reason why the bedrooms are proposed at on the ground floor. Subject to suitable levels of daylight and sunlight into the rooms on the ground floor, bedrooms at this level would provide an acceptable quality of accommodation.

Outlook from the first floor living area would be limited to the west as obscure glazing is proposed on the southern elevation to prevent loss of privacy to existing dwellings on Gladstone Road, however some element of clear glazing is proposed above 1.5m which would allow in daylight. Generous glazing to the terrace and unobstructed views, albeit across a London Underground carriage depot, would provide suitable outlook and should ensure sufficient daylight and sunlight.

#### Outdoor amenity

The garden on the ground floor would a poor outdoor amenity and in all likelihood not be used for amenity. The terrace on the first floor however would, providing good amenity, even if reduced in

area as recommended below.

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

### Mansard extension

No adverse impact on local amenity from the erection of the mansard and its use for residential accommodation would be caused as it would repeat existing relationships.

### 2 Gladstone Road

A residential use in this building could cause significant harm from overlooking and loss of privacy, principally for occupiers of dwellings to the south, on Gladstone Road. Obscure glazing to a height of 1.5m on south facing windows on the first floor would address this matter.

A privacy screen of the height proposed, while protecting amenity, would add to the already significant height of the boundary to the south. With a combined height of 4.5m, the existing wall and proposed screen is likely to cause in a sense of enclosure for the garden immediately to the south. To mitigate this effect, it is recommended that the usable terrace areas be reduced so that it would be brought back in line with the southern wall on the first floor, a distance at which a privacy screen of 1.5m would be acceptable. The area to the south of this screen could be used to sustain a green or brown roof.

The introduction of a terrace with the amendment suggested should not result in any significant harm to existing amenity, particularly considering that there are already terraces to the rear of dwellings on Gladstone Road.

## **Transport**

### Parking

Cycle parking is proposed at ground floor level at 15-16 London Road and is acceptable. Cycle parking for 2 Gladstone Road is proposed on the ground floor outdoor space. This will need to be weatherproof and details will need to accompany any planning application.

## **Design**

The site is within the St George's Circus conservation area and adjacent to the listed buildings at 2-14 London Road and while the site is not, 15-16 London Road contribute positively to the character of the area.

### 15 and 16 London Road

The mansard extension is considered to have the greatest potential to affect the conservation area and the listed buildings to the north. Of great significance are the butterfly roofs seen from the rear. The proposal would maintain the outline of these, although their substance would be lost. Considering that there are similar, albeit historical, extensions on the listed buildings to the north, the present proposal would be acceptable in principle.

Details of the mansard do however need refining. The relationship between the rear dormers and the butterfly roofs as shown would be awkward and a better relationship should be designed. Additionally, the number of dormers proposed should provide sufficient light to the living areas meaning that there would be no need for the rooflights to the rear, their removal would reduce clutter on this elevation. Welsh slates and timber windows are acceptable but the roofs and the cheeks of the dormers should be finished in lead.

The pitched roof form of the rear extension would follow a traditional form that is found on the rear of many townhouses of the same type and age. A simple design is welcomed and its subservient nature should not cause any harm to the character and setting of the conservation area.

Other proposals, including the replacement of existing windows with timber framed windows and the



removal of render are welcomed. Re-pointing should be undertaken with a flush lime render based mortar to provide a traditional appearance; raking out should be carried out by hand.

## 2 Gladstone Road

The contemporary additions of a green roof and roof lights would not cause any harm to the setting of the listed terraces on London Road. Alterations to the entrance on Gladstone Road are similarly acceptable.

### **Community Infrastructure Levy**

With a new residential dwelling, the development would be subject to a financial contribution under the Community Infrastructure Levy, presently £35 per m<sup>2</sup> of new floorspace.

### **List of documents required at application stage**

The following link will take you to the council's webpage where you can view the list of documents that should accompany the application:

[https://www.southwark.gov.uk/downloads/download/2021/full\\_planning\\_permission](https://www.southwark.gov.uk/downloads/download/2021/full_planning_permission)

### **Conclusion**

The principle of the development is acceptable, however there are concerns about the size of the studio proposed in the mansard extension and the dwellinghouse that would be created at 2 Gladstone Road. It is recommended that the mansard extension be amended to accommodate one dwelling while the internal arrangement at 2 Gladstone Road is altered to accommodate two bedrooms and an open living space at first floor. The outside terrace for this property should be reduced in extent to prevent a sense of enclosure for occupiers of dwellings to the south by the privacy screen is necessary.

With respect to design, the mansard extension is acceptable in principle but some amendments improve the relationship with the butterfly roof to the rear are required. Other aspects such as the replacement of existing windows with timber ones and the removal of rendering are welcome and with suitable workmanship and finishing should enhance the conservation area.

This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken.

Yours sincerely

Rob Bristow  
Group Manager- Major Applications.

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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>	c/o agent London Regional Housing Southern	<b>Reg. Number</b>	14/AP/4017
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/1026-2
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Conversion of existing vacant property to provide a 2 storey, 2 bedroom dwelling with removal of existing external steps; erection of a ground floor extension; and changes to the elevation and to the entrance access fronting Gladstone Street.

**At:** 2 GLADSTONE STREET, LONDON, SE1 6EY

**In accordance with application received on** 24/10/2014 12:01:25

**and Applicant's Drawing Nos.** Site Location Plan, JDD/LR-E2, JDD/LR-E3, JDD/LR-E4, JDD/LR-E7, 815/200A, 815/201C, 815/202B, 815/203D, 815/204B, 815/205C, Design and Access Statement, Flood Risk Assessment

**Subject to the following 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: 815/200A, 815/201C, 815/202B, 815/203D, 815/204B, 815/205C

Reason:

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

**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.

- 3 The flat roof of the single storey element shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of dwellings in Gladstone Street may be protected from overlooking from use of the roof area 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.

- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwellinghouse hereby permitted.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 5 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local

planning authority has been obtained for any proposed change or variation.

**Reason**

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

- 6 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.

**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.

**Informative**

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at [www.environment-agency.gov.uk/flood](http://www.environment-agency.gov.uk/flood).

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

**NOTE:** Original held by Constitutional Team (Community Councils) all amendments/queries to Sean Usher: telephone 020 7525 2713

Name	No of copies	Name	No of copies
<b>To all Members of the sub-committee</b>			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	1
Councillor Maria Linforth-Hall (Vice-Chair)	1		
Councillor Nick Dolezal	1	Communications	
Councillor Chris Gonde	1	Wendy Foreman	1
Councillor David Hubber	1		
Councillor Eleanor Kerslake	1		
Councillor Leo Pollak	1	<b>Total:</b>	
			28
<b>(Reserves to receive electronic versions only)</b>		<b>Dated: 20 April 2015</b>	
Councillor Evelyn Akoto			
Councillor Claire Maugham			
Councillor Darren Merrill			
Councillor David Noakes			
Councillor Rosie Shimell			
Councillor Kath Whittam			
<b>External</b>			
Libraries	1		
<b>Officers</b>			
Constitutional Officer (Community Councils) Hub 4 (2 <sup>nd</sup> Floor), Tooley St.	10		
Rob Bristow, Hub 2, 5 <sup>th</sup> Floor, Tooley Street	1		
Jacque Green, Hub 2 (5 <sup>th</sup> Floor) Tooley St.	5		
Sadia Hussain, Legal Services, Hub 2, 2nd Floor, Tooley St.	1		
Anjana Ghosh, Legal Services, Hub 2, 2nd Floor, Tooley Street	1		