

## Planning Committee

Tuesday 2 June 2015

7.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Nick Dolezal (Chair)  
Councillor Helen Dennis  
Councillor Sarah King (Vice-Chair)  
Councillor Hamish McCallum  
Councillor Michael Mitchell  
Councillor Jamille Mohammed  
Councillor Adele Morris  
Councillor Kieron Williams

### Reserves

Councillor Maisie Anderson  
Councillor James Barber  
Councillor Catherine Dale  
Councillor Tom Flynn  
Councillor Kath Whittam

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

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#### Contact

Everton Roberts on 020 7525 7221 or email: [everton.roberts@southwark.gov.uk](mailto:everton.roberts@southwark.gov.uk)  
Webpage: <http://www.southwark.gov.uk>

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 22 May 2015



# Planning Committee

Tuesday 2 June 2015  
7.00 pm  
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
	<b>PART A - OPEN BUSINESS</b>	
	<b>PROCEDURE NOTE</b>	
1.	<b>APOLOGIES</b>	
	To receive any apologies for absence.	
2.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the committee.	
3.	<b>NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT</b>	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	<b>DISCLOSURE OF INTERESTS AND DISPENSATIONS</b>	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>MINUTES</b>	3 - 22
	To approve as correct records the Minutes of the open section of the meetings held on 3 March, 24 March, 23 April, 5 May and 20 May 2015.	
6.	<b>DEVELOPMENT MANAGEMENT</b>	23 - 27
	<b>6.1. 67-71 TANNER STREET, LONDON, SE1 3PL</b>	28 - 53

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6.2.	<b>HERNE HILL VELODROME, 104 BURBAGE ROAD, LONDON SE24 9HD</b>	54 - 73

**ANY OTHER OPEN BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the committee wishes to exclude the press and public to deal with reports revealing exempt information:

“That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1-7, Access to Information Procedure rules of the Constitution.”

**PART B - CLOSED BUSINESS**

**ANY OTHER CLOSED BUSINESS AS NOTIFIED AT THE START OF THE MEETING AND ACCEPTED BY THE CHAIR AS URGENT.**

Date: 22 May 2015



## PLANNING 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 committee.
3. Your role as a member of the planning 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 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 committee will then debate the application and consider the recommendation.

Note: Members of the committee may question those who speak only on matters relevant to the roles and functions of the planning 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 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 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 committee 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 Management  
Planning Section, Chief Executive's Department  
Tel: 0207 525 5437; or

Planning Committee Clerk, Constitutional Team  
Corporate Strategy, Chief Executive's Department  
Tel: 0207 525 7236



## PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 3 March 2015 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
 Councillor Sarah King  
 Councillor Hamish McCallum  
 Councillor Darren Merrill  
 Councillor Michael Mitchell  
 Councillor Jamille Mohammed  
 Councillor Adele Morris  
 Councillor Tom Flynn (Reserve)

**OTHER MEMBERS PRESENT:** Councillor Anood Al-Samerai  
 Councillor Jon Hartley  
 Councillor Eleanor Kerlake

**OFFICER SUPPORT:** Gary Rice, Head of Development Management  
 Rob Bristow, Group Manager, Major Applications  
 Bridin O'Connor, Group DM Strategics Team  
 Oliver Stutter, Senior Planner, Urban Forester  
 Christian Loveday, Principal Transport Planner  
 Jon Gorst, Legal Officer  
 Everton Roberts, Principal Constitutional Officer

### 1. APOLOGIES

Apologies for absence were received from Councillor Maisie Anderson.

### 2. CONFIRMATION OF VOTING MEMBERS

Those Members listed as present were confirmed as the voting members for the meeting.

### **3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

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

- Addendum report relating to agenda items 6.1, 6.2 and 6.3
- Members pack relating to agenda items 6.1, 6.2 and 6.3

### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests or dispensations.

### **5. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 3 February 2015 be agreed as a correct record and signed by the Chair.

### **6. DEVELOPMENT MANAGEMENT**

See pages 9 -13 of the agenda.

#### **RESOLVED:**

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.

**6.1 UNITS 13 TO 16, THE CIRCLE, QUEEN ELIZABETH STREET,  
LONDON, SE1 2JE**

**Planning application reference number 14/AP/4094**

Report: See pages 14 to 32 and addendum report pages 1 to 3.

**PROPOSAL**

Part change of use (Unit 16) to Class A1 retail use and minor external alterations.

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

The committee heard representations from objectors to the application and asked questions of the objector.

The applicant's agent addressed the committee and answered questions arising from their submission.

The committee heard representations from a supporter of the application and asked questions of the supporter.

The committee heard representations from a local ward councillor and asked questions of the councillor.

The committee debated the application and asked questions of the officers.

A motion to refuse planning permission was, moved, seconded, put to the vote and declared to be lost. In accordance with committee procedure rule 1.8(4) Councillors Adele Morris and Hamish McCallum requested that their vote for the motion be recorded in the minutes.

A subsequent motion to grant planning permission was, moved, seconded and declared granted as follows:

**RESOLVED:**

That full planning permission be granted subject to the conditions set out in the officer report and the following additional condition:

Notwithstanding the submitted Delivery and Servicing Plan hereby approved as part of this application, prior to the first operation of the retail use hereby permitted, details of deliveries to the premises and refuse collection shall be submitted to the Local Planning Authority for approval in writing, which shall include measures to store delivery and refuse cages/pallets/bins within the unit with no cages to be



held on the pavement except during delivery/collection itself.  
The approved details shall thereafter be adhered to for the life of the permission.

Reason

In the interests of amenity and highway safety.

In accordance with committee procedure rule 1.8(4) Councillors Adele Morris and Hamish McCallum requested that their votes against the foregoing resolution be recorded in the minutes.

## **6.2 CASTLE DAY CENTRE, HAMPTON STREET, LONDON, SE1 6SN**

### **Planning application reference number 14/AP/4270**

Report: see pages 33 to 65 and addendum pages 3 to 5.

### **PROPOSAL**

Redevelopment of the site to provide new 2/3 storey church (Use Class D1), communal bin store, substation and associated public realm improvements.

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

The committee heard representations from objectors to the application and asked questions of the objectors.

The applicant and their agents addressed the committee and answered questions arising from their submission.

The committee heard representations from a local ward councillor and asked questions of the councillor.

The committee debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

### **RESOLVED:**

1. That full planning permission be granted subject to the conditions set out in the officer report and addendum report.
2. That condition 14 relating to the Travel Plan be reviewed in 6 months.

**Note:** Correction to condition 17 'Monday – Thursday 0800-2200.....' should read clearance by 2230 (not clearance by 2200).

### 6.3 21 DULWICH WOOD AVENUE, LONDON, SE19 1HB

#### Planning application reference number 14/AP4154

Report: see pages 66 to 75 and addendum report pages 5 and 6.

#### PROPOSAL

T3 - Oak - Fell and replace T4 - Laurel – Fell

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

The committee heard representations from objectors to the application and asked questions of the objectors.

The committee heard representations from a local ward councillor and asked questions of the councillor.

The committee debated the application and asked questions of the officers.

A motion to refuse TPO consent was moved, seconded, put to the vote and declared refused as follows:

#### RESOLVED:

That the application to grant TPO consent to fell (T3 (Oak) and issue a Tree Replacement Notice securing suitable replacement planting and to agree no intervention by the local authority in the removal of T4 (Laurel) be refused for the following reasons:

The proposed felling of the mature Oak tree will in the removal of a mature boundary tree significantly affecting the visual amenity of the Dulwich Wood area and the garden setting within which the properties are built.

Insufficient information has been provided to adequately substantiate the need for removal of the mature Oak tree or alternative structural solutions explored to ensure its retention.

**7. APPLICATION OF THE VACANT BUILDING CREDIT IN SOUTHWARK**

**RESOLVED:**

That the proposed approach to implement the vacant building credit be noted.

The meeting ended at 12.55 am

**CHAIR:**

**DATED:**



## PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 24 March 2015 at 7.00 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
 Councillor Maisie Anderson  
 Councillor Sarah King  
 Councillor Darren Merrill  
 Councillor Michael Mitchell  
 Councillor Jamiile Mohammed

**OTHER MEMBERS PRESENT:** Councillor Victoria Mills

**OFFICER SUPPORT:** Gary Rice, Head of Development Management  
 Bridin O'Connor, Group Manager, DM Strategic Team  
 Michael Tsoukaris, S106 & CIL Manager  
 Christian Loveday, Principal Transport Planner  
 Jon Gorst, Legal Officer  
 Everton Roberts, Principal Constitutional Officer

### 1. APOLOGIES

Apologies for absence were received from Councillors Hamish McCallum and Adele Morris.

### 2. CONFIRMATION OF VOTING MEMBERS

Those Members listed as present were confirmed as the voting members for the meeting.

### **3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

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

- Addendum report relating to agenda items 6.1 and 6.2
- Members pack relating to agenda items 6.1 and 6.2
- Item 6.3 – 240 and 252 Camberwell Road, London SE5 0DP

### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests or dispensations.

### **5. MINUTES**

There were no minutes.

### **6. DEVELOPMENT MANAGEMENT**

See pages 3 to 7 of the agenda.

#### **RESOLVED:**

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.

## 6.1 WILKINSON HOUSE, DEWAR STREET, LONDON, SE15 4JP

### Planning application reference number 14/AP/4526

Report: see pages 8 to 38 and addendum pages 1 to 5.

#### Proposal

Demolition of the existing two storey residential care home buildings and the construction of new two entry primary school and nursery comprising the erection of two storey buildings with external play spaces and MUGA.

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

The applicant and their agents addressed the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

#### RESOLVED:

That planning permission be granted subject to the conditions contained in the officer report.

## 6.2 BREDINGHURST SCHOOL SITE, INVERTON ROAD, LONDON, SE15 3AZ

### Planning application reference number 14/AP/4713

Report: see pages 39 to 63 and addendum page 6.

#### PROPOSAL

Demolition of all buildings and the erection of a new two storey primary school building to expand Ivydale Primary School including associated landscaping and provision of a multi use games area.

The committee heard an officer's introduction to the report.

The committee heard a representation from an objector to the application and asked questions of the objector.

The applicant and their agents addressed the committee and answered questions arising from their submission.

The committee heard representations from a local ward councillor.

The committee debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

**RESOLVED:**

That planning permission be granted subject to the conditions set out in the officer report and the following additional condition.

That details of the boundary treatment be submitted to the Local Planning Authority for approval in writing.

Reason

To protect the amenity of neighbouring properties.

**6.3 240 AND 252 CAMBERWELL ROAD, LONDON, SE5 0DP**

This item had not been circulated 5 clear working days in advance of the meeting. The chair accepted the item as urgent as the Local Planning Authority has a duty to determine applications in a timely and lawful manner, and a failure to extend the time frame to issue the decision would result in unnecessary costs associated with a refusal of the application.

**Planning application reference number 14/AP/3844**

**PROPOSAL**

Demolition of existing buildings and the partial retention and conversion of the existing warehouse in association with the redevelopment of the site to provide buildings ranging from 2 to 9 storeys in height comprising 164 residential units (Use Class C3), 1,775 sqm of flexible commercial / community floorspace (Classes A1/B1/D) together with associated car parking, open space, landscaping and infrastructure works.

**RESOLVED:**

That the time frame for agreeing the legal agreement be amended from 27 February 2015 to 31 March 2015 at which date the Head of Development Management be authorised to refuse planning permission in accordance with the reasons set out in paragraph 146 of the original planning report to planning committee dated 13 January 2015.

**7. S106 RELEASE REPORT FOR £311,026 TOWARDS THE PROVISION OF A NEW PITCH, LIGHTING AND CHARGING ROOMS AT ST PAUL'S SPORTS GROUND**

**RESOLVED:**

That the release of £311,026 Section 106 monies towards the provision of a new pitch, lighting and charging rooms at St Paul's Sports Ground from the agreement at Quebec Way Industrial Estate, Quebec Way, London SE16, 11/AP/2565 a/n 616 be authorised.

**8. RELEASE OF £147,764 S106 MONIES FROM THE DEVELOPMENT AT LAND AT AMELIA STREET AND ROBERT DASHWOOD WAY**

**RESOLVED:**

That the release of £147,764 of Section 106 monies from the development at Land at Amelia Street and Robert Dashwood Way, SE17 3PY 07/AP/0650 a/n 352 towards a replacement health provision at land around the Princess Street GP practice be authorised.

**9. S106 RELEASE OF £3,967,860.84 FOR STRATEGIC TRANSPORT TO IMPLEMENT IMPROVEMENTS TO ELEPHANT AND CASTLE UNDERGROUND STATION & NORTHERN ROUNDABOUT**

**RESOLVED:**

That the release of £3,967,860.84 Section 106 monies for strategic transport to implement improvements to Elephant and Castle underground station and northern roundabout, including removal of the subways, from 32 agreements in the north of the borough be authorised.

The meeting ended at 8.07pm

**CHAIR:**

**DATED:**



## **PLANNING COMMITTEE**

MINUTES of the Planning Committee held on Thursday 23 April 2015 at 6.00 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
 Councillor Sarah King  
 Councillor Darren Merrill  
 Councillor Michael Mitchell  
 Councillor Jamille Mohammed  
 Councillor Adele Morris  
 Councillor James Barber (Reserve, Item 6.2)  
 Councillor Tom Flynn (Reserve)

**OTHER MEMBERS PRESENT:** Councillor Lorraine Lauder, ward councillor  
 Councillor Paul Fleming, ward councillor  
 Councillor Dan Garfield, local resident

**OFFICER SUPPORT:** Simon Bevan, Head of Planning,  
 Yvonne Lewis, Group Manager Strategic Applications Team  
 Zayd Al-Jawad, S106 & CIL Manager  
 Michael Tsoukaris, Group Manager Design & Conservation  
 Matthew Prince, Team Leader Transport Policy  
 Sarah Parsons, Team Leader, Design & Conservation  
 Daniel Davies, DM Senior Planning Officer  
 Jon Gorst, Legal officer,  
 Sean Usher, Constitutional Officer

### **1. APOLOGIES**

Apologies for absence were received from Councillors Maisie Anderson and Hamish McCallum. Councillors James Barber (For item 6.2 only) and Tom Flynn attended as reserves.

### **2. CONFIRMATION OF VOTING MEMBERS**

The members present and listed above were confirmed as the voting members.

### **3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT**

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

- Addendum report relating to agenda items 6.1 and 6.2
- Members pack relating to agenda items 6.1 and 6.2

#### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

#### 5. DEVELOPMENT MANAGEMENT

Report: see pages 3 to 6 of the agenda.

##### **RESOLVED:**

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.

#### 5. AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, WESTMORELAND ROAD AND BRADENHAM CLOSE, LONDON SE17 (APPLICATION 14/AP/3843)

##### **Planning application reference number 14/AP/3843**

Report: see pages 7 to 116 of the agenda and the addendum report.

##### **PROPOSAL**

Full planning application for demolition of existing buildings and redevelopment to provide a mixed use development comprising a number of buildings ranging between 2 to 20 storeys in height (9.45m - 72.2m AOD), providing 830 residential dwellings (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works.

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

The committee heard a representation from objectors to the application and asked questions of the objectors

The applicant and their agents addressed the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

**RESOLVED:**

1. That planning permission was **granted** subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 July 2015, and subject to referral to the Mayor of London;
2. It was confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011;
3. That it was confirmed that, following issue of the decision, the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21 and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the Planning Committee's decision was based shall be set out as in this report;
4. In the event that the requirements of (a) are not met by 31 July 2015, the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 351;
5. That a condition relating to **Secured by Design** (paragraph 412 of the report (Page 85) be included;
6. That appendix 1 of the Homes & Communities Agency, Rent Standard Guidance 2015 is included in an any legal agreement between the Council and the applicant.

**5. AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE17 (APPLICATION 14/AP/3844)**

**Planning application reference number 14/AP/3844**

Report: see pages 117 to 226 of the agenda and the addendum report.

**PROPOSAL**

Proposal: Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development over 18 development parcels comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,070 car parking spaces; cycle parking; landscaping and associated works. The application is accompanied by an Environmental

Statement pursuant to the Town and Country Planning Regulations (Environmental Impact Assessment) 2011.

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

The committee heard a representation from objectors to the application and asked questions of the objectors

The applicant and their agents addressed the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows.

**RESOLVED:**

1. That planning permission was **granted** subject to conditions, the applicant entering into an appropriate legal agreement, and referral to the Mayor of London;
2. It was confirmed that the environmental information has been taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011;
3. That it was confirmed that, following issue of the planning decision, the Head of Development Management should place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 which contains the information required by Regulation 21 and for the purposes of Regulation 24(1)(c) being the main reasons and considerations on which the 117 5. Planning Committee's decision was based shall be set out as in the report.
4. In the event that the requirements of (a) are not met by July 31 2015 the Head of Development Management be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 408.
5. That appendix 1 of the Homes & Communities Agency, Rent Standard Guidance 2015 is included in an any legal agreement between the Council and the applicant.

The meeting closed at 11.50pm.

**CHAIR:**

**DATED:**



## PLANNING COMMITTEE

MINUTES of the Planning Committee held on Tuesday 5 May 2015 at 7.00 pm at  
160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
Councillor Maisie Anderson  
Councillor Sarah King  
Councillor Darren Merrill  
Councillor Michael Mitchell  
Councillor Jamille Mohammed  
Councillor Adele Morris

**OFFICER SUPPORT:** Gary Rice, Head of Development Management  
Bridin O'Connor, Group DM Strategics Team  
Michael Tsoukaris, Group Manager Design & Conservation  
Christian Loveday, Principal Transport Planner  
Jon Gorst, Legal Officer  
Everton Roberts, Principal Constitutional Officer

### 1. APOLOGIES

Apologies for absence were received from Councillor Hamish McCallum.

### 2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

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

- Addendum report relating to agenda item 6.1

- Members pack relating to agenda item 6.1

#### **4. DISCLOSURE OF INTERESTS AND DISPENSATIONS**

There were no disclosures of interests or dispensations.

#### **5. MINUTES**

There were no minutes for approval.

#### **6. DEVELOPMENT MANAGEMENT**

Report: see pages 3 to 6 of the agenda.

##### **RESOLVED:**

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.

#### **6.1 ALBION PRIMARY SCHOOL, ALBION STREET, LONDON, SE16 7JD**

##### **Planning application reference number 15/AP/0647**

Report: see pages 7 to 38 and the addendum report.

##### **PROPOSAL**

Demolition of existing school buildings and the redevelopment of the site with the erection of a new two storey, two form entry primary school with associated MUGA, landscaping and parking area on a reduced school site involving relocation of south east boundary of school site 15m to the north.

The committee heard an officer's introduction to the report.

The applicant and their agent addressed the committee and answered questions arising from their submission.

The committee debated the application and asked questions of the

officers.

A motion to grant planning permission was moved, seconded, put to the vote and declared granted as follows:

**RESOLVED:**

That planning permission be granted subject to conditions set out in the officer report, with an amendment to condition 7 as set out below:

**BREEAM**

Before any fit out works to the school hereby authorised begins, an independently verified BREEAM 2011 report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'very good' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;

Before the first occupation of the building hereby permitted, a 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.

The meeting ended at 7.33pm

**CHAIR:**

**DATED:**



## Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 20 May 2015 at 7.00 pm at 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Nick Dolezal (Chair)  
 Councillor Helen Dennis  
 Councillor Sarah King  
 Councillor Michael Mitchell  
 Councillor Jamille Mohammed  
 Councillor Adele Morris  
 Councillor Kieron Williams

**OTHER MEMBERS PRESENT:** Councillor Anne Kirby  
 Councillor Maria Linforth-Hall

**OFFICER SUPPORT:** Jon Gorst, Legal Officer  
 Everton Roberts, Principal Constitutional Officer

### 1. APOLOGIES

Apologies for absence were received from Councillor Hamish McCallum.

### 2. CONFIRMATION OF VOTING MEMBERS

Those Members listed as present were confirmed as the voting members for the meeting.

### 3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

There were no late items.

### 4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.



**5. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2015/16****RESOLVED:**

1. That the size and composition, together with the roles and functions of the planning committee as agreed by annual council assembly on 16 May 2015 be noted.
2. That the role and functions of planning sub-committees as set out in Appendix 1 of the report as agreed by council assembly on 23 May 2012 be noted.
3. That two planning sub-committees (sub-committees A and B) with a size (7 seats) and composition (5 Labour and 2 Liberal Democrat group places) be established for the 2015/16 municipal year.
4. That councillors Lorraine Lauder and Ben Johnson be appointed to the positions of chair and vice-chair of Planning sub-committee A and councillors Cleo Soanes and Maria Linforth-Hall be appointed to the positions of chair and vice-chair of Planning sub-committee B respectively.

Meeting ended at 7.04pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 2 June 2015	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### RECOMMENDATIONS

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

### BACKGROUND INFORMATION

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

### KEY ISSUES FOR CONSIDERATION

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

6. Each of the following items are preceded by a map showing the location of the land/property to which the report relates. Following the report, there is a draft decision notice detailing the officer's recommendation indicating approval or refusal. Where a refusal is recommended the draft decision notice will detail the reasons for such refusal.
7. Applicants have the right to appeal to Planning Inspector against a refusal of planning permission and against any condition imposed as part of permission. Costs are incurred in presenting the council's case at appeal which maybe substantial if the matter is dealt with at a public inquiry.
8. The sanctioning of enforcement action can also involve costs such as process serving, court costs and of legal representation.
9. Where either party is felt to have acted unreasonably in an appeal the inspector can make an award of costs against the offending party.
10. All legal/counsel fees and costs as well as awards of costs against the council are borne by the budget of the relevant department.

#### **Community impact statement**

11. Community impact considerations are contained within each item.

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

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

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

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

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

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

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

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

## BACKGROUND DOCUMENTS

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

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Ian Millichap, Constitutional Manager	
<b>Report Author</b>	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	22 May 2015	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Legal Services	Yes	Yes
Head of Development Management	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		22 May 2015

**ITEMS ON AGENDA OF THE PLANNING COMMITTEE**  
**on Tuesday 02 June 2015**

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**Appl. Type** Full Planning Permission  
**Site** 67-71 TANNER STREET, LONDON, SE1 3PL

**Reg. No.** 15-AP-0627  
**TP No.** TP/79-59  
**Ward** Grange  
**Officer** David Cliff

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT

***Item 6/1***

**Proposal**

Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space.

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**Appl. Type** Full Planning Permission  
**Site** HERNE HILL VELODROME, 104 BURBAGE ROAD, LONDON, SE24 9HD

**Reg. No.** 15-AP-0790  
**TP No.** TP/2074-C  
**Ward** Village  
**Officer** Robin Sedgwick

**Recommendation** GRANT PERMISSION

***Item 6/2***

**Proposal**

Demolition of existing pavilion building and spectator seating areas, and erection of proposed two-storey pavilion building with spectator seating, erection of new gazebo -pavilion tent to provide external cover, rationalisation of existing shipping containers and provision of new cycle and car parking spaces.

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Ordnance Survey

Date 21/5/2015



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<b>Item No.</b>	<b>Classification:</b>	<b>Date:</b>	<b>Meeting Name:</b>
6.1	OPEN	2 June 2015	Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/0627 for: Full Planning Permission  <b>Address:</b> 67-71 TANNER STREET, LONDON, SE1 3PL  <b>Proposal:</b> Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space.		
<b>Ward(s) or groups affected:</b>	Grange		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 24/02/2015		<b>Application Expiry Date</b> 26/05/2015	
<b>Earliest Decision Date</b> 04/04/2015			

## RECOMMENDATION

- 1 That the Planning Committee grant planning permission subject to conditions and the completion of an appropriate legal agreement no later than 30 June 2015; and should a satisfactory legal agreement not be completed by 30 June 2015 that the Head of Development Management be authorised to refuse the application for the reasons set out in paragraph 63 of this report.

## BACKGROUND INFORMATION

### Site location and description

- 2 The site is broadly triangular shaped, located on the north side of Tanner Street between the railway viaduct (adjacent to the north east flank boundary) and the adjacent building (59-63 Tanner Street) to the west. The site currently contains a two storey building fronting directly onto Tanner Street. It is currently empty though was last used for the sale of furniture goods.
- 3 The existing seven storey building at 59-63 Tanner Street (The Leatherworks) located adjacent to the western boundary of the site comprises commercial uses at ground floor level and residential units above. A new development (The Arc) is currently under construction on the opposite side of Tanner Street, comprising residential and commercial floor space within a building of up to ten storeys in height.
- 4 The site is subject to the following Development Plan designations:
  - Air Quality Management Area
  - Flood Risk Zone 3
  - Archaeological Priority Zone



- Urban Density Zone

It is located just beyond the eastern boundary of the Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area. The Public Transport Accessibility Level (PTAL) rating for the site is 4 (good).

### Details of proposal

- 5 The application proposes the demolition of the vacant existing building, followed by the erection of a new building of a maximum eight storeys, comprising 400 sqms of flexible commercial floor space on the ground and first floors (A1 – retail, A2 financial and professional services, or B1 - office/light industry uses) with nine residential units above. Of the 9 residential units, there are 7x two-bedroom and 2x three-bedroom flats.
- 6 The proposed building includes a two storey ‘wing’ fronting onto Tanner Street adjoined to the south west flank wall of the main eight storey portion of the building.
- 7 No car parking is proposed. Covered and secure cycle storage spaces are proposed at ground floor level towards the rear of the development.

### Planning history

- |   |                                                                                                                                                                                                                                                                                                                                            |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8 | 10/EQ/0132 Application type: Pre-Application Enquiry (ENQ)<br>8 storey mixed-use development, with use classes A1-A3 / B1 or similar for ground floor, with residential above, for 25 flats on the upper floors.                                                                                                                           |
|   | 14/EQ/0125 Application type: Pre-Application Enquiry (ENQ)<br>Demolition of existing building and redevelopment of site to provide a building of ground plus eight storeys, including 153m <sup>2</sup> of class A1,/A2/B1 floor space and 25 residential units on the upper floors (10 x 1 bed, 13 x 2 bed, 1 x 3 bed and 1 x penthouse). |
|   | 14/EQ/0251 Application type: Pre-Application Enquiry (ENQ)<br>Demolition of the existing (vacant) building and erection of new eight storey building to provide commercial floor space and nine residential units above                                                                                                                    |

### Planning history of adjoining sites

- 9 Construction is nearing completion on the recently permitted ‘The Arc’ development, a large predominantly residential building of between seven and ten storeys located on the opposite side of Tanner Street to the application site.

## KEY ISSUES FOR CONSIDERATION

### Summary of main issues

- 10 The main planning issues to be considered in respect of this application are:
  - a) The acceptability in land use terms of the proposed development,
  - b) The design and appearance of the development and its relationship with the existing townscape character of the area,
  - c) The quality of the residential accommodation within the proposed development,
  - d) The impacts upon the residential living conditions of neighbouring properties,
  - e) Transport implications and the impact upon local highway conditions,
  - f) S106 implications,

- g) Affordable housing implications,
- h) The sustainability of the development proposals.

### **Planning policy**

- 11 The planning application is considered against the development plan and other material matters, of which the following policies are of particular relevance to the proposal:

#### National Planning Policy Framework (NPPF) 2012

- 1 Building a strong competitive economy
- 4 Promoting sustainable development
- 6 Delivering a wide choice of good quality homes
- 7 Requiring good design
- 11 Conserving and enhancing the natural environment
- 12 Conserving and enhancing the historic environment

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

- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Potential
- Policy 3.5 Quality and Design of Housing Developments
- Policy 3.6 Children and Young People's Play and Informal Recreation Facilities
- Policy 3.8 Housing Choice
- Policy 3.9 Mixed And Balanced Communities
- Policy 3.11 Affordable Housing Targets
- Policy 3.12 Negotiating Affordable Housing On Individual Private Residential And Mixed Use Schemes
- Policy 4.9 Small Shops
- Policy 4.12 Improving Opportunities For All
- Policy 5.1 Climate Change Mitigation
- Policy 5.2 Minimising Carbon Dioxide Emissions
- Policy 5.3 Sustainable Design And Construction
- Policy 5.7 Renewable Energy
- Policy 5.11 Green Roofs And Development Site Environs
- Policy 5.12 Flood Risk Management
- Policy 5.13 Sustainable Drainage
- Policy 5.15 Water Use And Supplies
- Policy 6.3 Assessing Effects of Development on Transport Capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Building London's Neighbourhoods And Communities
- Policy 7.2 An Inclusive Environment
- Policy 7.3 Designing Out Crime
- Policy 7.4 Local Character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology
- Policy 7.13 Safety, Security And Resilience To Emergency
- Policy 7.14 Improving Air Quality
- Policy 7.15 Reducing Noise And Enhancing Soundscapes
- Policy 7.19 Biodiversity and Access to Nature
- Policy 8.2 Planning obligations
- Policy 8.3 Community Infrastructure Levy

#### Core Strategy 2011

- 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 6 - Homes for people on different incomes  
 Strategic Policy 7 - Family homes  
 Strategic Policy 10 - Jobs and business  
 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 2.5 Planning obligations  
 Policy 3.1 Environmental effects  
 Policy 3.2 Protection of amenity  
 Policy 3.3 Sustainability assessment  
 Policy 3.4 Energy efficiency  
 Policy 3.6 Air quality  
 Policy 3.7 Waste reduction  
 Policy 3.9 Water  
 Policy 3.11 Efficient use of land  
 Policy 3.12 Quality in design  
 Policy 3.13 Urban design  
 Policy 3.14 Designing out crime  
 Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites  
 Policy 3.19 Archaeology  
 Policy 3.22 Important local views  
 Policy 3.28 Biodiversity  
 Policy 4.2 Quality of residential accommodation  
 Policy 4.3 Mix of dwellings  
 Policy 4.4 Affordable housing  
 Policy 4.5 Wheelchair affordable housing  
 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

Supplementary planning documents

Residential Design Standards (2011)  
 S106 & CIL (2015)  
 Sustainable Design and Construction (2009)

**Environmental impact assessment (EIA)**

- 12 The proposal is below the threshold for requiring a Screening Opinion to determine whether it amounts to EIA development. The development is not of the size,

magnitude, intensity or location to require the submission of an Environmental Statement. However, the key planning impacts arising from the development are considered below.

### **Principle of development**

- 13 The existing two storey building is currently vacant though was last used as a furniture retail store which closed in 2014 and is therefore assumed to have a lawful use of Class A1 (retail).
- 14 The building appears to be in fairly poor structural condition and the applicant has stated that its retention within any redevelopment scheme is unviable and would be unsuitable for a modern retail or office use. The building is neither listed nor within a conservation, and whilst it has some limited townscape merit, taking account of its existing condition and the limitations of it being retained in any redevelopment scheme, no objections are raised to its loss, provided it is replaced by a new building of an appropriate use and design.
- 15 In an accessible location just outside of both the Central Activities Zone and the Bankside, Borough and London Bridge Opportunity Area, the general principle of a mixed use development comprising commercial use on the lower two floors with residential above is considered to be acceptable, providing new homes as sought by Strategic Policy 5 of the Core Strategy and providing a small flexible commercial unit of 400 sqms, which would replace the existing vacant A1 premises.
- 16 The proposed density of the scheme amounts to 1044 habitable rooms/hectare which is higher than the range of 200-700 habitable rooms per hectare required in the Urban Zone by Strategic Policy 5. It is noted that the site is located close to the boundary with the Central Activities Zone where a density of between 650 to 1100 dwellings per hectare is appropriate. There are also other examples of similar or higher densities within the vicinity of the site, including the newly constructed 'Arc' on the opposite side of Tanner Street. Density is a general measure of the appropriateness of new development and given the particular location of this site as described above, a density above the stated range it not considered to be necessarily harmful in its own right. However, it is important to assess whether the proposed density would result in other harmful impacts including how it relates to the surrounding townscape, the impacts upon the living conditions of neighbouring residents and the standard of the new residential accommodation proposed. Such assessments are reported below.

### **Design issues**

- 17 The NPPF stresses the importance of good design and states in paragraph 56 that: "*Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*" Policy SP12 of the Core strategy states that "*Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.*" Saved Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape. The site is located outside and to the east of the Bermondsey Street Conservation Area.
- 18 In general, the surrounding architectural character is very mixed, but there is a strong industrial character woven through much of the townscape. Whilst the existing building on the site is of some architectural interest as an example of the industrial aesthetic mentioned above, it is not considered to be of significant merit enough to justify

retention on heritage grounds and it is clear that the site could be used more efficiently through redevelopment.

- 19 Given the height and mass of the surrounding existing buildings as well as the emerging new development in the area, it is considered that this site could accommodate a significantly taller building than the two storey warehouse that currently occupies it. The adjacent building to the west (59-63 Tanner Street) is of seven storeys, and 'The Arc' development opposite the site ranges from seven to ten storeys. The proposed eight storey building including a step back top storey of lighter appearance to the remainder of the building, whilst higher than the immediately adjoining building, would not appear as being visually obtrusive or incongruous within the surrounding townscape. Therefore, subject to design quality and other impacts (i.e. the new building will be expected to represent an enhancement to the street scene), it is considered that the proposals would result in more efficient use of land and are therefore to be encouraged.
- 20 Revisions have been made to the scheme during pre-application discussions that have ensured that the building is well grounded in the surrounding townscape. Of particular note is the introduction of a lower wing of development wrapping along the Tanner Street façade, where previously an open (but potentially private) courtyard was proposed. This is considered a significant enhancement to the scheme as it ensures that the building line along Tanner Street is respected, creates a greater sense of enclosure to the street and contributes to natural surveillance of the street via active/well animated frontages. The lower wing of development also serves to unite the taller proposed building with the existing 59-63 Tanner Street and provides a counterpoint to the railway viaduct on the north eastern side of the site. It also serves to 'ground' this relatively tall building ensuring that it relates well to its surroundings, particularly at street level, creating a clear and legible commercial entrance. During the pre-application process the winter gardens proposed on the Tanner Street elevation were removed and replaced with balconies, and the elevations were given a more vertical emphasis to create a base, middle and top.
- 21 An open space is proposed to the east of proposed building marking the entrance to the residential element of the building and grounding the vertical circulation core which would be expressed externally. This would ensure that the relatively tall buildings makes a positive contribution to the landscape. It is intended that this space would be framed by two trees, further details of which are secured by condition.
- 22 The building fabric proposed is intended to articulate the 'tripartite' design approach, i.e. a composition made up of a base, middle and top. The base would be formed of frameless glazing revealing the exposed structural members. Frameless glazing at ground floor is not always encouraged as it is often considered to lack the robustness and character of a more traditionally inspired street frontages. However, in this case, it is considered acceptable as it is an integral part of the design concept allowing visibility across the site, particularly of the structural elements.
- 23 The middle would be much more solid and clad in industrial-looking bronze copper cladding. This would contrast with the base and visually link the building to viaduct and the wider context of the site. Different tones of bronze cladding and perforations are proposed to give a greater vertical rhythm and sense of articulation to the middle of the building. The top would be clad in a light coloured zinc with glazing. It is intended to appear visually 'light', which is welcomed. It is also noted that revisions have been made following discussions with officers, including changing the material from aluminum cladding to zinc and a reduction in the overall mass. The infill building between the tall elements and 59-63 Tanner Street would be finished in brick, selected to link the proposals into the existing surroundings and the brick railway viaduct. Brick is also proposed for the lower two floors of the north east elevation fronting onto

viaduct. Brick is considered a material appropriate to the local context.

- 24 The overall appearance would have an industrial character, enhanced by exposed functional elements of the building such as drain pipes, stairs and structural elements. This is considered appropriate for the context of this site, but will rely to a significant degree on the specific materials proposed and the manner in which they are detailed. It is recommended that the materials and details are controlled by condition.
- 25 In conclusion on design, height, scale and massing are considered to be appropriate for this site and represent an efficient use of land. No adverse impacts would result upon the setting of the nearby Bermondsey Street Conservation Area. The design relates well to the surroundings, particularly at street level, and has the potential to deliver a well composed contemporary building.

### **Standard and quality of residential accommodation within the scheme**

- 26 The site is constrained through its triangular shape, its location between the railway viaduct on one side, the flank wall of adjacent development on the other, and the new 'The Arc' development on the opposite side of Tanner Street. Careful design is consequently required in order to provide for an appropriate standard of residential accommodation within the development.
- 27 The bottom two floors of the development are proposed for commercial use with the residential units gaining greater access to levels of out and outlook on the upper floors. Each of the residential units has been designed as dual aspect which, along with the use of duplexes, is helpful in providing for appropriate amenity standards given the site constraints. The lowest residential floor (second floor) will contain only bedrooms allowing the living and kitchen/dinner areas to achieve better light, outlook and day/sun light levels above. The levels of day light, sun light and outlook are considered to be acceptable for the development in this urban location, particularly taking account of the constraints of the site.
- 28 The nine residential units comprise 7x two-bedroom and 2x three-bedroom flats. The requirements of Strategic Policy 7 regarding dwelling mix only apply to schemes of ten or more units, although this scheme would be compliant in this respect.
- 29 Each of the residential units complies with, or in most cases exceeds the minimum dwellings and room sizes. Indeed, two of the two-bedroom apartments (106 and 112 sqms) and the two three-bedroom apartments (133 and 148 sqms) exceed the minimum requirements by a significant amount.

#### *Amenity space*

- 30 Each of the proposed flats has a private balcony or terrace. Both three-bed flats have terraced amenity space of 22sqm and 17 sqms respectively, well above the 10sqm minimum requirement. Each of the two-bedroom flats also have private amenity space in the form of balconies and/or enclosed winter gardens where immediately adjacent to the railway line, with each flat having at least 10sqm of private amenity space. The private amenity space for each flat therefore either meets or exceeds the Residential Design Standards requirements.
- 31 Given the constraints of this small site adjacent to the railway viaduct, it has not been practicably possible to provide the 50 sqms of communal amenity space required by the Design Standards. Though some open space is provided at ground level, this would not be practicably suitable for amenity space given its location adjacent to Tanner Street and the railway viaduct. However, the site is in close proximity to other areas of open space such as Tanner Street Park and, in accordance with the Council's S106 Supplementary Panning Document, a contribution of £10,250 has

been proposed towards improvements to existing public open spaces within the vicinity of the site. This will form part of the s106 provisions for the scheme. The amenity space provision is therefore considered to be acceptable for this scheme.

- 32 Overall, it is considered that through careful design, the scheme provides a good standard of residential accommodation for this location.

*Wheel chair accommodation*

- 33 As the site is capable of providing ten residential units, the applicant has agreed to one adaptable wheelchair unit being provided.

*Affordable Housing*

- 34 Saved policy 4.4 of the Southwark Plan requires affordable housing provision for all schemes capable of providing 10 or more dwellings. The policy requires that schemes capable of providing 10 units should provide one affordable unit and those capable for providing 11 units should provide two affordable units. In this case, nine dwellings are proposed, which is below the threshold. However, seven of the proposed dwellings have floor areas which are significantly greater than the Council's minimum dwelling size standards. Even allowing for a 10% uplift above the minimum standards which might be reasonably expected, the total floor space of all nine residential units amounts to 164 sqms more than the minimum standards, broadly equivalent to two additional units.

- 35 It is recognised that, owing to the particular constraints of the site including the adjacent railway viaduct, larger units are generally appropriate in order to provide a suitable quality of living accommodation including dual aspect units. However, even taking this into account, the scheme appears to be capable of delivering more than nine units, most notably on the less constrained upper two floors where two very large three bedroom duplex units of 133sqm and 148 sqms are proposed, well above the minimum standards of 95 sqms. The applicant agrees that the site could deliver a development of up to ten units, though there is disagreement between officers and the applicant as to whether this additional unit would be capable being of one or two bedrooms.

- 36 The applicant recognises the pressing need for affordable housing in the borough and has agreed to make a contribution of £300,000 in this case towards the provision of affordable housing within the Borough. This would broadly amount to cost of three habitable rooms (providing a two bedroom dwelling) and is considered to reasonably reflect the particular circumstances of this proposal with regard to affordable housing.

- 37 An in-lieu contribution secured through the s106 agreement is considered to be appropriate in this instance given the small quantum of affordable housing provision needing to be provided and the practical difficulties with such a small provision being physically provided on or off site.

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

- 38 The proposed eight storey building is of significantly greater height and massing than the existing two storey building and there is consequently potential for additional impacts upon the living conditions of neighbouring residential properties. Representations have been received from residents in this regard, including from flats within the adjacent building at 'The Leatherworks', 61 Tanner Street (to the west of the application site) where concerns have been raised to the impact upon residential amenity including loss of day light/sun, overlooking and overbearing impacts from the new development.

- 39 The applicant has submitted a day/sun light assessment which has been updated to take account of further information gained about affected neighbouring flats.
- 40 There are two flats with 61 Tanner Street which will be affected by the proposed development. Flat 11 is located at fifth floor level at the front right hand corner of the building. Flat 14 is located at sixth floor level with windows at the front, side and rear of the building.
- 41 Flat 11 is a three bedroom flat, which has a dual aspect open plan living, kitchen and dining room at the corner of the building with windows in its south (facing Tanner Street) and east (facing the application site) elevations. A bedroom window also has an east facing window looking towards the application site although this is set back further from the living dining room window. An outdoor terrace wraps around the two sides of the open plan living room. Whilst the resulting day light to the easterly facing window to the open plan living room/kitchen would be below recommended BRE Guidance levels (a VSC ratio reduction of 0.43), this room is dual aspect with the other south facing windows to this room not being significantly affected by the development. The applicant has also carried out a *daylight distribution* test which finds there would be a reasonable amount of daylight reaching this room and, taking into account these considerations, officers conclude that there would not be significant harm resulting upon the overall level of daylight received by this room. Taking account of the orientation of the windows, the sunlight impacts would not be significant. Whilst the new building would be prominent when viewed from the east facing window and terrace of Flat 11, the new building would be splayed away from the boundary of the site with the separation distance widening towards the front edge of the site, and taking account of the urban context of the site, it is not considered that such significant overbearing or overshadowing impacts would result that would cause serious harm to the living conditions of this property.
- 42 In terms of overlooking to this flat, amended drawings have also been received from the applicant removing the previously proposed 5<sup>th</sup> floor balcony from the scheme which was located in close proximity and adjacent to the balcony of Flat 11. There will be some existing overlooking from the newly constructed flats on the opposite side of Tanner Street, and taking account of the measures proposed in the application to fix angled perforated copper shutters to the facing bedroom windows in the proposed development along with the use of fritted glazing and glazed screening at 7<sup>th</sup> floor level, it is not considered that a significant increase in overlooking would occur.
- 43 In relation to flat 14 at 6<sup>th</sup> floor level of the adjacent 'Leatherworks', the most affected window is a side facing window, however this serves a lobby for lift access and is not considered to amount to a principal living room within the flat. The adjacent hallway would experience a loss of day light to one of its skylights but the other would retain satisfactory levels in accordance with BRE guidance. The main living and bedrooms, which do not have their main windows directly facing the development, would continue to receive appropriate levels of day light. Whilst the impact upon the east facing top skylight to the dining/living room would be below BRE guidelines (VSC ratio reduction of 0.73) this room is also served by other windows and would continue to receive appropriate levels of day light. Taking account of the orientation of the terraces and their relationship with the proposed development, these are also not considered to be significantly affected. Whilst the proposed development would be prominent in the outlook from some windows, given the relationships between the respective properties and the positioning of the main windows, it is not considered that significant overbearing or overshadowing impacts would result.
- 44 In respect of overlooking, the applicant has proposed screening to the external terrace which, provided it is of an appropriate height and form (which can be secured by condition), will ensure that there is no significant over looking of the adjacent



residential windows and terraces. Further details of screening will be provided by the applicant prior to the meeting of the Planning Committee. As noted above for Flat 11, the angled shutters, glazing and screening will ensure that there is not a significant increase in overlooking to the balcony at the front of Flat 14.

- 45 There are no other flats within the adjacent 'Leatherworks' building which would be significantly affected in terms of day/sun light, overbearing appearance or overlooking.
- 46 A newly constructed six to nine storey development 'The Arc' is located to the south of the application site on the opposite side of Tanner Street with residential windows facing the proposed development at first floor level and above. At the closest point, the two developments are 11m apart, but for the most part the separation distance between the two developments are greater than this as both developments curve/taper away from the street edge. The applicant's daylight testing shows that there are several instances where the impacts upon daylight do not meet the BRE guidance, although the majority of those are for bedrooms rather than living rooms/kitchens/dinners. The applicant has gone on to apply further testing, discounting the impacts of the balconies and utilising alternative targets based upon a hypothetical 'mirror image' building of the same height, size and distance to the site boundary as 'the Arc' upon the application site. Using this testing, the impacts upon each room would meet the targets. The relationship between the two respective buildings is not untypical of or out of character with that which is expected in a central urban area.
- 47 In addition, given the proposals siting to the north of this neighbouring building, no adverse sunlight impacts would result. Whilst there would be some mutual overlooking between respective properties, this would not be untypical of similar relationships across streets between residential buildings in an urban area and would not lead to unreasonable impacts.
- 48 Whilst the proposed development is located in close proximity to existing neighbouring residential development, it is not considered that the proposed uses are such to give rise to significant issues with noise and disturbance. A condition is recommended to control noise levels from external plant. To prevent unreasonable disruption from deliveries to the commercial unit, a condition is also recommended restricting delivery times to between 8.00am and 8.00pm Monday to Saturday and 9.00am to 6.00pm on Sundays and Bank Holidays. This is in line with a similar condition imposed for development opposite, with the exception that deliveries would be allowed on Sundays and Bank Holidays in this case, albeit with more constrained hours than other days of the week.
- 49 Representations have also been received from neighbouring residents concerning disturbance during construction works. Whilst some short term disruption is an inevitable consequence of demolition and construction works, this would be expected to comply with the Council's usual construction works protocol and would be subject to separate controls under the Environmental Protection Act and Highways legislation. It is not considered that there are any particularly unusual or exceptional impacts that would arise from demolition and construction for this proposal.
- 50 To conclude on residential amenity issues, the site is located in an urban area with residential properties in close proximity to the site on two sides of the development. The proposed development has sought to limit the impacts upon neighbouring properties through both its overall siting and massing and through the use of mitigation to prevent overlooking impacts. Whilst some limited impacts would result upon residential amenity of neighbouring properties, the relationships are typical of those with an urban area such as this and are not considered to result in significant and unreasonable harm upon the living conditions of neighbouring residents.

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

- 51 The railway viaduct leading into/out of London Bridge station is located immediately adjacent to the north east flank boundary of the site. The proposed development contains windows looking onto the railway line. Therefore, a condition is recommended in this case to provide appropriate noise levels within the flats.
- 52 Although the development will be close to neighbouring buildings containing flats, the overlooking is not considered to be unreasonable or out of character for the urban area in which it is located. There are no other uses which would significantly impact upon the future occupiers of the development. The other implications, in terms of quality of living accommodation provided within the development, are considered earlier in this report.

### **Transport & highway issues**

- 53 The site is in an accessible location (PTAL rating of 4) and a car free development as proposed is supported. A condition will be attached to prevent occupiers from applying for on street parking permits.
- 54 Covered and secure storage for twelve cycles to serve the residential units is proposed within the scheme and is considered to be appropriate for this development. Space has also been set aside within the commercial use for cycle parking along with showers and changing facilities.
- 55 A Delivery and Service Management Plan has been submitted. Given the constrained nature of the site servicing and deliveries will be from the street. This is acceptable in this instance taking account of the size of development proposed which will not generate significant vehicular activity in this regard. A refuse holding area is proposed to be provided within the site in order to prevent any obstruction of the pavement by refuse container. Permanent refuse storage areas are provided within the development itself for the commercial and residential uses.
- 56 Highway works including the re-paving of the pavement will be required through a s278 highway agreement.
- 57 In conclusion, the proposal is not considered to result in any significant impacts upon highway safety or local highway conditions and will promote sustainable forms of transport.

### **Trees and Landscaping**

- 58 There are no trees of significance that would be affected by the proposals. The application includes two trees on the frontage of the site which will add visual amenity to the street scene. A condition is recommended requiring details of any hard and soft landscaping.

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

- 59 A s106 agreement is being prepared for the application to include the following:
- In-lieu affordable housing contribution of £300,000
  - Archaeological contribution of £3,389 towards the Council's monitoring and advice on archaeological works
  - Public open space contribution of £10,250

- Highway works
- Provision of a wheelchair unit

- 60 Should a satisfactory s106 agreement not be completed by 30 June 2015, it is recommended that the Head of Development Management be authorised as appropriate to refuse the application as there would be no mechanism in place to provide for affordable housing and wheelchair housing provision, and to avoid or mitigate the impact of the proposed development on public open space and archaeology, contrary to the relevant development plan policies including saved policies 2.5, 3.19, 4.4, 4.5 of the Southwark Plan, strategic policies 6 and 11 of the Southwark Core Strategy and Policy 8.2 of the London Plan.
- 61 The scheme will also be liable for both the Southwark and Mayoral Community Infrastructure Levy.

### **Sustainable development implications**

- 62 The proposed development will provide for new residential and commercial floor space in a sustainable location with good access by public transport. Travel by the private car will be discouraged through no provision of on-site parking and preventing occupiers from applying for on-street parking permits.
- 63 The applicant has demonstrated that the commercial element of the scheme is capable of at least a BREEAM 'Very Good' rating. This will be secured through a planning condition. Though Strategic Policy 13 requires an 'Excellent' rating for commercial development, for a relatively small unit of 400 sqms such as this a minimum 'Very Good' rating is considered to be acceptable.
- 64 For the residential element, the Government has recently withdrawn the application of the Code for Sustainable Homes requirements for planning applications for new developments, with energy efficiency matters being largely transferred to the Building Regulations. However several of the code's criteria are still enshrined in the relevant planning policies on energy and sustainability and the application, in showing that the scheme would be able to achieve Code Level 4, has demonstrated a high level of sustainability and energy efficiency including that the scheme would reduce the site wide total regulated carbon dioxide emissions by a total of 53% exceeding the London Plan target, provide residual site wide emission reductions of 47% and seek to limit water use to no more than 105 litres per person per day. This is considered to be generally in accordance with the requirements of Strategic Policy 13 and acceptable for this scheme.

### **Other matters**

#### *Archaeology*

- 65 The site is located within the Borough, Bermondsey and Rivers Archaeological Priority Zone. The applicants have submitted a desk-based assessment that adequately summarises the archaeological potential of the site. This site is to the east of Tower Bridge Road, near to a site where excavation revealed significant post medieval remains and some medieval archaeology potentially related to the occupation and use of Bermondsey Abbey.
- 66 It is recommended that following the demolition of the buildings presently occupying the site an archaeological evaluation is undertaken. Depending upon the results of this evaluation further archaeological work may well be necessary. Should material worthy of preservation in situ be present on the site the foundation design should be secured by condition to achieve this. The archaeological evaluation, further archaeological works, details of a suitable foundation design and the submission of a timely

archaeological report should be secured by conditions. Suitable conditions to achieve this have been recommended.

*Flood risk*

- 67 The site is located in Flood Zone A. The more vulnerable residential accommodation is proposed on the upper floors of the development with commercial on the lower two floors. The applicant's flood risk assessment demonstrates that the development would have a low probability of flooding, can be occupied safely in the unlikely event of a breach on the River Thames defences and passes the flooding sequential and exception tests. The Environment Agency raises no objections on flooding grounds and the proposal is considered to be acceptable in flood risk terms.

*Contamination*

- 68 Following the applicant's preliminary Environmental Risk Assessment, further site investigations are required to fully assess the contamination risks at the site and a condition is recommended in order to secure this further site assessment along with remediation as required.

*Air Quality*

- 69 The site is located within an Air Quality Management Area and an Air Quality Assessment has been provided with the application. The assessment recommends that to protect residents from poor air quality, the proposed residential accommodation will require controlled ventilation systems to provide an alternative to opening windows on the elevations overlooking the railway and Tanner Street. A condition is recommended to ensure this is provided. There are no long term air quality impacts arising from the development itself.

*Ecology*

- 70 The applicant's ecology assessment has found there to be significant ecological impacts arising from the development. The Council's Ecology Officer is satisfied with this assessment and has no objections subject to the provision of a brown roof in order to provide ecological enhancements. In response, the applicant has provided this on the two storey element of the building.

*Construction and demolition impacts*

- 71 Concerns have been raised in representations regarding noise and other disturbance during demolition and construction works. Whilst some noise and disturbance will be inevitable during such works; these works will be for a temporary period and subject to controls under separate Environmental Protection legislation. Temporary diversions and obstruction of the footpath and the highway will also require separate approval from the Highways Authority. The impacts and inconvenience likely to result from the works is not considered to result in any significant harm within the locality of the site.

*Security*

- 72 Neighbouring residents have raised security and access related concerns arising from the proposed development, including risks from people gaining access via the proposed roof terraces and winter gardens. The roof of the winter garden on the 5<sup>th</sup> floor is not accessible, hence, access could not easily be gained to the terrace of the neighbouring flat this way. In addition, the height of the screen on the rear terrace of our building is 2.0m high with the drop on the other side to the neighbours terrace being between 5m and 6m. It is not considered that this arrangement or the development generally, would lead to any particular security or access considerations.

**Conclusion on planning issues**

- 73 The proposed development is concluded to constitute a sustainable form of development providing new residential accommodation and commercial floor space in

an accessible location. The massing, scale and design of the building represents an appropriate response to the surrounding townscape. Taking account of the constrained position of the site adjacent to the railway viaduct, the proposal has been carefully designed in order to provide for a suitable quality of living conditions for future occupiers. The site is located in close proximity to existing residential properties and whilst resulting in some affects upon the living conditions of neighbouring residents, these affects are not considered to be such to result in unreasonable levels of harm. After taking account of all relevant planning matters, including those raised in representation, there are no matters arising which are considered to weigh significantly against the granting of planning permission for this development.

### **Community impact statement**

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

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

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

### **Consultations**

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

### **Consultation replies**

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

#### *Summary of consultation responses*

##### Environmental Protection Team

No objection subject to conditions relating to:

- Residential internal noise levels.
- Sound transmission between residential properties and between commercial and residential.
- Restriction of noise from plant
- Air quality control for residential property
- Contamination investigation and remediation

##### Southwark Ecological Officer

The preliminary ecological appraisal is fine and recognises that the site is buildings and hard standing. The ecological recommendations are a bit thin and the development proposes to install a PV array on top of an asphalt roof. Biodiversity and the performance of the PV array could be enhanced by installing a biodiverse brown roof. A condition is therefore recommended requiring details of a brown roof.

##### Southwark Flood and Drainage Team

The Flood Risk Assessment is of good quality and covers both flood risk and drainage satisfactorily.

##### Southwark Highways (Development Management)

S278 agreement will be required for highway works including resurfacing of the pavement at the front of the site. There is concern that deliveries are from the site given the narrow width of Tanner Street and the nearby sharp right turn onto Maltby Street. A Servicing and Delivery Management Plan is requested prior to consent being granted.

Environment Agency

No objections. Note that the more vulnerable residential accommodation is located at second floor level and above.

Thames Water

No objections raised subject to a condition being recommended to protect existing sewer infrastructure from impact piling.

Network Rail

No objections or comments.

*Representations from neighbours*

77 Representations have been received from and on behalf of five local residents. A summary of the issues raised is provided below:

- Development is too tall for the site, it will be dominant in comparison to 55-63 Tanner Street
- Development will be overbearing and out of scale with adjacent properties
- Out of proportion with other developments in the vicinity
- Damage to the character of the area.
- Loss of day/sun light to neighbouring properties
- The development would breach the 25 degree test in relation to side windows of flats in No.61 Tanner Street and would breach Vertical Sky Component Tests to several windows including those to habitable rooms
- Overlooking and loss of privacy for neighbouring properties including flats at No 61 Tanner Street
- Overbearing appearance for neighbouring properties, sense of enclosure, overshadowing
- Mitigation proposed in the application is not sufficient to safeguard neighbouring amenity
- The applicant has misrepresented neighbours position in the planning application by suggesting their actions were 'sufficient in addressing the concerns expressed'
- The further daylight information provided by the applicant does not address for neighbouring properties. The fact that light is available through the front of the building (61 Tanner Street) is of little consolation when a full length window in the entrance hall leading to the dining/living room is completely blocked as well as a top sky light being subject to significant overshadowing
- Refute the applicant's claims that the east facing window in Flat 11 of 61 Tanner Street is 'far higher than values typically seen in urban areas'
- Incremental noise and disturbance due to the very close proximity of the proposed development to neighbouring properties
- Loss of access to rear elevations of neighbouring properties
- Security implications by creating east access to 61 Tanner Street
- Further deterioration of street, remodelling of the street will be necessary
- Exacerbate existing shortfall of parking in the area
- Damage and disruption during construction works
- Pleased to see the redevelopment of this building, but the proposed building is too tall, overbearing and out of scale with other properties

**Human rights implications**

- 78 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.
- 79 This application has the legitimate aim of providing for the redevelopment of the site for a mixed use development comprising residential units 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.

**SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

- 80 None.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/79-59  Application file: 15/AP/0627  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**

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

**AUDIT TRAIL**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	David Cliff, Team Leader (Major Applications)	
<b>Version</b>	Final	
<b>Dated</b>	21 May 2015	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		21 May 2015



## Consultation undertaken

**Site notice date:** 10/03/2015

**Press notice date:** 12/03/2015

**Case officer site visit date:** 10/03/2015

**Neighbour consultation letters sent:** 05/03/2015

### Internal services consulted:

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

### Statutory and non-statutory organisations consulted:

Environment Agency  
 Metropolitan Police Service (Designing out Crime)  
 Network Rail (Planning)  
 Thames Water - Development Planning

### Neighbour and local groups consulted:

59 Tanner Street London SE1 3PL	Railway Arch 80 Druid Street SE1 2HQ
51b Tanner Street London SE1 3PL	Flat 1 55 Tanner Street SE1 3PN
Flat 11 51 Tanner Street SE1 3PL	Flat 2 55 Tanner Street SE1 3PN
First Floor To Third Floor 1 Fellmongers Path SE1 3LY	Railway Arches 76 To 80 And 84 44 45 46 47 Druid Street SE1 2HH
7 Coxson Way London SE1 2XB	34-35 Maltby Street London SE1 3PA
Osteopathy House 176 Tower Bridge Road SE1 3LU	63 Tanner Street London SE1 3PL
5 Coxson Way London SE1 2XB	Ground Floor 1 Fellmongers Path SE1 3LY
6 Coxson Way London SE1 2XB	1 Bevington Path London SE1 3PW
Flat 10 61 Tanner Street SE1 3PP	Railway Arch 78 Druid Street SE1 2HQ
Flat 11 61 Tanner Street SE1 3PP	36 Maltby Street London SE1 3PA
Flat 8 61 Tanner Street SE1 3PP	71 Tanner Street London SE1 3PL
Flat 9 61 Tanner Street SE1 3PP	Flat 3 55 Tanner Street SE1 3PN
Flat 14 61 Tanner Street SE1 3PP	Flat 2 61 Tanner Street SE1 3PP
Flat 12 51 Tanner Street SE1 3PL	Flat 3 61 Tanner Street SE1 3PP
Flat 12 61 Tanner Street SE1 3PP	Flat 14 55 Tanner Street SE1 3PN
Flat 13 61 Tanner Street SE1 3PP	Flat 1 61 Tanner Street SE1 3PP
62 Riley Road London SE1 3DG	Flat 6 61 Tanner Street SE1 3PP
Flat 8 51 Tanner Street SE1 3PL	Flat 7 61 Tanner Street SE1 3PP
Flat 9 51 Tanner Street SE1 3PL	Flat 4 61 Tanner Street SE1 3PP
Flat 6 51 Tanner Street SE1 3PL	Flat 5 61 Tanner Street SE1 3PP
Flat 7 51 Tanner Street SE1 3PL	Flat 6 55 Tanner Street SE1 3PN
Railway Arch 48 Druid Street SE1 2HH	Flat 7 55 Tanner Street SE1 3PN
Flat 10 51 Tanner Street SE1 3PL	Flat 4 55 Tanner Street SE1 3PN
51a Tanner Street London SE1 3PL	Flat 5 55 Tanner Street SE1 3PN
55-57 Tanner Street London SE1 3PL	Flat 11 55 Tanner Street SE1 3PN
Flat 1 51 Tanner Street SE1 3PL	Flat 13 55 Tanner Street SE1 3PN
53 Tanner Street London SE1 3PL	Flat 8 55 Tanner Street SE1 3PN
67-73 Tanner Street London SE1 3PL	Flat 9 55 Tanner Street SE1 3PN
Flat 4 51 Tanner Street SE1 3PL	Email Via David Cliff X
Flat 5 51 Tanner Street SE1 3PL	Email - Via Co Flat 14 61 Tanner St SE1
Flat 2 51 Tanner Street SE1 3PL	Burley House 15-17 High Street SS6 7EW
Flat 3 51 Tanner Street SE1 3PL	By Email
Flat 12 55 Tanner Street SE1 3PN	By Email

Flat 10 55 Tanner Street SE1 3PN  
Railway Arch 76 Druid Street SE1 2HH

By Email X

**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  
Highway Development Management

#### Statutory and non-statutory organisations

Environment Agency  
Network Rail (Planning)  
Thames Water - Development Planning

#### Neighbours and local groups

Burley House 15-17 High Street SS6 7EW  
By Email X  
Email - Via Co Flat 14 61 Tanner St SE1  
Email representation  
Email representation  
Email Via David Cliff X  
Flat 11 61 Tanner Street SE1 3PP  
Flat 14 61 Tanner Street SE1 3PP  
Flat 14 61 Tanner Street SE1 3PP  
Flat 2 55 Tanner Street SE1 3PN  
Flat 3 55 Tanner Street SE1 3PN  
Flat 3 55 Tanner Street SE1 3PN

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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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

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<b>Applicant</b>	Ms C. Scudder Solum Regeneration	<b>Reg. Number</b>	15/AP/0627
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/79-59
<b>Recommendation</b>	Grant subject to Legal Agreement		

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### Draft of Decision Notice

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

Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space.

**At:** 67-71 TANNER STREET, LONDON, SE1 3PL

**In accordance with application received on 17/02/2015**

**and Applicant's Drawing Nos.** Planning and Community Involvement Statement, Daylight and Sunlight Report (and letter of 1st May 2015), Design and Access Statement, Sustainability Statement, Air Quality Assessment, Code for Sustainable Homes Pre-Assessment Report, BREEAM Pre-Assessment Report, Preliminary Ecological Appraisal, Energy Statement, Flood Risk Assessment, Sequential and Exception Test, Drainage Management Plan, Environmental Noise and Vibration Plan, Transport Statement, Delivery and Servicing Plan, Environmental Risk Assessment.

Existing Drawings: 216 B10 150203, 216 B20 E 150203, 216 B20 P00 150203, 216 B20 S 150203

Proposed Drawings: 216 PL10 150203, 216 PL20 P01 150203, 216 PL20 P03 150203, 216 PL20 P04 150203, 216 PL20 S 150203, 216 PL20 E NE B 150515, 216 PL20 E NW B 150515, 216 PL20 E SE B 150515, 216 PL20 E SW B 150515, 216 PL20 P00 C 150514, 216 PL20 P02 B 150514, 216 PL20 P05 B 150514, 216 PL20 P06 B 150514, 216 PL20 P07 B 150514, 216 PL20 P08-ROOF B 150514, 216\_Design and Access Statement 150213

**Subject to the following twenty 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: 216 PL10 150203, 216 PL20 P01 150203, 216 PL20 P03 150203, 216 PL20 P04 150203, 216 PL20 S 150203, 216 PL20 E NE B 150515, 216 PL20 E NW B 150515, 216 PL20 E SE B 150515, 216 PL20 E SW B 150515, 216 PL20 P00 C 150514, 216 PL20 P02 B 150514, 216 PL20 P05 B 150514, 216 PL20 P06 B 150514, 216 PL20 P07 B 150514, 216 PL20 P08-ROOF B 150514, 216\_Design and Access Statement 150213.

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 a) No development hereby approved shall take place (excluding demolition to slab level) until a Phase 2 (site investigation and risk assessment) has been submitted to and approved in writing by the Local Planning Authority (prior to the commencement of any remediation that might be required).

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

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

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

#### Reason

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

- 4 Before any work hereby authorised begins, excluding demolition, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

#### Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of 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.

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

#### Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with 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.

- 6 Before any work hereby authorised begins, excluding demolition, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.

#### Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented 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.

**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.

- 7 Section detail-drawings at a scale of 1:5 through:  
the facades;  
parapets;  
balconies; and  
heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing prior to works above grade (excluding demolition). The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 8 Prior to the commencement of works above grade (excluding demolition) sample panels of all external facing materials (including window frames) to be used in the carrying out of this permission shall be presented on site and be 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 that the Local Planning Authority may be satisfied 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 Policies: 3.12 Quality in Design; and 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 9 Prior to the commencement of any above grade works, details of a biodiversity (brown) roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity roof shall be:
- a) biodiversity based with extensive substrate base (depth 80-150mm);
  - b) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (no more than a maximum of 25% sedum coverage).

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The biodiversity roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2015, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 Before any above grade work 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 tree planting, boundary details, surfacing materials, access/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.

**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.

- 11 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 216 PL(20) P00 C shall be provided and made available for use by the occupiers of the development and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

## Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

- 12 Before the first occupation of the building the cycle storage facilities as shown on drawing 216 PL(20) P00 C shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

## Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 13 The residential use of the permitted development shall not be begun until a scheme of the internal ventilation for the residential units (with appropriately located plant, filters/treatment to reduce NO2 levels, inlets and outlets) has been installed in accordance with details which have been submitted to and approved in writing by the Borough Council.

## Reason

In order that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with 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.

- 14 The commercial 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.

- 15 Any deliveries, unloading and loading to the commercial 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.

- 16 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).

- 17 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise from the commercial premises does not exceed NR25.

## Reason

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

- 18 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings are not exceeded due to environmental noise:  
 Bedrooms - 35dB LAeq T \*, 30 dB LAeq T \*\*, 45dB LAFmax T \*  
 Living rooms- 35dB LAeq T \*\*  
 Dining room - 40 dB LAeq T \*\*  
 \* - Night-time 8 hours between 23:00-07:00  
 \*\* - Daytime 16 hours between 07:00-23:00.

**Reason**

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

- 19 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.

**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).

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

**Reason**

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with 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.

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

The application has been determined within the time period agreed with the applicant and following negotiations which have resulted in amendments being made to the scheme at both the pre-application and application stages in order to ensure the proposed development complies with the relevant development plan policies.

**Informative**

**Construction Environmental Management Plan (CEMP)**

A Construction Environmental Management Plan details good construction practice for a specific site and should contain the following elements:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;
- To follow current best construction practice e.g. The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', the Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS5228 'Noise & Vibration on Construction and Open Sites' and relevant CIRIA practice notes and BRE practice notes.
- Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- Waste - accurate identification, separation, storage, transportation and disposal.

**Out of Hours Site Works S61 CoPA**

All developers and contractors working on this development are given notice that standard site hours are:  
 Monday to Friday – 08.00 – 18.00hrs  
 Saturday – 08.00 – 13.00hrs  
 Sundays & Bank Hols – no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1973 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of outsize loads, etc.)

An application form can be found on the Southwark website - the link is:-

<https://forms.southwark.gov.uk/DeptForms.asp?dept=24&section=Environment>

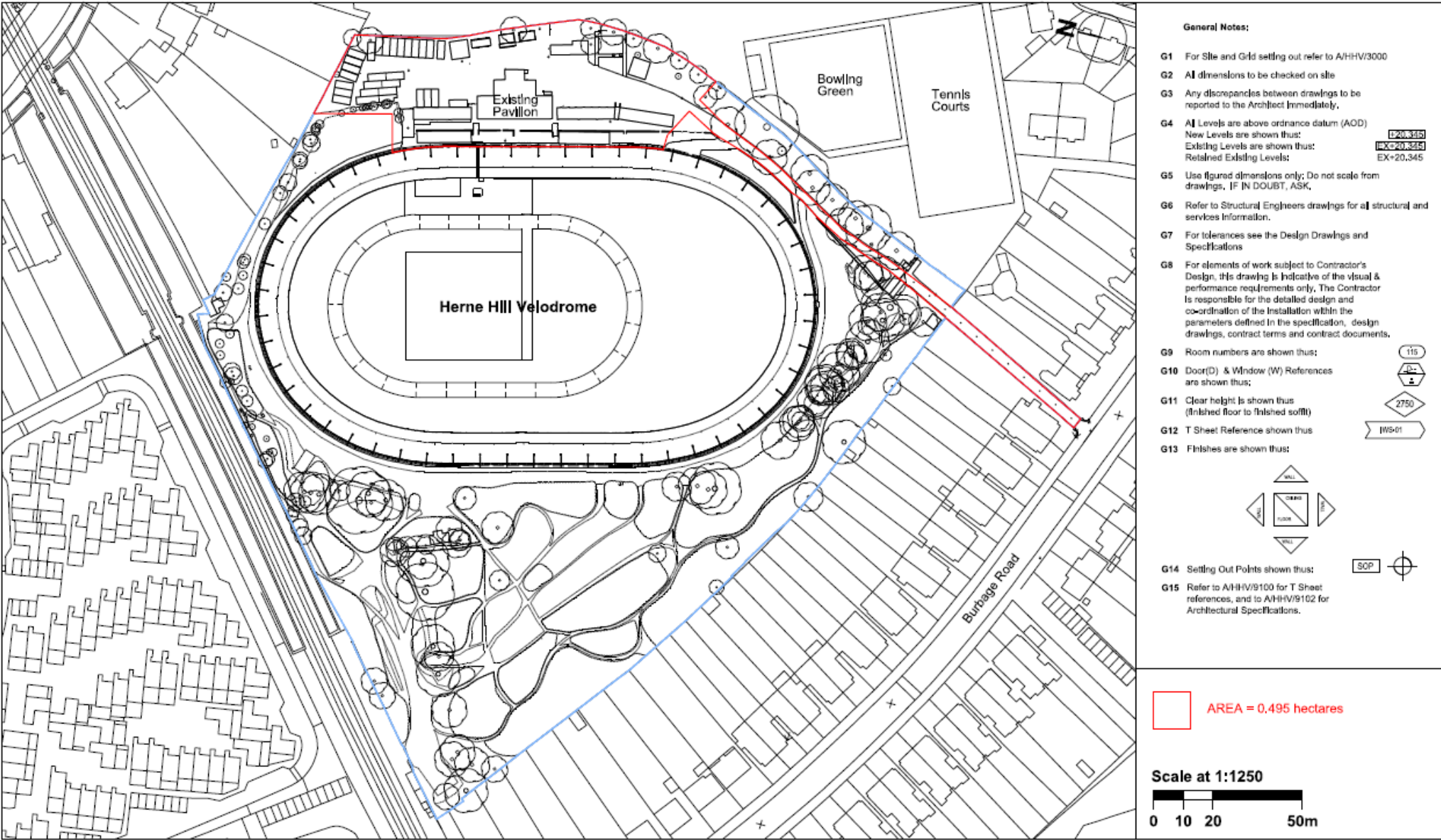
Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

**Emergency/unanticipated works out of hours**

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777 - an officer will call back to address the issue verbally as soon as they are available.



# SITE LOCATION PLAN - HERNE HILL VELODROME, 104 BURBAGE ROAD, LONDON, SE24 9HD



<b>Item No.</b> 6.2	<b>Classification:</b> OPEN	<b>Date:</b> 2 June 2015	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b>	<b>Development Management planning application:</b> Application 15/AP/0790 for: Full Planning Permission  <b>Address:</b> HERNE HILL VELODROME, 104 BURBAGE ROAD, LONDON, SE24 9HD  <b>Proposal:</b> Demolition of existing pavilion building and spectator seating areas, and erection of proposed two-storey height pavilion building with spectator seating, erection of new gazebo -pavilion tent to provide external cover, rationalisation of existing shipping containers and provision of new cycle and car parking spaces.		
<b>Ward(s) or groups affected:</b>	Village		
<b>From:</b>	Head of Development Management		
<b>Application Start Date</b> 19/03/2015		<b>Application Expiry Date</b> 14/05/2015	
<b>Earliest Decision Date</b> 09/05/2015			

### RECOMMENDATION

- 1 That the application is considered by the Planning Committee as it is for development on Metropolitan Open Land (MOL); and that planning permission is granted subject to condition.

### BACKGROUND INFORMATION

- 2 The application has been advertised as a departure from the Development Plan as it includes the provision of a new covered area that, on the basis of the originally submitted application, was not clearly promoted as being essential and ancillary to the use of the land for outdoor recreation as a velodrome.

### Site location and description

- 3 The site is accessed via a narrow road from Burbage Road. The Here Hill Velodrome (HHV) is a cycling facility comprising a 450m long purpose built cycle racing track with terraced spectator stands and a pavilion containing a clubhouse, changing rooms, WCs and store rooms. There is also a sports pitch in the centre of the oval-shaped track, an 'off-road' mountain bike trail within the site, cycle storage and ancillary office buildings adjacent to the pavilion.
- 4 The Velodrome was originally constructed in 1891 and was used as an Olympic Venue in both the 1908 and 1948 London Olympics often attracting crowds of up to 10 000. The track fell into disrepair and the pavilion was eventually closed to public access in 2005. It was originally owned by the National Cycling Union before ownership by Greater London Council and Southwark Council. The site is now voluntarily run by the Velo Club Londres while the current applicants Herne Hill Velodrome Trust are responsible for securing the future of the velodrome and improving participation in cycling amongst the wider community. This is the third

planning application as part of a programme of works to upgrade the facilities at the Herne Hill Velodrome with the other two applications relating to the upgrade of the track and installation of lighting (see planning history below).

- 5 The 9-acre site is bounded to south, southwest and southeast by residential properties in Burbage Road and by a railway viaduct, which separates it from other residential properties in Half Moon Lane to the northwest and in Village Way to the north. The eastern perimeter of the site adjoins sports grounds including tennis courts and bowling green, beyond which are properties in Dulwich Village. Pedestrian and vehicular access is via a single entry point in the southeastern corner of the site, between residential properties in Burbage Road.
- 6 The site is designated Metropolitan Open Lane (MOL) providing outdoor recreation/sport and nature conservation use. It also lies within the Dulwich Village Conservation Area and is within a designated Site of Importance for Nature Conservation (SINC).

### **Details of proposal**

- 7 The proposed development includes the demolition of the existing pavilion, three out of five existing seating areas and removal of 5 smaller buildings around the site. The proposals also involve the erection of a replacement pavilion with external seating, internal changing rooms, board room and meeting room, the re-location and re-ordering of the existing containers and the erection of a fixed canopy roof over the space between the re-organised containers.
- 8 The applicants are Herne Hill Velodrome Trust who took over the management of the development of Herne Hill Velodrome in 2011. The Trust is a registered charity entirely reliant on volunteer funding and support from individuals, companies and funding bodies.

### **Planning history**

- |   |                                                                                                                                                                                                                                                                          |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9 | 12/AP/3196. Application type: Full Planning Permission<br>construction of a 250m flat junior track in the centre of the main velodrome track and an associated multi-use games area with fencing.<br>Decision Dated 31/01/2013 Decision: Granted (GRA)                   |
|   | 12/AP3195. Application type: Full Planning Permission<br>Installation of track lighting along the perimeter of the main velodrome track.<br>Decision Date 31/01/2013 Decision: Granted (GRA)                                                                             |
|   | 07/AP/2528 Application type: Full Planning Permission (FUL)<br>Removal of existing works-shop/shed and replacement with a single-storey, timber framed garden building for use in association with the main dwelling<br>Decision date 17/12/2007 Decision: Granted (GRA) |

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

- 10 No relevant applications

### **KEY ISSUES FOR CONSIDERATION**

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

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

- a) the impact of the development upon the MOL;
- b) the impact of the development upon the residential amenity of neighbouring dwellings;
- c) whether the proposed development will have an acceptable transport impact;
- d) whether the proposed development is of an acceptable design that will preserve or enhance the character of the Dulwich Village Conservation Area;
- e) the impact of the development on neighbouring trees;
- f) the implications for nature conservation;
- g) the impact of the development on Sustainable Development; and
- h) any other matters

### **Planning policy**

- 12 The planning application is considered against the development plan and other material matters, of which the following policies are of particular relevance to the proposal:

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

##### Achieving Sustainable Development

- 4. Promoting sustainable transport
- 7. Requiring good design
- 8. Promoting healthy communities
- 9. Protecting and green belt land
- 11 Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment

#### London Plan July 2015

- 3.19 Sports facilities
- 7.8 Heritage assets and archaeology
- 7.17 Metropolitan Open Land

#### Core Strategy 2011

- SP1 Sustainable development
- SP2 Sustainable transport
- SP4 Places for learning, enjoyment and healthy lifestyles
- SP11 Open spaces and wildlife
- 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.

- 2.2 Provision of new Community Facilities
- 3.2 Protection of amenity
- 3.4 Energy efficiency
- 3.12 Quality of design
- 3.16 Conservation Areas
- 3.25 Metropolitan open land
- 3.28 Biodiversity

- 5.2 Transport impacts
- 5.3 Walking and cycling
- 5.6 Car parking

### Principle of development

- 13 The proposed development will result in the provision of replacement buildings and a new covered area to support the continued use of the site as a cycling velodrome. London Plan policy 3.19 states that development proposals that enhance or increase the provision of sports and recreation facilities should be supported. However, it also states that where sports facility developments are proposed on existing open space, they will need to be considered in light of policies protecting open space as well as the borough own assessment of needs and opportunity for both sports facilities and for green multifunctional open space.
- 14 London Plan policy 7.17 states that the development of land within Metropolitan Open Land (MOL) is acceptable where it provides essential ancillary facilities for an appropriate use and where it maintains the openness of MOL. Development which does not fully comply with this will only be allowed in exceptional circumstances. MOL also has the same level of protections as land designated as Green Belt. The NPPF para 89 states that the construction of new building should be regarded as inappropriate in Green Belt. However exceptions apply including *the provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.* Therefore the tests as to whether the development is acceptable in principle is:
- a) whether the use of the land is appropriate;
  - b) whether the proposed facilities are ancillary and essential to the use of the land as a cycle track; and
  - c) whether the proposed development preserves the openness of the Metropolitan Open Land.
- a) whether the use of the land is appropriate*
- 15 The use of the site as an outdoor cycle track with supporting facilities is a long established use with the velodrome having been opened in 1891. The site was used as a venue in the 1948 London Olympics and is one of the few remaining venues from those games. The site has been in continuous use as a velodrome since it was founded and provides a facility for the local community, schools, charities and more professional cycling groups and events. This is considered to an outdoor sport and recreation use which is listed as an appropriate use within the Green Belt in paragraph 89 of the NPPF 2012.
- b) whether the proposed facilities are ancillary and essential to the use of the land as a cycle track*
- 16 The proposed replacement pavilion will contain changing rooms, medical room, toilets, baby changing facilities and administration room on the ground floor and a club room, meeting room kitchen on the floor above. There will also be external seating and a viewing terrace overlooking the track. These facilities are all considered to be ancillary and essential to the use of the site as a velodrome.
- 17 To the north east of the proposed pavilion the 32 existing shipping containers will be arranged to create a courtyard area which will be covered by a canopy. During the course of the current application officers have requested additional information regarding how this space would be used and why it is essential for the operation of the velodrome. The applicant have provided additional information regarding the used of the containers and the covered space around them. The containers are existing

and are situated in a haphazard around the rear of the pavilion. These are considered to be immune from enforcement action as statements from the current owner and aerial photographs from 2003 show that they have been on the site for more than 10 years. The containers are used to store bikes to be used on the track. Each container can store approximately 40 standard adult bikes with helmets or 70 children's' bikes. On the site visit access was provided to a number of the containers to demonstrate that they were used to their fullest extent to provide storage.

- 18 The containers are existing and are situated in a haphazard manner around the rear of the pavilion. These are considered to be immune from enforcement action as statements from the current owner and aerial photographs from 2003 show that they have been on the site for more than 10 years. The containers are used to store bikes to be used on the track. Each container can store approximately 40 standard adult bikes with helmets or 70 children's' bikes. On the site visit access was provided to a number of the containers to demonstrate that they were used to their fullest extent to provide storage.
  - 19 This level of storage is considered to be ancillary and essential to the use of the site as a velodrome. The bikes that can be used on track are specialist bikes which are not permitted on normal roads due to their lack of brakes. The bikes are of different sizes and styles depending on the users and therefore a full range of bikes are made available for the different grounds which use the facility. The applicants have provided in a schedule of for the velodrome over the summer months to provide an indication of the level of usage.
  - 20 The range of different users include primary and secondary schools, *Wheels for Wellbeing* disabled cycling charities, after school clubs, race training, university groups as well as club or private hire. This level of usage and the range of different users requires a significant area of storage particularly for the range of bikes required for different disabled users.
  - 21 The covered area is required to sustain year round use of the facility. This will provide a sheltered area where the school groups and disabled groups can be fitted out for bikes and equipment before commencing with their cycling session. In addition to this the covered area provides a space where bikes can be maintained and where riders can wait for particularly bad periods of weather to pass.
  - 22 It is therefore considered that the proposed facilities in the pavilion and the covered storage area are considered to be ancillary and essential to the operation of the velodrome as an inclusive sports venue for both the local and the wider cycling community.
- c) whether the proposed construction preserves the openness of the Metropolitan Open Land*
- 23 The proposed development involves the demolition and removal of existing pavilion, three seating areas and ancillary structures to the rear of the pavilion. The removal of these structures will increase the openness of the site particularly to the south east of the site.
  - 24 The proposed pavilion at a maximum height of 8.2m is 0.1m higher than the existing pavilion and has the same length, however the width of the structure has been reduced and is set further away from the boundary with the neighbouring cricket pitch. As such the proposed pavilion preserves the openness of the Metropolitan Lane.
  - 25 To the north east of the pavilion the shipping containers are proposed to be re-arranged to shift them away from the boundaries of the site and to create a more ordered layout with a central courtyard type area. This will be covered with a canopy

to provide waiting areas and fitting areas that are covered to protect users waiting to go onto the track. The requirement for the covered areas is set out in paragraphs 13-18.

- 26 The canopy proposed to cover the area outside of the shipping containers has an undulating shape with a maximum height of 4.8m at the three peaks and sloping down to a maximum height of 3m at the eaves level. The canopy is situated to the north east of the pavilion and is partially screened by mature trees which cover the boundaries to the north and east. The applicants also note that the proposed development will reduce the total volume of existing development from 4150m<sup>3</sup> to 3920m<sup>3</sup> and the total area of coverage will only increase slightly from 1245m<sup>2</sup> to 1280m<sup>2</sup>. The development will also be consolidated in the north east corner of the site.
- 27 It is considered that on balance the overall reduction in the total volume of the development and the consolidation of the building on site in the north east part of the site will preserve the openness of the MOL.
- 28 Therefore in principle it has been demonstrated that the use of the velodrome is an appropriate use within MOL and that the proposed development is essential and ancillary to that use while preserving the openness of the MOL. In addition to this the replacement facilities will serve enhance the accessibility of an existing community facility.

#### **Environmental impact assessment**

- 29 A request for a Screening Opinion to determine whether an Environment Impact Assessment was required for the development was made on 08/05/2014. A decision notice was issued on 07/07/2014 which concluded that taking into account the intensity, magnitude, and duration of all likely impacts, through demolition, construction and operational phases, along with the cumulative effect with other developments, the proposals were not considered to result in significant environmental impacts for the purposes of the EIA regulations and would not require the preparation of an Environmental Impact Assessment.

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

- 30 Planning policy 3.2 of Southwark Plan seeks to protect the amenity of neighbouring residents. The proposed built form of the development is situated away from the nearest residential dwellings on Village Way such that it will not have an impact on their amenity in terms of daylight, sunlight, outlook and privacy. It is noted, as set out in paragraphs above, that the canopy will be partially visible from one neighbouring garden, however it will be largely screened by existing mature landscaping and the proposal additional climbing plants proposed to cover the containers will ensure that there is no detrimental visual impact as a result of the proposed development.
- 31 The proposed alterations are required to sustain the existing use on site and are not required to allow for a significant increase in activities/visitors on the site. Thus there will be no increase in noise and disturbance for the neighbouring residents in terms of the operation of the velodrome.
- 32 To further address concerns of local residents the applicants, in conjunction with the local Residents Association have prepared a code of conduct, which they have agreed can form part of the approved documents. The key points of this document are:

- Commitment for use of the site for cycling and cycling related activities with an emphasis on youth and accessibility for all;
- Hours of Use with activities not commencing until 8.30am weekdays and Saturdays and 9am on Sundays and finishing no later than 9pm with aim to have the site cleared and gates closed by 9.30pm.
- Maximum number of major cycling events typically limited to 5/6 per year and no more than 10. With temporary events licenses being notified to residents as and when they are granted
- All visitors to the site will be encourage to travel by sustainable forms of transport
- Limitations on the use of derney bikes, PA system and other forms of noise generating activities.
- Track lighting to be turned off by 9pm
- Security arrangements and contact details for the Herne Hill Velodrome Trust and a contact on the Local Residents Association for residents with concerns.

These measures will provide additional assurance that the amenity of neighbouring residents will be protected.

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

- 33 None anticipated.

### **Transport and highways issues**

- 34 The application is accompanied by a Transport Assessment to assess the transport implications associated with the proposed development in line with policies 5.2 and 5.6 of Saved Southwark Plan. Policy 5.2 seeks to ensure that development has an acceptable impact on local highway conditions, pedestrian safety and local air quality.
- 35 The Transport Statement sets out that there is no anticipated increase in cycling provision as result of the proposed as it concludes that the proposed facilities will provide essentially the same facilities for cyclists that were formerly provided within the existing pavilion and ancillary structures. The number of users of the facility is limited by the size of the track, which is not changing; while there will be a reduction in the capacity of the venue for spectators. The statement confirms that most users of the site arrive by bike or on foot and that this is facilitated by the extensive provision of storage facilities for the track bikes in the shipping containers.
- 36 The applicants have included a management statement and a code of conduct with the application. There is a commitment to control vehicular access to the site and users are encourages to walk to the venue or use mini buses capable of accessing the site. The applicants have confirmed that they are satisfied for this to be part of the approved documents.
- 37 The velodrome currently benefits from use of the site without the imposition of any conditions or restrictions. The proposed development, replacing and modernising existing facilities, is unlikely to result in a very significant increase in activity on a day to day basis. The proposal will not result in an increase in area for spectators and is therefore unlikely to lead to an increase in visitors associated with the 5-6 racing events that normally take place throughout the year. As such, the proposed development is not considered to result in significant impacts on local highway conditions and safety.



## Design issues

### *Demolition of existing buildings*

- 38 Saved Policy 3.16 of the Southwark Plan requires that within Conservation Areas, there will be a general presumption in favour of retaining buildings that contribute positively to the character or appearance of the Conservation Area. Planning permission will not be granted for proposals that involve the demolition or substantial demolition of a building that contributes positively to the character or appearance of the Conservation Area, unless it can be demonstrated that:
- i. The costs of repairs and maintenance would not be justified, when assessed against the importance of the building and the value derived from its continued use, providing that the building has not been deliberately neglected;
  - ii. Real efforts have been made to continue the current use for the building or find a viable alternative use;
  - iii. There will be substantial planning benefits for the community from redevelopment which would decisively outweigh loss from the resulting demolition; and
  - iv. The replacement development will preserve or enhance the character or appearance of the conservation area and has been granted planning permission.

Paragraph 134 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

### *i. Repairs and maintenance*

- 39 The existing pavilion to be demolished is a timber structure which dates back to the 1890s. It is of no significant architectural value but its historic value in terms of its contribution towards the operation of the velodrome is recognised. The pavilion has been closed to the public since storm damage in the winter of 2004/2005 rendered it unsafe for use by the public. It is accepted that the existing pavilion is not in any condition for re-use and that due to the age of the structure refurbishment is likely to be costly.

### *ii. Continue the current use*

- 40 The applicants have continued to operate the velodrome for both community events and competitions over the past decade despite the closure of the pavilion. They have had to use temporary cabins for toilets, changing rooms and administration. The provision of the replacement structure will allow for the removal of these temporary structures. Given that the use of the land is as a velodrome and that any development has to be essential and ancillary to this use there is unlikely to be a viable alternative use for the existing building.

### *iii. Community benefits*

- 41 The benefits of the replacement building to the local community are set out in the paragraphs relating to the principle of the development.

### *iv. Openness*

- 42 The replacement development is of a scale and design that will preserve the character and appearance of the Conservation Area and enhance the historic use of the site as a velodrome.

43 It should be noted that the heritage significance of the building is not predicated on its appearance or architecture, but rather on historical association, it is considered that, in principle it could be demolished without causing harm to the conservation area (subject to the replacement continuing the current use of the site and being of a greater architectural quality and functional value). As set out in the report below, the proposed replacement pavilion, is not intrusive in the local area and is of a simple yet elegant design. The demolition of the existing pavilion is therefore considered to be acceptable on this basis, resulting in less than substantial harm to the significance of the heritage asset. Taking into consideration the substantial public benefits arising from the proposed enhancement to the existing community facility, the demolition of the existing pavilion to be replaced by that proposed is considered to comply with saved Policy 3.16 of the Southwark Plan and paragraph 134 of the NPPF.

44 The club room and grandstand are worth recording due to the historical significance of the site. It is therefore recommended that a programme of archaeological building recording is undertaken, which can be secured by a condition.

45 There are five other structures that will be demolished as part of the proposed works. These include three seating areas to the side of the pavilion and two temporary buildings to the rear which currently provide space for toilets, changing rooms and administration. These buildings have no heritage significance and they will be replaced within the new pavilion.

#### *Design of New Development*

46 The NPPF stresses the importance of good design and states in paragraph 56 that: *“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”* Policy SP12 of the Core strategy states that *“Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.”* Saved Policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

47 The proposals involve the demolition of the existing pavilion and the construction of a replacement. The replacement building is a two-storey building with an external spectators stand facing west towards the track. The replacement pavilion will have a maximum height of 8.2m above external ground level which is 0.1m above the height of the existing pavilion. In terms of height, scale, massing and site layout, the new pavilion would broadly sit within the parameters established by the existing building. Its footprint would actually be smaller than that of the existing pavilion.

48 The ground floor north, east and south elevations will be finished in brick. At the first floor level the flank walls are clad in timber boards with the south elevation featuring non-illuminated lettering *Herne Hill Velodrome and symbol*. The curved roof which wraps round the east elevation to first floor level is proposed to be constructed in timber but clad on the roof and east elevation in standing seam metal panels. The seating area is of pre-cast concrete and will be covered by the curved oversailing roof. There are existing non-structural columns from the existing pavilion which will be reused on the proposed pavilion as a feature which references the historic context of the use and buildings on site. Composite timber and aluminium framed windows are proposed for the windows at the first floor level. The proposed pavilion is considered to be of a scale and design appropriate to its context.

49 The proposed canopy to the north east of the pavilion will be a tensile structure to provide shelter for users of the track. The canopy will be supported by three central

columns and the re-organised containers at the perimeter. The material would be white PVC-coated, polyester fabric similar to that which has been used at other sporting venues such as the Lord's Cricket Ground and National Tennis Centre in Roehampton.

- 50 When viewed from south and west of the site the canopy will be largely screened by the pavilion, existing stands and some soft landscaping. To the north of the site adjacent to the boundary with the rear gardens of dwelling houses on Village Way the containers will be moved further from the boundary and the canopy will be mainly screened by the existing trees. To the east is the Kings College Sports Ground and again the proposed canopy will largely be screened by the mature trees adjacent to the boundary of the site.
- 51 The proposed canopy will be partially visible from the north and the east but this is not considered to have such an impact that it would fail to preserve the openness of the MOL while the development is considered to be a small scale development require to support the existing outdoor open space use. The canopy will appear more prominent when viewed from east of the site as noted above it will be largely screened from view and not visible from any of the surrounding streets. It is considered that the public benefit this cover brings to the operation of the facility is considered to significantly outweigh any negative impact from its design.
- 52 The proposed replacement buildings are considered to be of an acceptable design and appearance which will preserve the historic use of the site as a velodrome. They will also preserve the character and appearance of the Dulwich Conservation Area.

### **Impact on trees**

- 53 An arboricultural survey has been submitted with the application. This has assessed the implications of the proposed development on trees. It notes that the alterations to accommodate the re-organised shipping containers and to provide a cycle wash will involve a cutting into the existing embankment to the north of the pavilion. This will involve the removal of seven self seeded category c trees. These trees have no public amenity value and their loss is not considered to affect the character and appearance of the area.
- 54 There are other more mature trees around the site boundaries. Robust protective fencing, appropriate to the site circumstances and scale of works, installed prior to any demolition works commencing will ensure that the retained trees are not adversely affected by the proposals. A condition is recommended requiring the provision of protective fencing during construction.

### **Biodiversity**

- 55 Biodiversity is an important consideration for all planning applications on a Site of Nature Conservation, and applicants are encouraged to include features which enhance biodiversity. The proposed works will not result in the loss of any habitat as a result of the development being largely over previously developed land. A habitat and bat survey has been submitted with the application details and this found that there was no evidence of bats within the existing building. There is evidence that bats use the proposed tree line as a feeding route and as such conditions will be attached to ensure that any new lighting does not illuminate the tree line and require the installation of bat boxes on the existing mature oak trees to improve biodiversity. The applicants have agreed to such a condition. The proposed development is considered to have an acceptable impact on biodiversity.

### **Sustainable development implications**

- 56 The proposed development will enhance the facilities on site to allow a more efficient use of the site as a velodrome, particularly over the Winter months. This proposal is considered to be sustainable development as it preserves the significance of a heritage asset, provides a social use accessible to local residents, community groups and the wider cycling community appropriate to the site MOL designation. In addition to this the proposed buildings will be built to a higher environmental standard with an aspiration to achieve a BREEAM 'excellent' rating in accordance with Southwark Core Strategy policy SP13.
- 57 The application is accompanied by a report on Low and Zero Carbon Technologies for the development. The report concludes that the specification of the proposed building as set out in the submission documents will ensure that the building will be as efficient as possible and accord with the relevant building regulations. It also recommends that solar panels would provide the most appropriate means of on-site renewable energy provision. The application details have shown that the proposed solar panels are provided on the roof of the shipping containers.
- 58 The proposed development meets the criteria of sustainable development as set out in the NPPF 2012.

### **Other planning issues**

#### *Community Infrastructure Levy*

- 59 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.
- 60 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 Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to £27,736. Southwark CIL is not applicable for this proposed development as a community use.

### **Conclusion on planning issues**

- 61 The level of development proposed, replacing existing facilities in need of modernisation, is considered to facilitate the wider use of the facility, provide improved access to cycling and contribute to the long term existence of the velodrome. The scale and level of development is considered to support national, regional and local policy and guidance for the development and promotion of sport whilst not resulting in harmful impacts upon the surrounding area.
- 62 The site is located within the MOL. Whilst the development will result in the provision of a new covered canopy area between the reorganised storage containers, it is considered that this area is essential and ancillary to the operation of the facility and the increase in development arising from this aspect of the scheme is balanced by the demolition of buildings and structures elsewhere in the site, along with the overall consolidation of the development within the site. The replacement pavilion will be of a similar size to the existing. The proposed development is concluded to be appropriate within the MOL, providing essential and ancillary replacement facilities for the outdoor use and would preserve the openness of the MOL.
- 63 The proposed development is not considered to be of a form or intensity to

significantly impact on the amenity of neighbouring residents or local highway conditions noting that the applicant has worked with residents to address local concerns as reflected in the code of conduct and management strategy for the site. There are no other planning issues arising which would result in material harm to the site or its surroundings. The proposed development is considered to be acceptable for the reasons set out above. Accordingly approval is recommended subject to the conditions set out below.

### **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.

### **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 One letter has been received from the Burbage road Resident's Association. They support the proposal in principle but have asked for consideration to be given to the following matters:

- Proposed demolition, construction works and traffic movements
- Details of proposed soft landscaping and trees on MOL
- Presence of Japanese Knotweed
- Number of events
- Impact of lighting and PA tannoy on amenity of neighbouring residents
- Security in terms of provision of gate over access road
- Traffic Safety Measures

The applicants have responded in detail to this and the response has been forwarded to the Residents Association. Conditions will be attached to secure soft landscaping. The applicants have confirmed that they will continue to engage with local residents to resolve any issues relating to the long term management of the site.

#### Sport England

Raise no objection to the proposals.

#### Ecology Officer

The Council's ecologist has confirmed that the development does not negatively impact on wildlife habitat.

### **Human rights implications**

- 68 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.

- 69 This application has the legitimate aim of providing new facilities to support the Velodrome. 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.

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

- 70 None.

#### **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2074-C  Application file: 15/AP/0790  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 3920 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**

<b>Lead Officer</b>	Gary Rice, Head of Development Management	
<b>Report Author</b>	Robin Sedgwick, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	21 May 2015	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic director, finance & corporate services	No	No
Strategic director, environment and leisure	Yes	Yes
Strategic director, housing and community services	No	No
Director of regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		21 May 2015

## Consultation undertaken

**Site notice date:** 09/04/2015

**Press notice date:** 16/04/2015

**Case officer site visit date:** 21/04/2015

**Neighbour consultation letters sent:** 25/03/2015

### Internal services consulted:

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

### Statutory and non-statutory organisations consulted:

Sport England

### Neighbour and local groups consulted:

70 Burbage Road London SE24 9HE	78 Burbage Road London SE24 9HE
68 Burbage Road London SE24 9HE	100 Burbage Road London SE24 9HE
66 Burbage Road London SE24 9HE	12 Village Way London SE21 7AN
74 Burbage Road London SE24 9HE	11 Village Way London SE21 7AN
84 Burbage Road London SE24 9HE	10 Village Way London SE21 7AN
82 Burbage Road London SE24 9HE	106 Burbage Road London SE24 9HD
76 Burbage Road London SE24 9HE	6 Roseway London SE21 7JT
62 Burbage Road London SE24 9HE	5 Roseway London SE21 7JT
52 Burbage Road London SE24 9HE	108 Burbage Road London SE24 9HD
50 Burbage Road London SE24 9HE	114-116 Burbage Road London SE24 9HD
118 Burbage Road London SE24 9HD	112 Burbage Road London SE24 9HD
54 Burbage Road London SE24 9HE	110 Burbage Road London SE24 9HD
60 Burbage Road London SE24 9HE	4 Roseway London SE21 7JT
58 Burbage Road London SE24 9HE	157 Turney Road London SE21 7JU
56 Burbage Road London SE24 9HE	155 Turney Road London SE21 7JU
80b Burbage Road London SE24 9HE	153 Turney Road London SE21 7JU
80a Burbage Road London SE24 9HE	159 Turney Road London SE21 7JU
102b Burbage Road London SE24 9HE	3 Roseway London SE21 7JT
Herne Hill Stadium 104 Burbage Road SE24 9HE	2 Roseway London SE21 7JT
First Floor And Second Floor Flat 64 Burbage Road SE24 9HE	1 Roseway London SE21 7JT
48 Burbage Road London SE24 9HE	25 Kingsthorpe Road London SE26 4PG
102a Burbage Road London SE24 9HE	Po Box 27845 London SE24 9XA
90 Burbage Road London SE24 9HE	
88 Burbage Road London SE24 9HE	
86 Burbage Road London SE24 9HE	
92 Burbage Road London SE24 9HE	
98 Burbage Road London SE24 9HE	
96 Burbage Road London SE24 9HE	
94 Burbage Road London SE24 9HE	
16 Village Way London SE21 7AN	
15 Village Way London SE21 7AN	
14 Village Way London SE21 7AN	
17 Village Way London SE21 7AN	
151 Turney Road London SE21 7JU	
9 Village Way London SE21 7AN	
18 Village Way London SE21 7AN	
13 Village Way London SE21 7AN	
72 Burbage Road London SE24 9HE	
	19 Tylney Avenue London SE19 1LN
	67 Burbage Road London SE24 9HB
	82 Florida Road Thornton Heath CR7 8EW
	National Cycling Centre Stuart Street M11 4DQ
	By Email
	Dulwich Village London SE21 7AL
	336 Brixton Road London SW9 7AA
	Rosendale Road London SE21 8LR
	6 Penderry Rise Catford SE6 1HA
	By Email
	C/O 61a Burns House Doddington Grove SE17 3SX
	C/O Email X

**Re-consultation:** n/a



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

Ecology Officer

**Statutory and non-statutory organisations**

Sport England

**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>	Herne Hill Velodrome Trust	<b>Reg. Number</b>	15/AP/0790
<b>Application Type</b>	Full Planning Permission	<b>Case Number</b>	TP/2074-C
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Demolition of existing pavilion building and spectator seating areas, and erection of proposed two-storey pavilion building with spectator seating, erection of new gazebo -pavilion tent to provide external cover, rationalisation of existing shipping containers and provision of new cycle and car parking spaces.

**At:** HERNE HILL VELODROME, 104 BURBAGE ROAD, LONDON, SE24 9HD

**In accordance with application received on 05/03/2015 12:02:53**

**and Applicant's Drawing Nos.** Planning Statement by Rolfe Judd Planning  
Design and Access Statement by Hopkins  
Transport Statement by TTP Consulting  
Arboricultural Implications Assessment for Proposed Pavilion Scheme by Broad Oak Tree Consultants  
Herne Hill Velodrome and Residents Code of Conduct  
Extended Phase 1 Habitat Survey by PJC Ecology  
Habitat Assessment by PJC Ecology  
Environmental Risk Management Sitecheck Review by RPS  
Low and Zero Carbon Technologies Report by Bailey Gomm

A\_HHV\_3029 Existing Site Plan Rev C 1:500  
A\_HHV\_3030 Proposed Site Plan Rev G 1:500  
A\_HHV\_3031 Proposed Pavilion Scheme Ground Floor Plan Rev I 1:100  
A\_HHV\_3032 Proposed Pavilion Scheme First Floor Plan Rev J 1:100  
A\_HHV\_3033 Proposed Pavilion Scheme Roof Plan Rev C 1:100  
A\_HHV\_3036 Volume and Area Comparison Rev D 1:100  
A\_HHV\_3037 Planning application boundary Rev C 1:1250  
A\_HHV\_3038 Archaeological Priority Zone Rev C 1:1250  
A\_HHV\_3040 Metropolitan Open Land Boundary Rev C 1:1250  
A\_HHV\_3540 Existing Elevations Rev B 1:100  
A\_HHV\_3541 Existing Plan Section and Elevation Rev B 1:200  
A\_HHV\_4006 Proposed Pavilion Scheme Section AA Rev D 1:100  
A\_HHV\_4007 Proposed Pavilion Scheme Section BB Rev F 1:100  
A\_HHV\_4009 Proposed Pavilion Scheme Front Elevation Rev F 1:200  
A\_HHV\_4010 Proposed Pavilion Scheme Side Elevation Rev F 1:100  
A\_HHV\_4011 Proposed Pavilion Scheme Rear Elevation Rev E 1:200  
A\_HHV\_4012 Proposed Pavilion Scheme Side Elevation Rev E 1:100  
A\_HHV\_4013 Proposed Pavilion Scheme Full Front Elevation Rev C 1:200

**Subject to the following twelve 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:

A\_HHV\_3030 Proposed Site Plan Rev G 1:500  
 A\_HHV\_3031 Proposed Pavilion Scheme Ground Floor Plan Rev I 1:100  
 A\_HHV\_3032 Proposed Pavilion Scheme First Floor Plan Rev J 1:100  
 A\_HHV\_3033 Proposed Pavilion Scheme Roof Plan RevC 1:100  
 A\_HHV\_3036 Volume and Area Comparison Rev D 1:100  
 A\_HHV\_3037 Planning application boundary C 1:1250  
 A\_HHV\_3050 Demolition Plan Rev B 1:1250  
 A\_HHV\_4006 Proposed Pavilion Scheme Section AA Rev D 1:100  
 A\_HHV\_4007 Proposed Pavilion Scheme Section BB Rev F 1:100  
 A\_HHV\_4009 Proposed Pavilion Scheme Front Elevation Rev F 1:200  
 A\_HHV\_4010 Proposed Pavilion Scheme Side Elevation Rev F 1:100  
 A\_HHV\_4011 Proposed Pavilion Scheme Rear Elevation Rev E 1:200  
 A\_HHV\_4012 Proposed Pavilion Scheme Side Elevation Rev E 1:100  
 A\_HHV\_4013 Proposed Pavilion Scheme Full Front Elevation Rev C 1:200

Reason:

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

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

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

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4 Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

**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.

- 5 Sample panels of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied 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 Policies: 3.12 Quality in Design; 3.13 Urban Design; Policy 3.15 Conservation of the historic environment; and Policy 3.16 Conservation areas of The Southwark Plan (UDP) July 2007.

- 6 Before any above grade work 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.

- 7 The retail premises hereby permitted shall be designed, constructed, fitted out and operated to achieve a minimum 'excellent' 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.

**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 Details of bat roosting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site. The boxes / bricks shall be installed with the development prior to the first occupation of the Pavilion building.

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

**Reason:** To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 9 Prior to the new development being first brought into use a lighting plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason**

To ensure that any lighting avoids illuminating the tree line which is used by bats for commuting and protects valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

**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.

- 10 The proposal shall be carried out in accordance with the terms set out within the Herne Hill Velodrome Trust Code of Conduct submitted as part of the application, including the specified limit on hours of use.

**Reason**

The area surrounding the velodrome is residential and the operation of a Management Strategy will reduce any potential for inconvenience and disruption to the general amenity of local residents, by way of disturbance, increased congestion and parking. In accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved policy 3.2 Protection of amenity of The Southwark Plan 2007.

- 11 All existing development and structures identified for demolition or removal on plan reference A\_HHV\_3050 Demolition Plan RevB 1:1250 shall be removed from the site within 3 months of the commencement of the use of the pavilion.

Reason: To preserve the openness of Metropolitan Open Land. In accordance with planning policy 7.17 of London Plan 2015 and policy 3.25 of Saved Southwark Plan.

**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).

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

Reason

In order that the archaeological interests of the site are secured with regard to the details of the building recording works, publication and archiving to ensure the preservation of archaeological remains by record 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.

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

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

The local planning authority delivered the decision in a timely manner

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