

## Planning Sub-Committee A

Tuesday 4 October 2016

7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

### Membership

Councillor Leo Pollak (Chair)  
Councillor Ben Johnson (Vice-Chair)  
Councillor Radha Burgess  
Councillor James Coldwell  
Councillor Helen Dennis  
Councillor Nick Dolezal  
Councillor David Noakes

### Reserves

Councillor Tom Flynn  
Councillor Lucas Green  
Councillor David Hubber  
Councillor Sarah King  
Councillor Kieron Williams

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### Access to information

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

#### Babysitting/Carers allowances

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

#### Access

The council is committed to making its meetings accessible. Further details on building access, translation, provision of signers etc for this meeting are on the council's web site: [www.southwark.gov.uk](http://www.southwark.gov.uk) or please contact the person below.

#### Contact

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

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 26 September 2016



# Planning Sub-Committee A

Tuesday 4 October 2016  
7.00 pm

Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

## Order of Business

Item No.	Title	Page No.
1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	<b>MINUTES</b>	1 - 6
	To approve as a correct record the minutes of the meeting held on 19 July 2016.	
7.	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	7 - 11
	<b>7.1. 463A LORDSHIP LANE, LONDON SE22 8JS</b>	12 - 24

**Item No.**

**Title**

**Page No.**

**7.2. SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD,  
LONDON SE16 2PE**

25 - 41

**EXCLUSION OF PRESS AND PUBLIC**

The following motion should be moved, seconded and approved if the sub-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.”

Date: 26 September 2016



## PLANNING SUB-COMMITTEE

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

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

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site).
- (d) Ward councillor (spokesperson) from where the proposal is located.
- (e) The members of the sub-committee will then debate the application and consider the recommendation.

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

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

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

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

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

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

**Contacts:** Director of Planning  
Chief Executive's Department  
Tel: 020 7525 5655; or

Planning Sub-Committee Clerk, Constitutional Team  
Finance and Governance Department  
Tel: 020 7525 7420



## Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 19 July 2016 at 7.00 pm  
at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Leo Pollak (Chair)  
Councillor Ben Johnson (Vice-Chair)  
Councillor Helen Dennis  
Councillor James Coldwell  
Councillor Nick Dolezal  
Councillor Lucas Green (Reserve)  
Councillor David Noakes

**OTHER MEMBERS PRESENT:** Councillor Adele Morris

**OFFICER SUPPORT:** Dennis Sangweme (Development Management)  
Margaret Foley (Legal Officer)  
Dipesh Patel (Development Management)  
Pip Howson (Transport Policy)  
Terence McLellan (Development Management)  
Lance Penman (Urban Design)  
Ciaran Regan (Development Management)  
Gerald Gohler (Constitutional Officer)

### 1. INTRODUCTION AND WELCOME

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

### 2. APOLOGIES

There were apologies for absence from Councillor Radha Burgess.

### 3. CONFIRMATION OF VOTING MEMBERS

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

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

Members declared interests in the following agenda items:

##### 7.1 153-159 Borough High Street, London SE1 1HR

Councillor David Noakes, non-pecuniary, as he had received emails from residents including the objectors.

Councillor Helen Dennis, non-pecuniary, as she had met the applicant, but had not expressed a view on the proposal and approached it with an open mind.

##### 7.4 Morley College, King Edward Walk, London SE1 7HT

Councillor David Noakes, non-pecuniary, as he would speak on this item in his capacity as a ward councillor and would withdraw from the sub-committee for the item.

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

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

- Addendum report relating to all items
- The members pack.

#### 6. MINUTES

##### RESOLVED:

That the minutes of the meeting held on 7 June 2016 be approved as a correct record and signed by the chair.

#### 7. DEVELOPMENT MANAGEMENT ITEMS

##### ADDENDUM REPORT

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

##### 7.1 153-159 BOROUGH HIGH STREET, LONDON SE1 1HR

##### Planning application reference number: 15/AP/4980

Report: see pages 11 to 49 of the agenda pack and pages 1 to 6 of the addendum report.

**PROPOSAL**

*Demolition of 153-159 Borough High Street, and erection of 7-storey hotel (with basement), comprising 50 bedrooms and roof terrace, top 2 floors set back; and A1/A3 use at basement and ground floor level.*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments, as well as amended and additional conditions in the addendum report. Members asked questions of the officers.

Representatives of the objectors addressed the meeting. Members asked questions of the objectors' representatives.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor Adele Morris addressed the sub-committee in her capacity as a Cathedrals ward councillor. Members asked questions of Councillor Morris.

Members debated the application and asked further questions of officers.

A motion to grant planning permission was moved, seconded, and withdrawn.

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

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

**RESOLVED:**

That planning permission for application number 15/AP/4980 be granted, subject to conditions set out in the report and the addendum report, including an amended condition 8 to stipulate that the scale drawings are to be approved by the sub-committee, and subject to the applicant entering into an appropriate legal agreement by no later than 30 September 2016.

At this point, the meeting adjourned for 10 minutes.

**7.2 95 PECKHAM ROAD, LONDON SE15 5LJ****Planning application reference number: 16/AP/1393**

Report: see pages 50 to 81 of the agenda pack and pages 6 to 8 of the addendum report.

**PROPOSAL**

*Demolition of existing petrol filling station and erection of part-2, part-4 and part-6 storey*



*residential development accommodating 33 dwellings, together with access, hard landscaping and other associated works.*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments and amended conditions in the addendum report. Members asked questions of the officer.

There were no objectors who wished to address the meeting.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

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

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

**RESOLVED:**

That planning permission for application number 16/AP/1393 be granted subject to the conditions set out in the report and addendum report, and subject to the applicant entering into an appropriate legal agreement by no later than 15 September 2016.

**7.3 BOURNEMOUTH CLOSE (LAND AT THE REAR OF 177-207 RYE LANE), LONDON SE15 4TP**

**Planning application reference number: 16/AP/1991**

Report: see pages 82 to 105 of the agenda pack and pages 8 to 10 of the addendum report.

**PROPOSAL**

*Development to provide a mix of retail (Use Class A1) with associated food and beverage (Use Class A3/A4/A5) uses and business (Use Class B1) and community facilities (Use Class D1).*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments, and additional and amended conditions in the addendum report. Members asked questions of the officer.

There were no objectors who wished to address the meeting.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

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

Members debated the application. A motion to grant planning permission was moved,

seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning permission for application number 16/AP/1991 be granted, subject to conditions set out in the report and the addendum report.

**7.4 MORLEY COLLEGE, KING EDWARD WALK, LONDON SE1 7HT**

At this point, Councillor David Noakes sat in the public gallery.

**Planning application reference number: 16/AP/0631**

Report: see pages 106 to 117 of the agenda pack and page 11 of the addendum report.

**PROPOSAL**

*Erection of a new bridge linking the main Morley College building with the Morley Gallery across King Edward Walk including alterations to the entrance of the Morley Gallery on St Georges Road and extensions to the Morley Gallery at first, second and roof level to accommodate the new bridge, circulation space, lift overrun and other elevational alterations. [Forming part of a wider development including alterations to the main entrance area and display window of the main Morley College Building and extensions to the Emma Cons Hall and other elevational alterations. These elements of the development fall within the London Borough of Lambeth].*

The sub-committee heard an introduction to the report from a planning officer who also highlighted the additional comments in the addendum report. Members asked questions of the officer.

Representatives of the objectors addressed the meeting. Members asked questions of the objectors' representatives.

Representatives of the applicant addressed the meeting. Members asked questions of the representatives of the applicant.

There were no supporters of the application living within 100 metres who wished to speak.

Councillor David Noakes addressed the sub-committee in his capacity as a ward councillor. Members asked questions of Councillor Noakes.

At this point, Councillor David Noakes left the meeting room.

Members debated the application and asked further questions of officers. A motion to grant planning permission was moved, seconded, put to the vote and declared to be carried.

**RESOLVED:**

That planning permission for application number 16/AP/0631 be granted, subject to conditions set out in the report.

Meeting ended at 11.10 pm

**CHAIR:**

**DATED:**

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 4 October 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		Proper Constitutional Officer	

### RECOMMENDATIONS

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

### BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F of Southwark Council's constitution 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 Law and Democracy**

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	Gerald Gohler 020 7525 7420
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 Simon Bevan 020 7525 5655

## APPENDICES

No.	Title
None	

## AUDIT TRAIL

<b>Lead Officer</b>	Chidi Agada, Constitutional Manager (acting)	
<b>Report Author</b>	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	19 September 2016	
<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 Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		23 September 2016

**ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A**  
**on Tuesday 04 October 2016**

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**Appl. Type** Full Planning Permission  
**Site** 463A LORDSHIP LANE, LONDON SE22 8JS

**Reg. No.** 16-AP-1554  
**TP No.** TP/2315-463  
**Ward** College  
**Officer** Lasma Putrina

**Recommendation** GRANT PERMISSION

**Proposal**

Conversion of dwellinghouse into three flats (x1 one bedroom flat and x2 two bedroom flats) facilitated by erection of ground floor extension, hip to gable roof extension and rear dormer extension.

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## ***Item 7.1***

**Appl. Type** Council's Own Development - Reg. 3  
**Site** SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON SE16  
2PE

**Reg. No.** 15-AP-5049  
**TP No.** TP/139-G  
**Ward** Rotherhithe  
**Officer** Mumtaz Shaikh

**Recommendation** GRANT PERMISSION

**Proposal**

Refurbishment of the existing athletics centre pavilion building including new landscaping.

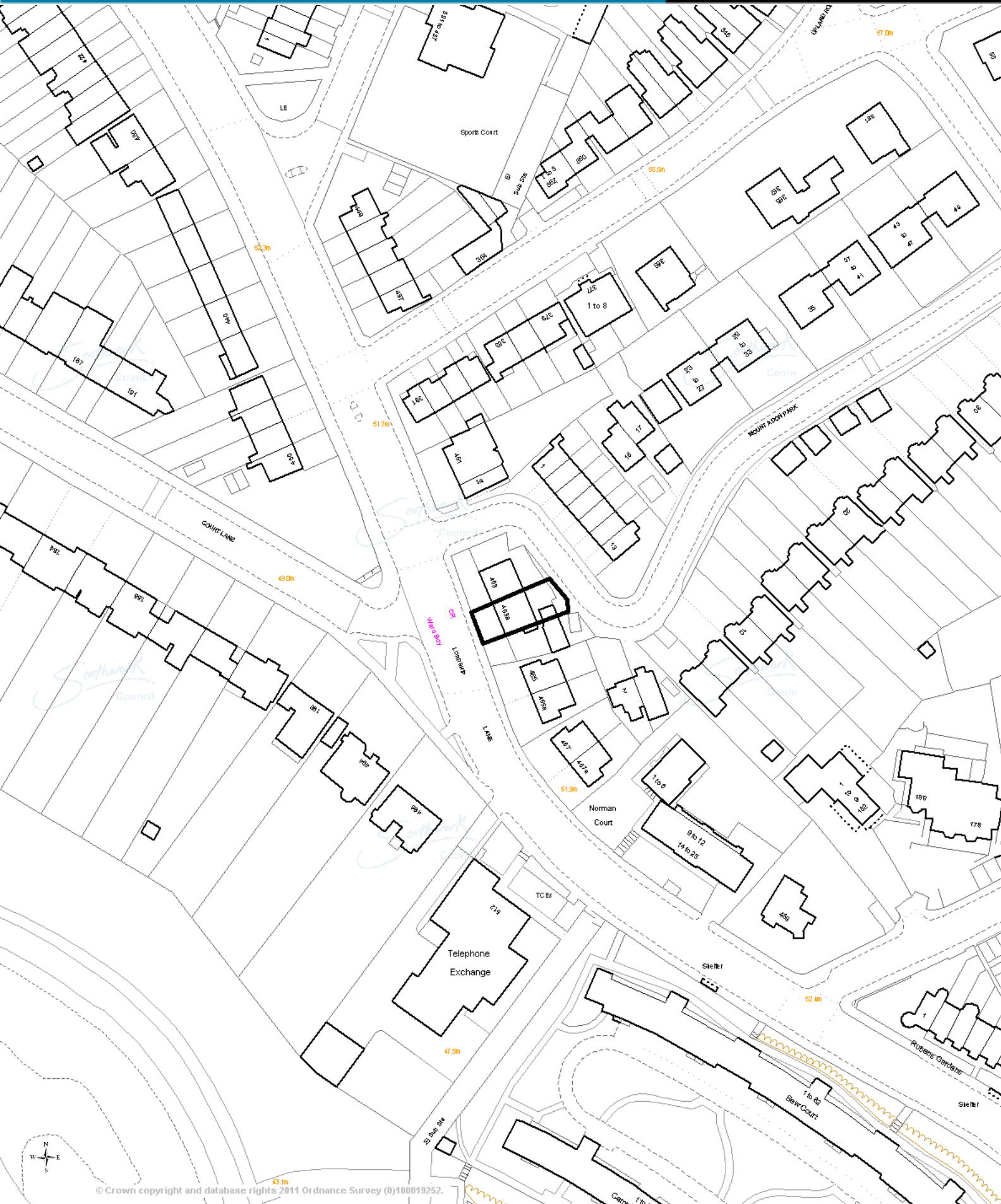
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## ***Item 7.2***



Ordnance Survey

Date 22/9/2016



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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 4 October 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/1554 for: Full Planning Permission  <b>Address:</b> 463A LORDSHIP LANE, LONDON SE22 8JS  <b>Proposal:</b> Conversion of dwellinghouse into three flats (x1 one bedroom flat and x2 two bedroom flats) facilitated by erection of ground floor extension, hip to gable roof extension and rear dormer extension.		
<b>Ward(s) or groups affected:</b>	College		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 21/04/2016		<b>Application Expiry Date</b> 16/06/2016	
<b>Earliest Decision Date</b> 22/09/2016			

### RECOMMENDATION

1. Grant planning consent, subject to conditions.

### Site location and description

2. The application site is a two storey semi-detached single dwellinghouse located on the east side of Lordship Lane, near the junction with Mount Adon Park. The original plot of land has been recently subdivided to facilitate a construction of a single dwelling house to the south of the original dwelling. The access to the rear of the property is currently possible through the adjoining property (No. 463) from Mount Adon Park, but the main access to the building is from Lordship Lane.
3. The application site is not listed, nor is it located within a conservation area. The Dulwich Village conservation area is however located just across Lordship Lane as seen from the property. It is also located within the Air Quality Management Area, and Middle Suburban Density Zone. The PTAL rating for the surrounding area is 3.

### Details of proposal

4. Planning consent is sought for conversion of existing single dwellinghouse into three flats that would be facilitated by a single storey ground floor extension and roof extensions.
5. The single storey ground floor extension to the rear of the property would be 1.79m deep, 4.32m wide and 3.0m high. The proposed roof extensions would consist of a hip-to-gable extension and installation of a rear dormer extension. The dormer extension overall would be 8.2m wide, 2.58m deep and 1.85m high. The massing of the dormer extension would be divided into two equal parts with a 1.0m separation.
6. The proposed additions would be constructed in materials to match existing. Existing windows and new openings would be fitted with aluminium frames. Four rooflights would be installed to the front roof slope.

7. The proposed conversion would result in creation of three flats with the following configuration:
- Flat 1 (2b3p) 75.68 sq.m: kitchen/dining/living room (32.74 sq.m), bedroom (16.36 sq.m), bedroom (10.12 sq.m), en-suite (2.54 sq.m), bathroom (4.57 sq.m);
  - Flat 2 (2b3p) 62.61 sq.m: kitchen/dining/living room (26.47 sq.m), bedroom (11.44 sq.m), bedroom (10.90 sq.m), en-suite (2.53 sq.m), bathroom (4.65 sq.m);
  - Flat 3 (1b2p) 47.60 sq.m: kitchen/dining/living room (21.52 sq.m), bedroom (12.98 sq.m), bathroom (6.87 sq.m).
8. Flat 1 would have an associated 24.36 sq.m of outdoor amenity space, while Flat 2 would have 22.19 sq.m of outdoor amenity space. The upper flat would not have access to private outdoor space.
9. Secure cycle storage space for six bikes would be provided within the front courtyard of the property alongside dedicated space for refuse storage. One off-street parking space would be provided to the rear of the property at the level of Mount Adon Park. There would be no direct access into the property from the rear.
10. Amendments: The originally submitted application has been amended to address the concerns raised by officers and in response to neighbour comments:
- The single storey ground floor extension has been reduced in depth to allow for the provision of more outdoor amenity space and to change the type of the flat from a 3 bed to a 2 bed flat;
  - The rear dormer extension originally was not divided into two parts. The design was amended to reduce the visual bulk of the addition;
  - The existing access from Mount Adon Park through No. 463 was to be retained; in the interest of neighbours' amenity this access has been removed and a boundary fence would be constructed between the two properties to the rear;
  - A single off-street parking space has been created to the rear via an existing crossover to address concerns about impact on the on-street parking opportunities in the area.

## 11. Planning history

15/AP/0252 Application type: Full Planning Application (FUL)

Demolition of existing garage and erection of a new part one part three storey dwellinghouse with associated cycle and bin storages to side and rear of No.463a  
Decision date: 26/03/2015 Decision: Withdrawn (WDN)

15/AP/3191 Application type: Full Planning Application (FUL)

Demolition of existing garage and erection of a new x2 storey three bedroom dwellinghouse with associated bin and cycle storage to rear and side of No.463a Lordship Lane  
Decision date: 23/10/2015 Decision: Granted (GRA)

16/AP/0098 Application type: Certificate of Lawfulness - proposed (CLP)

The erection of a rear single storey extension, 3 metres in height and 4 metres in length. Erection of a hip to gable roof conversion, the addition of two roof lights to the front roof slope, the creation of a dormer window to the rear and a obscure glazed

window on south elevation.

Decision date: 04/03/2016 Decision: Granted (GRA)

### Summary of main issues

12. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies;
  - b) The impact of the development on the amenity of the adjoining properties;
  - c) Quality of accommodation;
  - d) Design quality;
  - e) Transport impacts;
  - f) All other relevant material planning considerations.

### Planning policy

13. National Planning Policy Framework (the Framework)  
Section 6 - Delivering a wide choice of high quality homes  
Section 7 - Requiring good design
14. The London Plan 2016  
Policy 3.5 - Quality and design of housing developments  
Policy 6.9 - Cycling  
Policy 6.13 Policy 7.4 - Local Character  
Policy 7.6 - Architecture
15. Core Strategy 2011  
Strategic policy 2 - Sustainable transport  
Strategic policy 5 - Providing new homes  
Strategic policy 7 - Family homes  
Strategic policy 10 - Development impacts  
Strategic policy 12 - Design and conservation  
Strategic policy 13 - High environmental standards
16. 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 polices and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 3.2 Protection of Amenity  
3.7 Waste Reduction  
3.11 Efficient Use of Land  
3.12 Quality in Design  
3.13 Urban Design  
3.14 Designing out crime  
4.1 Density of Residential Development  
4.2 Quality of Residential Accommodation  
4.3 Mix of Dwellings  
5.2 Transport Impacts  
5.3 Walking and Cycling  
5.6 Car Parking

## Residential Design Standards SPD 2015

### **Principle of development**

17. In land use terms there are no objections to the conversion and extension of the property and there would be no conflict of use. The existing dwellinghouse has the net internal floorspace of 133 sq.m which exceeds the limit set in saved policy 4.3 'Mix of Dwellings' and within the Residential Design Standards SPD for conversions from single dwelling houses to 2 or more flats. The conversion of this property into three self contained flats is thus acceptable in principle.

### **Summary of consultation responses**

18. Six consultation responses have been received detailing following concerns:
- The proposed development would result in overdevelopment of the property;
  - The drainage of the area would be negatively affected as a result of this development;
  - The proposed development would negatively impact parking along and manoeuvring through Mount Adon Park;
  - Construction process would be disruptive;
  - The rear windows of proposed dormer extension would offer opportunities of overlooking;
  - The proposal would negatively affect the amount of light received to neighbouring properties;
  - The proposal would rely on the use of the shared driveway to the rear which would negatively affect the amenity of adjoining occupiers;
  - The proposal would not be in keeping with the character and appearance of the area;
  - The quality of proposed accommodation would not attain the standards required.

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

19. In light of the comments received in response to the proposed development, the impact on the amenity of adjoining occupiers concerning light and privacy is discussed below.

#### Daylight and sunlight

20. The proposed single storey ground floor extension would be removed from the boundary with No. 463, thus not setting a shadow over the adjoining property, nor affecting the amount of daylight reaching the rear windows of the property. To the other side, it would be of similar scale to the approved development of a single dwellinghouse of the subdivided plot and thus no adverse impacts would be had here.
21. The dormer extension to the rear would be fully contained within the roof slope and would not protrude extensively from it. It is not anticipated that it would result in any overshadowing of the adjoining properties.

#### Overlooking and privacy impacts

22. A concern has been raised in relation to the proposed rear windows of the dormer extension that would be directed towards Mount Adon Park and terraced housing located along it. The distance between the rear facade of the application site and the front facade of the closest building to the rear (13 Mount Adon Park) is 24m, which

exceeds the required 21m as detailed in the Residential Design Standards to avoid a negative impact on privacy of nearby occupiers.

23. It is noted that the windows to the south elevation of the property would be obscure-glazed to avoid overlooking opportunities to the recently approved development of the new single dwelling house. Though the buildings would be located close to each other, the privacy of occupiers of each of the buildings would be safeguarded.

#### Sense of enclosure

24. As mentioned above, the proposed single storey ground floor extension would be set away from the boundary with No. 463 and would not thus impact on the outlook from the rear windows, nor would it create a sense of enclosure.

#### **Quality of accommodation**

25. The application site is located within the suburban density zone and as such the acceptable level of density would be 200-350 habitable rooms per hectare. The density of this proposal would be 361 habitable rooms per hectare thus only marginally exceeding density guidelines.
26. The ground and first floor flats would fully comply with the residential design standards in terms of their overall unit size and individual room sizes. The top floor flat would provide 2.4 sq.m less overall internal floor space than the required 50 sq.m. It would mainly affect the open kitchen and living space which would as a result be smaller than the required 24 sq.m. However, the bedroom and the bathroom would exceed the space requirements.
27. The ground and first floor flats would be fully dual aspect, while the top floor flat would have rooflights (albeit at eye level) to the west side of the property directed towards Lordship Lane. Good natural cross ventilation of all residential units would be possible.
28. The top floor flat would be located within the loft and part of the unit would have the ceiling height of less than 1.5m. This area has not been counted towards any of the floor calculations. Furthermore, more than 75% of the floor space would have the ceiling height of 2.3m or more and would thus comply with the residential design standards.
29. Two of the units would have access to rear outdoor amenity space which would be suitably large considering that the proposed units are flats and not single dwelling houses. The top floor flat would not have any access to private outdoor amenity space, though it is noted that the Dulwich Park is approximately a 3 minute walk away and thus is deemed acceptable.
30. Dedicated refuse storage for each unit would be located to the front of the property, providing two bins for each unit. This is considered to be acceptable to accommodate the expected amount of residential waste.

#### **Design issues**

31. The application site is a semi-detached single dwellinghouse forming a part of a group of three pairs of semi-detached houses. The proposal would disrupt the uniform roof form of the dwellings and would not appear entirely in keeping with the character of the nearby houses.
32. However, it is noted that as a single dwellinghouse it benefits from permitted development rights and the proposed hip-to-gable extension that would have the most

effect on the appearance of the building within its context has been granted certificate of lawful development as per application 16/AP/0098. Similarly, the dormer extension and the ground floor extension formed a part of the approved certificate application, but since then they have been amended to reduce the scale in order to address some of the design and amenity concerns.

33. The rear dormer extension was originally proposed to be a continuous addition to the rear that would appear bulky within the rear roof slope. It has been amended to divide the bulk into two parts which visually reduces the scale of it and is more acceptable in design terms.
34. Though the proposed additions would result in significant visual alterations to the building that would not be in keeping with the character of the area, the proposals could be carried out without a planning permission. This factor carries significant weight in this case and thus on balance it is considered that the additions are acceptable. They would be constructed in materials to match existing, which would help make them more visually appropriate.
35. The existing windows and doors would be replaced with aluminium framed openings, while the form and shape would remain largely unaltered. There is no objection to the use of aluminium in this case.

#### **Transport issues**

36. The proposed car parking space to the rear of the property is considered sufficiently wide and would meet the required standards. Furthermore, it is noted that an existing dropped kerb is located just outside where the entrance to the proposed parking space would be. It is therefore considered that the principle of this part of the property to be used as a vehicle access has been established and is acceptable. Concern was not raised by officers in regards to road safety as it is considered that sufficient space exists to manoeuvre safely in and out of the application site via the existing dropped kerb as demonstrated by the submitted visibility splays.
37. The proposed parking space together with the cycle storage space would address the transport needs of the future occupiers. The property is located in an area with relatively good access to public transport (PTAL 3) with bus stops located just outside the house. It is also considered that potential additional on-street parking would not significantly increase parking stress in the area. The property is not located in a Controlled Parking Zone and several parking spaces along Mount Adon Park towards west were available during the time of the site visit. As such, officers are satisfied that the proposal would not result in a significant increase in on-street parking levels.

#### **Other matters**

38. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The application is Mayoral CIL and Southwark CIL liable. The proposal would generate 57 sq.m of additional internal floor space, and would thus be liable for a Mayoral CIL payment of £2,460 and Southwark CIL payment of £12,058.

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

39. The proposed development would not give rise to impacts which would be detrimental to the amenities of neighbouring occupiers. The proposal is of acceptable design, considering the potential to exercise its permitted development rights. Though it is recognised that the proposal would not fully comply with the Residential Design

Standards, it is considered that the shortfall in internal space is very small and would not on balance negatively affect the future occupiers. As such, the application is recommended for approval.

### **Community impact statement**

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

### **Consultations**

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

### **Consultation replies**

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

### **Human rights implications**

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

## **BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2315-463 Application file: 16/AP/1554 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: 0207 525 7708 Council website: www.southwark.gov.uk

## **APPENDICES**

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



**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Lasma Putrina, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	20 September 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		22 September 2016

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

**Site notice date:** 17/05/2016

**Press notice date:** n/a

**Case officer site visit date:** 05/07/2016

**Neighbour consultation letters sent:** 13/05/2016

**Internal services consulted:**

n/a

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

n/a

**Neighbour and local groups consulted:**

465 Lordship Lane London SE22 8JS  
463 Lordship Lane London SE22 8JS  
2 Mount Adon Park London SE22 0DT  
463 Lordship Lane London SE22 8JS  
465 Lordship Lane London SE22 8JS  
465a Lordship Lane London SE22 8JS  
2 Mount Adon Park London SE22 0DT

11 Mount Adon Park London SE22 0DS  
13 Mount Adon Park London SE22 0DS  
9 Mount Adon Park London SE22 0DS  
11 Mount Adon Park SE22 0DS  
463 Lordship Lane London SE22 8JS

**Re-consultation:** 17/06/2016

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

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

11 Mount Adon Park London SE22 0DS

2 Mount Adon Park London SE22 0DT

463 Lordship Lane London SE22 8JS

463 Lordship Lane London SE22 8JS

463 Lordship Lane London SE22 8JS

465 Lordship Lane London SE22 8JS

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## RECOMMENDATION

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

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<b>Applicant</b>	Mr Brian Williams	<b>Reg. Number</b>	16/AP/1554
<b>Application Type</b>	Full Planning Permission	<b>Case</b>	TP/2315-463
<b>Recommendation</b>	Grant permission	<b>Number</b>	

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### Draft of Decision Notice

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

Conversion of dwellinghouse into three flats (x1 one bedroom flat and x2 two bedroom flats) facilitated by erection of ground floor extension, hip to gable roof extension and rear dormer extension

**At:** 463A LORDSHIP LANE, LONDON SE22 8JS

**In accordance with application received on 20/04/2016 16:01:28**

**and Applicant's Drawing Nos.** 1420(PL)001 Rev PL1, 1420(PL)002 Rev PL2, 1420(PL)010, 1420(PL)011, 1420(PL)020, 1420(PL)030, 1420(PL)041, 1420(PL)042, 1420(PL)043, 1420(PL)044, 1420(PL)110 Rev PL4, 1420(PL)111 Rev PL3, 1420(PL)112 Rev PL7, 1420(PL)120 Rev PL3, 1420(PL)121 Rev PL2, 1420(PL)130 Rev PL3, 1420(PL)141, 1420(PL)142 Rev PL2, 1420(PL)143 Rev PL2, 1420(PL)144 Rev PL1, Design and Access Statement.

**Subject to the following eight 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: 1420(PL)110 Rev PL4, 1420(PL)111 Rev PL3, 1420(PL)112 Rev PL7, 1420(PL)120 Rev PL3, 1420(PL)121 Rev PL2, 1420(PL)130 Rev PL3, 1420(PL)141, 1420(PL)142 Rev PL2, 1420(PL)143 Rev PL2, 1420(PL)144 Rev PL1.  
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.

**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.

- 3 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.  
Reason  
In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

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

- 4 Before the first occupation of the development the cycle storage facilities as shown on approved plans 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.

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

**Reason**

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

**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.

- 6 The car parking hereby permitted shall not be used for any purpose other than incidental to the occupiers of the dwellinghouse and no trade or business shall be carried on therefrom.

**Reason**

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

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

**Reason**

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

- 8 The windows on the south elevation of the building shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

**Reason**

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at [INSERT DETAILS] from undue overlooking 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.

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

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.



<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 4 October 2016	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 15/AP/5049 for: Council's Own Development - Reg. 3  <b>Address:</b> SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON SE16 2PE  <b>Proposal:</b> Refurbishment of the existing athletics centre pavilion building including new landscaping.		
<b>Ward(s) or groups affected:</b>	Rotherhithe		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 08/07/2016		<b>Application Expiry Date</b> 02/09/2016	
<b>Earliest Decision Date</b> 14/09/2016			

### RECOMMENDATION

1. That the application is to be determined by members as it represents development affecting Metropolitan Open Land (MOL); the recommendation is to grant planning permission subject to conditions.

### BACKGROUND INFORMATION

#### Site location and description

2. The application relates to an existing single storey athletics centre pavilion building with a low pitched tiled roof situated on the southeast corner of Southwark Park. The park itself is a Grade II Listed Historic Park and was one of the earliest parks opened by the Metropolitan Board of Works in 1869, it includes London's first public memorial to a working class person, Mr Jabez West who was a member of the local Temperance Society. A major refurbishment was undertaken in 2001 with funding from the Heritage Lottery Fund which included the installation of a bandstand. The site is not within a conservation area or within the vicinity of any other listed buildings or structures.
3. The athletic centre pavilion building at present is in a poor condition and in need of a major refurbishment to bring it back in to full operational order. The building features a number of free weights and resistance weight rooms with changing facilities and sections of the building closed off.
4. The building currently occupies a footprint of approximately 800sqm arranged over two wings. The north wing is arranged with an east-west ridge, the south has a north-south ridge. Accommodation is arranged at ground floor level only. Each wing has a central corridor, with other corridors and rooms arranged either side. Each main roof has a deep central flat roof arranged over the corridor. The corridor walls (brick work) extend to support vertical fenestrations (roof lights) which provide light to the rooms either side of the corridor.

5. The grounds surrounding the building are enclosed by mesh panel perimeter fencing to most sides, with trees and dense vegetation to the length that runs parallel to Hawkstone Road.
6. The application site is located within Site of importance for nature conservation, air quality management area, Suburban Density Zone – North, Metropolitan Open Land, Canada Water Action Area and listed park.

### **Details of proposal**

7. The application is for refurbishment of the existing athletics centre pavilion building including new external landscaping. The proposal would involve removal of majority of internal walls of the building and reconfiguration of its internal space. However, externally it would upgrade window and door openings (involving mainly new or altered window and door apertures and in some instances windows will be blocked up). The new landscaping area immediately surrounding the building would include relocation of some trees, new hardstanding and soft landscaping (i.e. with plants, vegetation and street furniture). The proposal is to improve the physical condition of the pavilion building, improve facilities for its end users (including inclusive access to all) and to open up its immediate surrounding area.
8. The proposed refurbishment of windows and door aperture (including installation of double glazed aluminium doors and windows) would improve light in to the pavilion building and views out on to the athletics track. It would also provide improved gym, changing facilities and toilets for male, female and disabled users. The proposal would also give consideration to remediate ground conditions and structural defects. It is suggested that the internal space have been designed using guidance from CABE and Sport England.
9. The proposed building will be finished with current cleaned and additional brick work that would closely match with the existing. Further to this, a grey powdered coated aluminium finish will be used to existing and new additional windows and doors apertures.
10. It is envisaged that the proposed improved pavilion building would result in an increased participation in sports throughout the area and improve wellbeing of the people.
11. **Planning history**

The application site has a long planning history. However, the following is considered to be most relevant to the proposal:

13/EQ/0248 Application type: Pre-Application Enquiry (ENQ) - Reinstatement of the athletics facilities at Southwark Park to include 6 lane athletics track, long/triple jump, throwing cage, javelin runway, pole vault, high jump, replacement of internal area from derelict artificial grass patch to a natural grass pitch. No works to buildings proposed Decision date 07/03/2014 Decision: Pre-application enquiry closed (EQ)
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14/AP/2455 Application type: Full Planning Permission (FUL) - Reconstruction and layout changes of synthetic athletics track, conversion of synthetic turf football/hockey pitch to natural grass, installation of a hammer and discuss cage and the relocation and installation of the following athletic facilities:
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shot put circle pole vault runway
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long/triple jump runway and pit  
high jump fan and  
javelin runway

Additional works include landscaping to facilitate the changes and the movement north of the fence at the southern boundary. Decision date 10/09/2014 Decision: Granted (GRA)

Withdrawn planning application received 21/01/2009 (08/CO/0117) for the Refurbishment of existing track and artificial turf infield, 3 new five-a-side/multi use game areas. Demolition of existing sports and changing room pavilion (780sqm), erection of new single storey sports and changing room pavilion (1125sqm) on same site. Altered pedestrian access from the public highway and alterations to the existing off street parking area, provision of cycle parking and 1 new minibus drop off space.

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

12. None of relevance to this application.

### **KEY ISSUES FOR CONSIDERATION**

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

13. The main issues to be considered in respect of this application are:
- a) The principle of the development and its impact on Metropolitan Open Land
  - b) The impact of the development on the Grade II listed Southwark Park
  - c) The impact of the development on the amenity of local residents
  - d) The impact of the development on park users

#### **Planning policy**

14. National Planning Policy Framework (the Framework)  
Section 7 - Requiring good design  
Section 8 - Promoting healthy communities  
Section 11 - Conserving and enhancing the natural environment  
Section 12 - Conserving and enhancing the historic environment
15. The London Plan 2016  
Policy 3.19 Sports facilities  
Policy 5.4 - Retrofitting  
Policy 6.9 - Cycling  
Policy 6.10 - Walking  
Policy 7.2 - An inclusive environment  
Policy 7.4 - Local character  
Policy 7.5 - Public Realm  
Policy 7.6 - Architecture  
Policy 7.8 - Heritage assets and archaeology  
Policy 7.17 - Metropolitan open land  
Policy 7.19 - Biodiversity and access to nature  
Policy 7.21 Trees and woodlands
16. Core Strategy 2011  
Strategic Targets Policy 2 - Improving places  
Strategic Policy 1 - Sustainable development  
Strategic Policy 2 - Sustainable transport

Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles  
 Strategic Policy 11 - Open spaces and nature conservation  
 Strategic Policy 12 - Design and conservation  
 Strategic Policy 13 - High environmental standards

17. Southwark Plan 2007 (July) - saved policies

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

Policy 3.1 Environmental effects  
 Policy 3.2 - Protection of amenity  
 Policy 3.11 - Efficient use of land  
 Policy 3.12 - Quality in design  
 Policy 3.15 - Conservation of the historic environment  
 Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage  
 Policy 3.25 - Metropolitan open land (MOL)  
 Policy 3.28 - Biodiversity  
 Policy 5.2 - Transport impacts  
 Policy 5.3 - Walking and cycling

**Principle of development**

18. Southwark Park and the sports centre are afforded a significant degree of protection in planning terms, being MOL. Paragraph 7.56 of The London Plan March 2016 states that paragraphs 79-92 of the National Planning Policy Framework on green belts apply equally to MOL. Paragraph 89 of the framework states that the construction of new buildings should be regarded as inappropriate on green belt apart from certain exceptions. One of these is for 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."*

19. While this provision is for buildings, it provides an indication of the type of facility that may be considered to be suitable on green belt and similarly MOL.
20. Policy 7.17 Metropolitan Open Land of the London Plan states that the strongest possible protection should be given to London's MOL, the same level of protection as is given to green belt, and further that inappropriate development should be refused except in very special circumstances. The supporting text states that appropriate development should be limited to small scale structures to support open space uses and minimise any adverse impact on the openness of MOL.
21. The proposed development would be limited to existing small scale structures (i.e. existing pavilion building) which would facilitate outdoor sport (i.e. athletics track) that is encouraged on MOL. Furthermore, the proposed pavilion building would improve the existing facilities and allow views of the athletics tracks and therefore would not materially impact on openness.
22. Strategic Policy 11 Open spaces and wildlife of the core strategy commits the council to protect open spaces against inappropriate development. It refers to Southwark Plan

policies 3.25-3.27 for further information on how such spaces would be protected.

23. Policy 3.25 Metropolitan Open Lane of the Southwark Plan states that there is a general presumption against development on MOL and that planning permission will only be permitted for appropriate development for a number of purposes such as essential facilities for outdoor sport and recreation.
24. The proposal to refurbish the existing dilapidated Southwark Park Athletics Centre Pavilion building and new landscaping of the area immediately surrounding the pavilion building is considered to be appropriate development on MOL because it meets the exception tests for the type of development detailed above, including the impact on openness of MOL (which is considered in detail below). The principle of the development is acceptable in accordance with the policies in the National Planning Policy Framework 2012; The London Plan March 2016; Core Strategy 2011 and the saved Southwark Plan 2007.

### **Environmental impact assessment**

25. The proposal is not EA development as defined in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as it is not for a new athletic centre new pavilion building but for works to an existing facility. Its impact would not be of more than local significance, and the impacts of the development would not give rise to significant environmental impacts.

### **Design and the impact of the development on the Grade II listed Southwark Park and its openness**

26. The proposal is for the retention, refurbishment and upgrade of the existing sports pavilion building at the Athletics Track in the Grade II Registered (Listed) Southwark Park.
27. The building itself was constructed in the 1980s and is not listed nor curtilage listed but it falls within the curtilage of the Registered park. The nearest designated heritage assets are the Grade II Listed former Clare College Mission Church located around 150m to the east in the park, and Swedish Seamen's Mission on Lower Road - around 250m away.
28. The main proposed changes involve the enlargement of existing high level slot windows into larger openings by lowering the cills of a number of windows which face onto the park. In these enlarged openings, the proposal is to install new aluminium window framed double-glazed windows.
29. The proposed enlargement of the openings is acceptable and the improvements to the building will significantly improve its accessibility and use. These improvements are considered to contribute positively to the enjoyment of the facilities in the park. The choice of aluminium for the windows is considered acceptable and will not cause harm to the registered Southwark Park or its setting. The building is not a prominent feature of the landscape as it is well screened from the former cricket oval sited behind a high fence. Its location relative to the modern athletics track and its sufficient separation from the Bridle Path, the lake and the Bandstand at the core of the historic park, mean that it will preserve and enhance the historic park and its setting.

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

30. The existing pavilion building is located within Southwark Park towards Hawkstone Road Gate. It has sports facilities on the north, car park and Hawkstone Road gate on

the south, Park Lodge on the east and children's play area on the west side. Further south lies Hawkstone Road with residential properties on the opposite side of the park and towards the west side of Hawkstone Road gate. The proposed internal alterations to the pavilion building would not be visible from the Southwark Park and any of the nearby residential properties in Hawkstone Road. However, external alterations to the building involving increase in windows and door apertures and installation of new aluminium framed double glazed windows and doors and new landscaping would be visible from the park but not from nearby residential properties. This is because the pavilion building is single storey building, located significant distance from residential properties and would be well screened by surrounding trees. It is therefore not considered to have any adverse impact on the amenities of the occupiers of nearby residential properties.

31. The pavilion building in its present form is in a poor state of repair and does not providing modern facilities for its end users. The proposal would bring added benefits in that it would improve the physical structure and appearance of the building; provide improved modern facilities for all its end users (such as provide more natural light into the building, provide better view of the athletic tracks, improved changing and WC facilities for male, female and disabled users) and it would be accessible to all. This would encourage more use of the building by people throughout the area and would improve their physical health and wellbeing.

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

32. The existing athletic centre pavilion building has been in existence in the Southwark Park for a number of years and has been well used until it went in to dilapidated state in the last few years. The use of the proposed refurbished building is therefore not considered to be adversely affected by its adjoining and nearby uses.

#### **Transport issues**

33. The application site is well served by public transport. Also Southwark Park has large car park to the south of the pavilion building close to the main entrance. This car park serves both the park and the athletics centre and has six disabled parking bays. The proposal would make no further provision for any car parking. However, the proposed site plan (drawing no: 15/024/A/003B) indicates bicycle storage for 20 bikes in an area to the west of the pavilion building and this level of cycle parking is considered to be sufficient.
34. It is noted that the proposal would refurbish the existing pavilion building that has been in use until recent years when the building fell in to poor state of repair. It is assumed that the upgrading of the pavilion building is likely to attract more or less similar number of people when it was originally in use and therefore is not considered to give rise to any significant transport issues.

#### **The impact of the development on park users**

35. Works proposed are limited to the pavilion building and would not significantly affect the use of the park. There would be some limited disturbance during the construction but this would be limited to access and egress from Hawkstone Road. Importantly, the development would result in enhanced ancillary sporting facilities for users of the park contributing towards encouraging and building healthy communities.

#### **Biodiversity**

36. Saved policy 3.28 (Biodiversity) of the Southwark Plan states that development will not

be permitted which would damage the nature conservation value of sites of importance for nature conservation (SINC), and where, exceptionally, such developments are permitted, the Council will seek mitigation and/or compensation for the damage to biodiversity.

37. The submitted surveys are considered acceptable and no further surveys are required. The development will result in clearing areas of planted shrubs and some trees. However, the works should be undertaken outside bird nesting season, (March - August). The area is very shaded at present so new Mediterranean style planting may not do well here. It is therefore recommended the proposed planting should be reviewed to include shade tolerant plants and inclusion of 30% native species would be welcome.
38. Also bird boxes could be installed in the trees to mitigate loss of shrub nesting opportunities. A condition PC39 with 4 nest boxes is therefore recommended.

### **Impact on trees**

39. The application building is located within Southwark Park which is a Grade II listed historic park and therefore the site supports a relatively high number of trees growing mainly as specimen trees within island plots in the car park area and in the parkland. There are also concentrations of shrubs and occasional individual trees growing around the periphery of the pavilion and some of these are likely to be affected by the proposal. As a result, tree survey and arboricultural impact assessment is submitted.
40. The submitted information suggest that the proposed sports centre would result in the removal of 7C category young to semi-mature hawthorn, birch, cherry and sycamore trees. Although these do not constitute a constraint to development due to their size, age or condition, mitigation is required in order for there to be no net loss of canopy cover. This equates to 223cm stem girth, or 14 standard sized nursery stock tree.
41. Therefore planting and landscape conditions would be recommended to ensure suitable replacement trees including protection measures.

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

42. Planning obligations are sought to mitigate specified negative impacts of development which is in other respects acceptable. As there are no negative impacts to be mitigated and given the small scale nature of the proposal, there is no requirement to secure any planning obligations. The works themselves would provide significant enhancements to community facilities resulting in benefits for the local area, wider community and borough.
43. There is no proposed change of use or any increase in floorspace. As such, the scheme would not attract a payment under CIL.

### **Conclusion on planning issues**

44. The development proposed would improve and enhance presently degraded ancillary athletic facilities at the site. Available for use by groups (including schools) and individuals, it would provide considerable community benefits for the borough. Some works to trees of limited amenity value are proposed and can be mitigated through replacement planting. Impacts on the openness of the MOL would be acceptable and disturbance to local residents would be limited.

### **Community impact statement**

45. 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.

### **Consultations**

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

### **Consultation replies**

47. None.

48. Ecology officer comments:

The surveys are fine and no further surveys are required.

The development will result in clearing areas of planted shrubs and some trees.

The works should be undertaken outside bird nesting season (March - August).

The area is very shaded at present so new Mediterranean style planting may not do well here. I would recommend reviewing the planting to include shade tolerant plants. Inclusion of 30% native species would be welcome.

Also bird boxes could be installed in the trees to mitigate loss of shrub nesting opportunities.

Condition PC39 with 4 nest boxes is recommended.

49. Design and conservation team comments:

The proposal is for the retention, refurbishment and upgrade of the existing sports pavilion at the Athletics Track in the Grade II Registered (Listed) Southwark Park.

The building itself was constructed in the 1980s and is not listed nor curtilage listed but it falls within the curtilage of the Registered park. The nearest designated heritage assets are the Grade II Listed Former Clare College mission church located around 150m to the east in the park, and Swedish Seamen's Mission on Lower Road - around 250m away.

The main proposed changes involve the enlargement of existing high level slot windows into larger openings by lowering the cills of a number of windows which face onto the park. In these enlarged openings, the proposal is to install new uPVC window framed double-glazed windows.

The proposed enlargement of the openings is acceptable and the improvements to the building will significantly improve its accessibility and use. These improvements are considered to contribute positively to the enjoyment of the facilities in the park. The choice of uPVC for the windows is considered acceptable and will not cause harm to the Registered Southwark Park or its setting. The building is not a prominent feature of the landscape. It is well screened from the former cricket oval sited behind a high

fence. Its location relative to the modern athletics track and its sufficient separation from the Bridle Path, the lake and the bandstand at the core of the historic park, mean that it will preserve and enhance to the historic park and its setting.

Accordingly Officers are satisfied to support a recommendation in this case.

50. Urban forester comments:

The proposed sports centre results in the removal of 7C category young to semi-mature hawthorn, birch, cherry and sycamore trees.

Although these do not constitute a constraint to development due to their size, age or condition, mitigation is required in order for there to be no net loss of canopy cover.

This equates to 223cm stem girth, or 14 standard sized nursery stock trees.

Please see recommended condition wording including protection measures. If insufficient space is available to enable this on site then a payment of £7,000 should be provided for planting within the vicinity.

### Human rights implications

51. 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.
52. This application has the legitimate aim of providing improvements to an existing athletic centre pavilion building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/139-G Application file: 15/AP/5049 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0585 Council website: www.southwark.gov.uk

### APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendations

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Mumtaz Shaikh, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	16 September 2016	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director, Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director, Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		20 September 2016



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

**Site notice date:** 22/08/2016

**Press notice date:** 28/01/2016

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

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

**Internal services consulted:**

Ecology Officer  
Public Realm Comments on Developments Where Trees are Affected

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

Garden History Society

**Neighbour and local groups consulted:**

n/a

**Re-consultation:** n/a

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

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

None

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## RECOMMENDATION

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

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<b>Applicant</b>	Mr Tim Clee Southwark Council	<b>Reg. Number</b>	15/AP/5049
<b>Application Type</b>	Council's Own Development - Reg. 3	<b>Case Number</b>	TP/139-G
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Refurbishment of the existing athletics centre pavilion building including new landscaping

**At:** SOUTHWARK PARK SPORTS CENTRE, HAWKSTONE ROAD, LONDON SE16 2PE

**In accordance with application received on 17/12/2015 12:01:34**

- **and Applicant's Drawing Nos.** 5139529.BS.001 – Drawing No. 001A – Southwark Athletics Centre – Existing Floor Plan
- 5139529.BS.002 – Drawing No. 001– Southwark Athletics Centre – Proposed General Arrangement Plan
- 5139529.BS.003 – Drawing No. 001 – Southwark Athletics Centre – Existing Elevations
- 5139529.BS.004 – Drawing No. 001 – Proposed Elevations
- 5139529.BS.005 - Drawing no. 001 – Site Plan
- 5139529.BS.006 – Drawing No. 001 – Location Plan
- 5139529.BS.007 – drawing No. 001 – Topographical Survey with Utilities and Services
- Design and Access Statement – Southwark Athletics Centre dated 16/12/2015 by Faithful and Gould Constructive Expertise
- 15/024/A/002 A – Existing Site Plan
- 15/024/A/003 B – Proposed Site Plan
- Arboricultural Impact Assessment by ATKINS dated December 2015
- 5139529/COL/ARB001 – Tree Protection Plan
- Southwark Athletics Centre Phase 2 Ecological Impact Assessment , Revision 1.0, dated 15/12/2015

**Subject to the following eight 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:

5139529.BS.002 Drawing No. 001 Southwark Athletics Centre ¿ Proposed General Arrangement Plan

5139529.BS.004 Drawing No. 001 Proposed Elevations

5139529.BS.006 Drawing No. 001 Location Plan

5139529.BS.007 Drawing No. 001 Topographical Survey with Utilities and Services

Design and Access Statement Southwark Athletics Centre dated 16/12/2015 by Faithful and Gould Constructive Expertise

15/024/A/003 B Proposed Site Plan

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

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

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

#### Reason

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

- 4 Prior to works commencing, full details of all proposed tree planting including a total of 223cm stem girth shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 5 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

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

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

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 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.

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

- 6 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.

**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.

- 7 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing no. 15/024/A/003 B 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.

**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.

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

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the

building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

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

The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

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**PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2016-17**

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

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Councillor Ben Johnson (Vice-Chair)	1	Environmental Protection Team	
Councillor Radha Burgess	1		
Councillor James Coldwell	1		
Councillor Helen Dennis	1	Communications	By
Councillor Nick Dolezal	1	Louise Neilan, media manager	email
Councillor David Noakes	1		
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Jacqui Green/Selva Selvaratnam, Hub 2 (5 <sup>th</sup> Floor) Tooley St.	3		
Margaret Foley, Legal Services Hub 2 (2 <sup>nd</sup> Floor) Tooley St.	1		