

Planning Sub-Committee A

Tuesday 21 March 2017

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

INFORMATION FOR MEMBERS OF THE PUBLIC

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 or please contact the person below.

Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 13 March 2017



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Planning Sub-Committee A

Tuesday 21 March 2017
7.00 pm

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

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 6
	To approve as a correct record the minutes of the meeting held on 24 January 2017.	
7.	DEVELOPMENT MANAGEMENT ITEMS	7 - 11
	7.1. 18 AMELIA STREET, LONDON SE17 3PY	12 - 46

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7.3.	DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH	73 - 84

Date: 13 March 2017

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.”

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 committee.
3. The role of members of the planning committee is to make planning decisions openly, impartially, with sound judgement and for justifiable reasons in accordance with the statutory planning framework.
4. The following may address the committee (if they are present and wish to speak) for **not more than 3 minutes each**.

- | |
|---|
| <ol style="list-style-type: none">(a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the 3-minute time slot.(b) The applicant or applicant's agent.(c) One representative for any supporters (who live within 100 metres of the development site).(d) Ward councillor (spokesperson) from where the proposal is located.(e) The members of the committee will then debate the application and consider the recommendation. |
|---|

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

5. If there are a number of people who are objecting to, or are in support of, an application or an enforcement of action, you are requested to identify a representative to address the committee. If more than one person wishes to speak, the 3-minute time allowance must be divided amongst those who wish to speak. Where you are unable to decide who is to speak in advance of the meeting, you are advised to meet with other objectors in the foyer of 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.
6. Speakers should lead the committee to subjects on which they would welcome further questioning.
7. Those people nominated to speak on behalf of objectors, supporters or applicants, as well as ward members, should sit on the front row of the public seating area. This is for ease of communication between the committee and the speaker, in case any issues need to be clarified later in the proceedings; it is **not** an opportunity to take part in the debate of the committee.

8. Each speaker should restrict their comments to the planning aspects of the proposal and should avoid repeating what is already in the report. The meeting is not a hearing where all participants present evidence to be examined by other participants.
9. This is a council committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at committee.
11. Members of the public are welcome to film, audio record, photograph, or tweet the public proceedings of the meeting; please be considerate towards other people in the room and take care not to disturb the proceedings.

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

Contacts: General Enquiries
Planning Section, Chief Executive's Department
Tel: 020 7525 5403

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



Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 24 January 2017 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Leo Pollak (Chair)
Councillor Radha Burgess
Councillor James Coldwell
Councillor Helen Dennis
Councillor Nick Dolezal
Councillor David Hubber (Reserve)
Councillor David Noakes

OTHER MEMBERS PRESENT: Councillor Victoria Mills
Councillor Adele Morris
Councillor Damian O'Brien

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Gavin Blackburn (Development Management)
Michael Glasgow (Development Management)
Michael Tsoukaris (Design and Conservation)
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 Ben Johnson (Vice-Chair).

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were no pecuniary interests declared.

Councillor David Noakes declared that objectors had contacted him in relation to item 7.2 "256-260 Waterloo Road, London SE1 8RF", but that he had not expressed a view.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Addendum report relating to item 7 – development management items
- Members' pack

The meeting agreed to vary the sequence, in which the items would be heard, as follows:

- 7.4 Peckham Rye Park, Peckham Rye, SE15
- 7.1. Cabrini House, 2 Honor Oak Rise, London SE23
- 7.2 256-260 Waterloo Road, London SE1 8RF
- 7.3 Car Park, 5-11 Pope Street, London SE1

6. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 November 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.

7.4 PECKHAM RYE PARK, PECKHAM RYE, SE15

Planning application reference number: 16/AP/4014

Report: see pages 75 to 91 of the agenda pack.

PROPOSAL:

The proposal seeks to revitalise Peckham Rye through a phased set of interventions:

Phase 1: Establishment of a new car park (Previous application 15/AP/4297).

Phase 2: Creation of new playground and associated landscape works on the site of the existing car park.

Phase 3: Construction of new changing rooms, store, plant, public toilets and play room facilities with associated landscape works.

Phase 4: Demolition of existing portacabins, PoW hut and tarmacked playgrounds and landscape works to return area to the common.

The sub-committee heard an introduction to the report from a planning officer. Members asked no questions of the officers.

There were no objectors present who wished to speak.

The applicant did not address the meeting.

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

Councillor Victoria Mills addressed the sub-committee in her capacity as a ward councillor. Members asked questions of Councillor Mills.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/4014 be granted, subject to the conditions set out in the report.

7.1 CABRINI HOUSE, 2 HONOR OAK RISE, LONDON SE23

Planning application reference number: 16/AP/2259

Report: see pages 12 to 27 of the agenda pack.

Note: This item was deferred from the Planning Sub-Committee A meeting held on 28 November 2016 and was being reheard. As Councillors David Hubber and Helen Dennis had not been present at the original meeting, they left the top table and sat with the audience.

PROPOSAL:

Conversion of existing vacant basement storage area to 3 residential units involving the creation of a new lightwells.

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

A representative of the objectors addressed the meeting. Members asked questions of the objectors' representative.

The applicant's agent addressed the meeting. Members asked questions of the applicant's agent.

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

Councillor Victoria Mills addressed the sub-committee in her capacity as a ward councillor. Members did not ask questions of Councillor Mills.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/2259 be granted, subject to the conditions and informatives set out in the report.

Councillors David Hubber and Helen Dennis rejoined the top table.

7.2 256-260 WATERLOO ROAD, LONDON SE1 8RF

Planning application reference number: 16/AP/3090

Report: see pages 28 to 47 of the agenda pack and pages 1 and 2 of the addendum report.

PROPOSAL:

Construction of a top floor extension to create residential accommodation (1x one bedroom and 1x two bedroom flats).

The sub-committee heard an introduction to the report from a planning officer who drew members' attention to the addendum report. Members asked questions of the officers.

A representative of the objectors addressed the meeting. Members asked questions of the objectors' representative.

The applicant's agents addressed the meeting. Members asked questions of the applicant's agents.

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

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

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/3090 be granted, subject to the conditions set out in the report and the addendum report, and subject to an additional condition for details regarding the design of the columns of glass bricks, which are to maximise the transmission of light while ensuring the change in proportions of the building, to be submitted to the planning authority for approval.

7.3 CAR PARK, 5-11 POPE STREET, LONDON SE1

Planning application reference number: 16/AP/3020

Report: see pages 48 to 74 of the agenda pack, and pages 2 to 3 and appendices 1 and 2 of the addendum report.

PROPOSAL:

Change of use from a car park (Sui Generis) to residential (Use Class C3) involving the demolition of a 3 metre high boundary fence and the erection of a four storey terrace comprising six 3 bed terraced dwellinghouses.

The sub-committee heard an introduction to the report from a planning officer and drew councillors' attention to the addendum report. Members asked questions of the officers.

A representative of the objectors addressed the meeting. Members asked questions of the objectors' representative.

The applicant's agents addressed the meeting. Members asked questions of the applicant's agents.

A supporter who lives within 100 metres of the development site addressed the meeting. Members asked questions of the supporter.

Councillor Damian O'Brien addressed the sub-committee in his capacity as a ward councillor. Members asked questions of Councillor O'Brien.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/3020 be granted, subject to the conditions set out in the report and addendum report, and an additional condition for details of obscured glazing, which balances the amenity of future

residents of the proposed development with the rights of existing residents to privacy and to not being overlooked, to be submitted to the planning authority for approval.

The meeting ended at 11.32pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 21 March 2017	Meeting Name: Planning Sub-Committee A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		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

Lead Officer	Chidi Agada, Constitutional Manager (acting)	
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	10 March 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	10 March 2017	

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A
on Tuesday 21 March 2017

Appl. Type Full Planning Application
Site 18 AMELIA STREET, LONDON, SE17 3PY

Reg. No. 16-AP-3623
TP No. TP/1166-B
Ward Newington
Officer Ciaran Regan

Recommendation GRANT WITH 'GRAMPIAN' CONDITION
Proposal

Item 7.1

Demolition of existing 3-storey hotel and erection of a new part 6, part 4 storey hotel (53 bedrooms) with a basement floor and an ancillary retail unit at ground-floor (Use Class C1).

Appl. Type Full Planning Application
Site 176-178 BERMONDSEY STREET, LONDON, SE1 3TQ

Reg. No. 16-AP-4727
TP No. TP/11-176
Ward Grange
Officer Doug McNab

Recommendation GRANT PERMISSION
Proposal

Item 7.2

Demolition of existing building and replacement with a new part four storey, part three storey and part two storey building plus basement level for use as 7 rooms of visitor accommodation, ground floor restaurant and basement bar together with plant, green roof and other associated works. (Sui Generis)

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

Reg. No. 17-AP-0072
TP No. TP/2568-D
Ward College
Officer Neil Loubser

Recommendation GRANT PERMISSION
Proposal

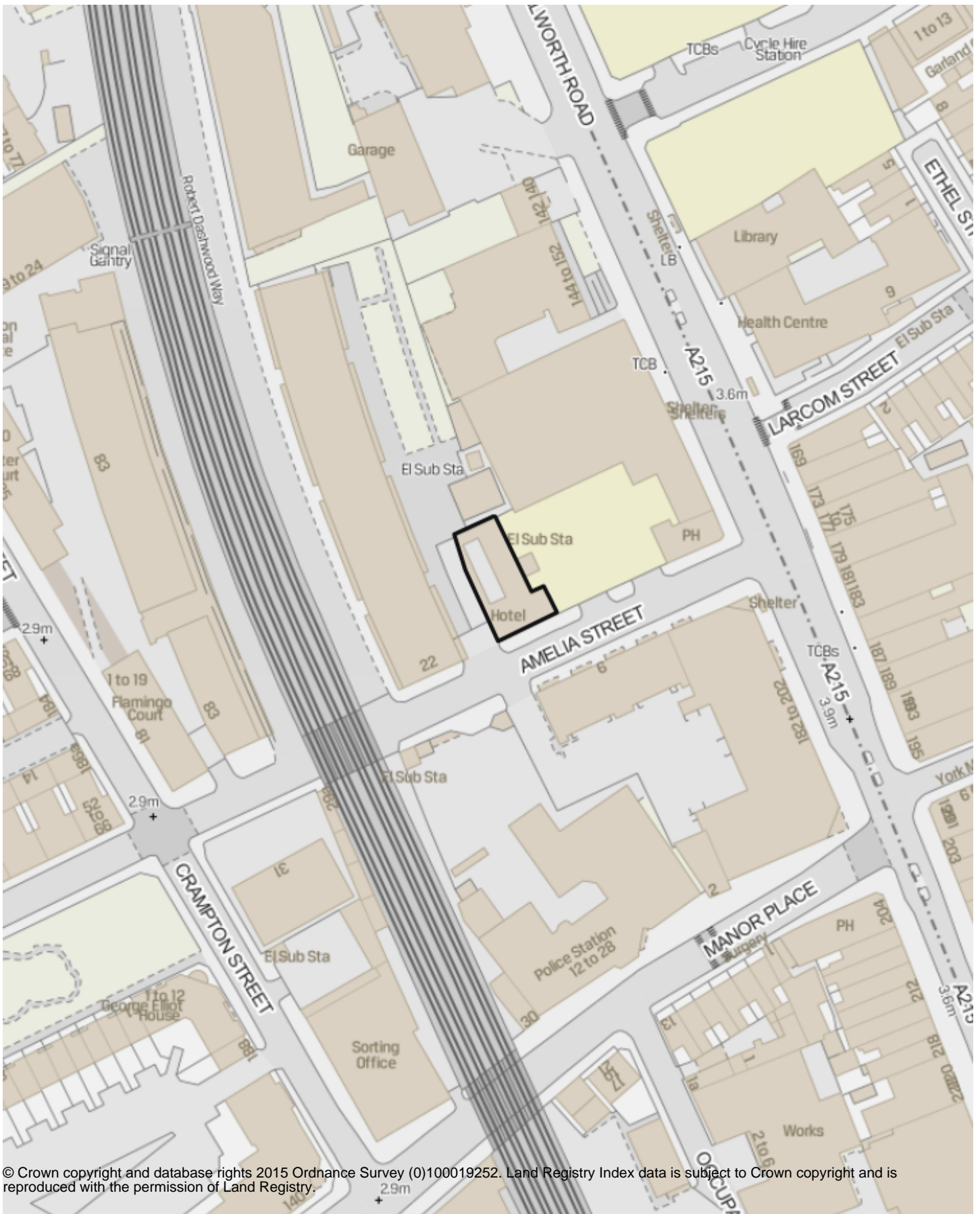
Item 7.3

Erection of a single storey timber frame building to house ancillary training facility for the golf course.

Agenda Item 7.1



AGENDA ITEM 7.1 - 18 AMELIA STREET LONDON SE17 3PY



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Item No. 7.1	Classification: OPEN	Date: 21 March 2017	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/3623 for: Full Planning Permission Address: 18 AMELIA STREET, LONDON SE17 3PY Proposal: Demolition of existing 3-storey hotel and erection of a new part 6, part 4 storey hotel (53 bedrooms) with a basement floor and an ancillary retail unit at ground-floor (Use Class C1).		
Ward(s) or groups affected:	Newington		
From:	Director of Planning		
Application Start Date	08/09/2016	Application Expiry Date	08/12/2016
Earliest Decision Date	20/10/2016	Target Decision Date	28/03/2017

RECOMMENDATION

1. Grant planning permission, subject to conditions.

BACKGROUND INFORMATION

2. During the consideration of the application, the applicant entered into negotiations with officers. The outcome of this is that the rear half of the hotel has been reduced from 6-storeys to 4-storeys high (from just over 18m to 12.5m approximately). The number of hotel bedrooms has accordingly been reduced from 61 to 53.

Site location and description

3. The application site measures approximately 0.03 hectares and is located on the north side of Amelia Street. It is currently occupied by a three-storey hotel with ground floor restaurant.
4. To the west of the site, and immediately adjacent to the railway viaduct, there is an existing mixed-use (though predominantly residential) 9-storey building ('The Printworks') containing residential properties, some of which face the application site.
5. Planning permission ref. 14/AP/2709 was granted on 08/12/2014 for a mixed-use (again predominantly residential) scheme to the east of the site containing 3/4/5/7 storey buildings including 55 residential units (4 storeys fronting Amelia Street adjacent to the current proposal site). The construction of this development has recently commenced. This scheme is referred to in this report as the Family Mosaic scheme at 2-16 Amelia Street or otherwise simply 2-16 Amelia Street.
6. A current application is being considered for a re-development of Chatelain House on the opposite side of Amelia Street comprising 54 residential units in a building of between 4 and 6 storeys.
7. The site is located within the Central Activities Zone, Elephant and Castle Major

Town Centre and Elephant and Castle Opportunity Area. It is identified within the 'Rail Corridor Character Area' as defined in the Elephant and Castle Opportunity Area Planning Framework/SPD and forms part of one of the identified potential development sites (26), the eastern part of which is already subject to the planning permission noted above. The site originally formed part of the much larger Proposal Site 39P in the Southwark Plan (2007). It is also within an Air Quality Management Area, which covers the majority of the borough.

8. The site is located approximately 40m west of Walworth Road and is outside of Walworth Road Conservation Area.
9. The nearest designated heritage assets are located on Walworth Road and include the cluster of civic buildings, the Grade II listed former Walworth Town Hall, the Newington Library (and Cuming Museum) and the Southwark Clinic.

Details of proposal

10. The proposal is for the demolition of the existing hotel on the site and the construction of a new, part 4, part six-storey hotel plus basement comprised of 53 guest bedrooms. The front half would be six storeys tall while the rear half would be 4 storeys tall. The roof over the four-storey part would be finished with a biodiverse 'green' roof while the roof over the six-storey part would accommodate solar panels. The ground floor would contain a small retail unit sharing some of the hotel's frontage onto Amelia Street. The building would be finished with a brown facing brick and each floor would be defined with prominent 'expressed' concrete floor/ceiling slabs. It would feature deep recessed window bays which would articulate its facades on all sides.

11. Relevant Planning history

<p>15/EQ/0341 Application type: Pre-Application Enquiry (ENQ) Demolition of existing building and construction of a 6-storey hotel (Use Class C1). Decision date 03/02/2016 Decision: Pre-application enquiry closed (EQC)</p>

<p>15/EQ/0069 Application type: Pre-Application Enquiry (ENQ) Demolition of existing building and the construction of a 8 storey hotel building. Decision date 20/08/2015 Decision: Pre-application enquiry closed (EQC)</p>

Planning history of relevant neighbouring sites

12. Chatelain House, 182-202 Walworth Road

13/AP/1122

Demolition of the existing building and erection of a building ranging in height from 4 storeys to 6 storeys (plus basement) comprising 4,945 sqm (GEA) of use Class A1 (shops), A3 (restaurants and cafes), D2 (Assembly and Leisure) and B1 (Business) floorspace and 54 residential units with associated landscaping, play space, cycle parking and 6 accessible car parking spaces.

GRANTED WITH A LEGAL AGREEMENT: 23/12/2015

13. 2-16 Amelia Street

14/AP/2709

Demolition of existing buildings (sui generis) and redevelopment to provide a part 3/4/5/7 storey development comprising 55 flats (9x 1 bedroom, 39x 2 bedroom and

7x 3 bedroom)(Use class C3), 305sqm retail floorspace (Use class A1/A2/A3), associated disabled car parking and amenity space and replacement substation.
GRANTED WITH A LEGAL AGREEMENT: 08/12/2014

14. The Printworks (former HMSO) (Land at Amelia Street and Robert Dashwood Way)

07/AP/0650

Erection of a building up to 9 storeys (29.5m) in height comprising 164 residential flats and 1,152m² of either B1 (offices) or D1 (non-residential institutions) floorspace, basement car parking, and associated works including hard and soft landscaping.

GRANTED WITH A LEGAL AGREEMENT: 21/12/2007

15. John Smith House, 144-152 Walworth Road

10/AP/1831

Change of use of entire building from Offices (Class B1 use) to a 75 bedroom/269 bed Hotel (Class C1 use) with ancillary Restaurant/Cafe at lower ground floor level, alterations to the rear courtyard, and minor elevational alterations to the windows on the rear annexe building. Service access would be maintained from Walworth Road.

GRANTED WITH A LEGAL AGREEMENT: 13/10/2010

KEY ISSUES FOR CONSIDERATION

Summary of main issues

16. The main issues to be considered in respect of this application are:
- a) The principle of development in terms of land use and conformity with strategic policies;
 - b) The impact of the development on the amenity of neighbouring properties
 - c) The design of the development and its impact on the character and appearance of the local area.
 - d) Transport impacts
 - e) Flood risk
 - f) Planning obligations
 - g) All other relevant material planning considerations

Planning policy

17. National Planning Policy Framework (Published 27 March 2012)

The National Planning Policy Framework was published in March 2012 and established the Government's strategy for the delivery of sustainable development. Whilst not policy in itself, all local planning policies must be in general conformity with the NPPF and it is a material consideration in the determination of planning applications.

In addition to the core planning principles enshrined in the NPPF, the following sections are most relevant to the proposed development:

Section 1: Building a strong, competitive economy

Section 2: Ensuring the vitality of town centres

Section 4: Promoting sustainable transport

Section 7: Requiring good design

Section 12: Conserving and enhancing the historic environment

18. The London Plan (2016) (consolidated with alterations since 2011)

Policy 2.10 - Central Activities Zone – Strategic priorities
 Policy 2.11 - Central Activities Zone – Strategic functions
 Policy 2.15 - Town centres
 Policy 4.1 - Developing London's economy
 Policy 4.5 - London's visitor infrastructure
 Policy 5.12 - Flood risk management
 Policy 5.13 - Sustainable drainage
 Policy 5.17 - Waste capacity
 Policy 6.3 - Assessing effects of development on transport capacity
 Policy 6.9 - Cycling
 Policy 6.10 - Walking
 Policy 6.13 - Parking
 Policy 7.2 - An inclusive environment
 Policy 7.3 - Designing out crime
 Policy 7.4 - Local character
 Policy 7.6 - Architecture
 Policy 7.8 - Heritage assets and archaeology

Mayor of London Supplementary Planning Guidance

Central Activities Zone (2016)
 Town Centres (2014)
 Character and context (2014)
 Sustainable Design and Construction (2014)
 Accessible London: Achieving an Inclusive Environment (2014)

19. Southwark Core Strategy (2011)

Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 3 - Shopping, leisure and entertainment
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards

20. Southwark Unitary Development Plan (2007) - Saved Policies

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

Policy 1.1 - Access to employment opportunities
 Policy 1.4 - Employment sites outside the preferred industrial locations
 Policy 1.7 - Development within town and local centres
 Policy 1.9 - Change of use within protected shopping frontages
 Policy 1.12 - Hotels and Visitor Accommodation
 Policy 3.1 - Environmental effects
 Policy 3.2 - Protection of amenity
 Policy 3.3 - Sustainability Assessment
 Policy 3.6 - Air quality

Policy 3.7 - Waste reduction
 Policy 3.9 - Water
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 3.14 - Designing out crime
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.19 - Archaeology
 Policy 5.1 - Locating developments
 Policy 5.2 - Transport impacts
 Policy 5.3 - Walking and cycling
 Policy 5.6 - Car parking

Supplementary Planning Documents:

Sustainable Transport (2010)
 Sustainable Construction and Design (2009)
 Section 106 Planning Obligations and CIL (2015)

Summary of neighbour consultation responses

21.	Total number of representations:	10			
	In favour: 0	Against: 10	Neutral: 0		
	Petitions in favour: 0	Petitions against: 0			

Summary of issues raised:

22. The issues raised below are all from residents of 'The Printworks' and were submitted in response to the scheme as originally submitted, not as subsequently reduced in scale and massing.
- The development will overlook 'The Printworks'
 - It will cause an increase in traffic congestion as a result of the increased capacity of the hotel
 - Loss of light to flats and private courtyard/garden.
 - A large budget hotel will not contribute towards the regeneration of the local area
 - Not acceptable to allow construction work on a Saturday morning as it will cause noise and disturbance to neighbouring residents
 - Loss of view
 - Concern at impact of dust from construction

Summary of other statutory and non-statutory consultation responses

Environment Agency

23. No objection, but strongly recommend, (i) that consideration be given to the use of flood resistant measures, e.g., barriers on doors, windows and access points at the basement and ground floor level within the proposed development, in order to reduce the impact of flooding and, (ii) that access to the basement is raised 300mm above the 1in 200 year breach level plus climate change as a precaution to ensure that any infiltration will not result in the basement being flooded.

Local Highway Authority (Southwark)

24. The retaining walls of the basement are in close proximity to the public highway and as such detailed design and method statements (AIP) for foundations and basements

structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority. This needs to be secured through a planning condition.

Southwark Environmental Protection Team

25. Objection - Within the design and access statement the ancillary use is stated to be a possible 'café' but on the plans submitted there is no indication in connection with the ventilation of the premises. The developer will need to follow the guidance contained in Defra 'Guidance on the control of odour and noise from commercial kitchen exhaust systems'.

Southwark Flood and Drainage Team

26. Supports the proposal subject to the condition that no above grade works shall commence until details of a surface water drainage scheme. The team also raised the following issues:
- There is potential land contamination on the site which should be taken into consideration in the drainage strategy.
 - There is sleeping accommodation in the basement and at ground floor level. This is not allowable and is against both Southwark Council and Environment Agency guidance. We require that sleeping accommodation is a minimum of 300mm above tidal + climate change breach modelled levels.
 - There are toilets and showers/baths in the basement and on the ground floor, for all connections to the combined/foul sewer on levels below the tidal + climate change breach modelled levels, Southwark highly recommend that non-return valves are fitted.

Thames Water

27. No objection

The principle of development

The principle of a hotel in this location

28. The acceptability in principle of a hotel in this location falls to be assessed against policy 4.5 (London's visitor infrastructure) of the London Plan (2016), strategic policy 10 (Jobs and Businesses) of the Core Strategy (2011) and saved policy 1.12 (Hotels and visitor accommodation) of the Southwark Plan (2007).
29. London Plan policy 4.5 outlines the ambitions of the Plan to achieve 40,000 net additional hotel bedrooms by 2036, of which at least 10 per cent should be wheelchair-accessible. It also states that within the CAZ strategically important hotel provision should be focussed on its opportunity areas. The proposal would tick both boxes in this respect as the site lies within both the CAZ and an opportunity area.
30. The Core Strategy recognises that as arts, cultural and tourism activities have flourished in Southwark in the last decade, particularly in the strategic cultural areas, there has been an expansion of hotel development in recent years particularly within the Bankside and Borough areas. It states that while this growth helps to meet a need it is important that growth needs are balanced against the need to foster stable residential communities. Policy 10 of the Core Strategy therefore states that the council will allow the development of hotels within the town centres, the strategic

cultural areas, and places with good access to public transport services, providing that these do not harm the local character.

31. Saved policy 1.12 states that hotels and other visitor accommodation will be encouraged in areas with high public transport accessibility but that they will be resisted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.
32. As the site is located in the Central Activities Zone, a major town centre and an opportunity area and with good accessibility by public transport, it is considered to be suitable, in principle, for a replacement hotel development.
33. In addition, while the existing building on the site is not unattractive or completely without architectural merit it is not considered to be of sufficient quality or importance to the townscape to be considered an undesignated heritage asset. As a result, no objection is raised to its demolition, so long as any building proposed to replace it would be of sufficiently high quality and deliver a positive contribution to the street scene.

Environmental impact assessment

34. The proposal lies outside the scope of the Town and Country Planning (Environmental Impact Assessment Regulations) 2011 and as such there is no requirement for an EIA.

The impact of the development on the amenity of neighbouring properties

35. Saved policy 3.2 (Protection of amenity) seeks to ensure that new development does not compromise the amenities enjoyed by existing neighbours, for example, by protecting adequate daylight and sunlight, privacy, immediate outlook and a reasonable degree of peace and quiet.

Daylight and sunlight impacts

36. The properties that would potentially be most affected by the new hotel are the predominantly residential development at 2-16 Amelia Street to the east, the predominantly residential development at 22 Amelia Street (also known as 'The Printworks') to the west of the site, and to a lesser extent Chatelain House opposite the site on the south side of Amelia Street. The impact on these properties will be considered in turn.
37. The application has been accompanied by a technical daylight and sunlight report, prepared by Point 2 Surveyors, in line with the established industry guide from the Building Research Establishment (BRE): 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (Littlefair, P. 2nd Ed. 2011), hereafter referred to as 'the BRE guidelines'. This report was updated to reflect the revised scheme in which the rear half of the hotel has been reduced from 6-storeys to 4-storeys.
38. The BRE guidelines are a recognised mechanism within Southwark's Residential Design Standards SPD to establish the impact of development on daylight and sunlight. It should be noted however, that the BRE criteria provide guidance only, and that it is important to consider the local context of the area within which the site is located. In such situations the BRE guidelines need to be applied more flexibly and the guidelines state that, *"the advice given here is not mandatory and this document should not be seen as an instrument of planning policy...although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of many factors in site layout design."*

39. The submitted report analyses the impact of the proposed development on the levels of daylight and sunlight reaching existing properties in close proximity to the site. It does this via three methods of analysis:
- Vertical sky component (VSC) (with and without balconies where relevant)
 - Daylight distribution (also known as a no-sky line analysis)
 - Average Probable Sunlight Hours (APSH).

Vertical sky component

40. Vertical sky component (VSC) is a 'spot' measure of the skylight reaching the mid-point of a window from an overcast sky. It represents the amount of visible sky that can be seen from that reference point, from over and around an obstruction in front of the window. That area of visible sky is expressed as a percentage of an unobstructed hemisphere of sky, and, therefore, represents the amount of daylight available for that particular window. As it is a 'spot' measurement taken on the outside face of the window, its shortcoming is that it takes no account of the size or number of the windows serving a room, or the size and layout of the room itself.
41. For existing buildings, the Building Research Establishment (BRE) guideline is based on the loss of VSC at a point at the centre of a window, on the outer plane of the wall. The BRE guidelines state that if the VSC at the centre of a window is more than 27% (or if not, then it is more than 80% of its former value), then the diffuse daylighting of the existing building will not be adversely affected.
42. It should, nevertheless, be noted that the 27% VSC target value is derived from a low density suburban housing model. The independent daylight and sunlight review states that in an inner city urban environment, VSC values in excess of 20% should be considered as reasonably good, and that VSC in the mid-teens should be acceptable. However, where the VSC value falls below 10% (so as to be in single figures), the availability of direct light from the sky will be poor.

No-sky line

43. No-sky line (NSL) is a measure of the distribution of diffuse daylight within a room. The NSL simply follows the division between those parts of a room that can receive some direct skylight from those that cannot. If from a point in a room on the working plane (a plane 850mm above the floor) it is possible to see some sky then that point will lie inside the NSL contour. Conversely, if no sky is visible from that point then it would lie outside the contour.
44. Where large parts of the working plane lie beyond the NSL, the internal natural lighting conditions will be poor regardless of the VSC value, and where there is significant movement in the position of the NSL contour following a development, the impact on internal amenity can be significant.
45. When comparing the NSL for existing buildings against that proposed following development, the BRE guidelines state that if the NSL line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its former value, then this will be noticeable to the occupants, and more of the room will appear poorly lit.

Daylighting impact on 2-16 Amelia Street

46. All of the potentially affected habitable room windows (53 in the west elevation of the seven-storey block and 2 in the rear elevation of the four-storey front block) in this adjacent development were assessed using the VSC test and of these 55 windows

only 8 were found to fail. The failing windows serve five bedrooms and one kitchen/diner. The table below shows the results for these windows.

Family Mosaic scheme, 2-16 Amelia Street VSC reductions greater than 20%				
Floor	Flat	Rooms	Windows	% VSC reduction
1st	1	R8 (Kitchen/diner)	1. W8/701	42.86
		R11 (Bedroom)	2. W11/701	24.54
	3	R12 (Bedroom)	3. W12/701	29.89
			4. W13/701	33.12
		R13 (Bedroom)	5. W14/701	31.65
2nd	4	R12 (Bedroom)	6. W12/702	21.34
			7. W13/702	24.54
		R13 (Bedroom)	8. W14/702	22.53

47. However, the report rightly points out that these windows already experience a less than optimal amount of daylight due to the way in which this development has been designed, i.e., they are significantly 'blinkered' to the south by the rear elevation of the front 4-storey part of the same building. As such, their low future VSC scores (and the high proportion of the reduction relative to the existing VSC scores (shown in the last column in the table above) are largely attributable to this fact rather than to the impact of the proposed new hotel.
48. Further to the VSC analysis above, the NSL analysis of 2-16 Amelia Street indicates that only 6 rooms would experience a noticeable loss of daylight. Furthermore, five of these six rooms would be bedrooms, which the BRE guidelines advise are less important in terms of requiring daylight than a living room, dining room or a kitchen. The remaining room would be a kitchen/diner.
49. In summary, 49 of the 55 nearest habitable room windows in the adjacent development at 2-16 Amelia Street would not experience a noticeable change to their existing daylighting levels. This impact would therefore fall into the category of a 'minor adverse impact' and as such is considered to be acceptable with regard to saved policy 3.12 (Protection of amenity) of the Southwark Plan (2007). Finally, above all else it must be borne in mind that this is an assessment of a neighbouring development currently under construction and is not yet occupied.

Daylighting impact on 'The Printworks', 22 Amelia Street

50. All of the potentially affected habitable room windows, 132 in total, in the east and south elevations of this building were assessed using the VSC test and the NSL test. The table below shows the results for these windows.

'The Printworks', 22 Amelia Street VSC reductions greater than 20%					
Floor	Flat	Rooms	Windows	% VSC reduction	
				With balcony	Without balcony
1st	1 (2bed)	R1/11 (LKD)†	1. W3/11*	51.90	27.10
			2. W4/11	32.96	
		R2/11 (Bedroom)	3. W5/11	35.22	
	2 (2bed)	R3/11 (Bedroom)	4. W6/11	35.30	

		R4/11 (Bedroom)	5. W7/11	32.36		
		R5/11 (LKD)	6. W9/11*	51.80	27.17	
	3 (1bed)	R6/11 (LKD)	7. W10/11*	43.02	19.98	
		R7/11 (Bedroom)	8. W11/11*	53.15	23.59	
	4 (1bed)	R11/11 (Bedroom)	9. W17/11*	29.52	13.42	
2nd	5 (2bed)	R1/12 (LKD)†	10. W3/12*	50.28	24.56	
			11. W4/12	31.43		
	6 (2bed)	R2/12 (Bedroom)	12. W5/12	31.64		
			R3/12 (Bedroom)	13. W6/12	29.12	
			R4/12 (Bedroom)	14. W7/12	25.13	
	7 (1bed)	R5/12 (LKD)	15. W9/12*	43.38	21.68	
			R6/12 (LKD)	16. W10/12*	25.51	12.59
			R7/12 (Bedroom)	17. W11/12*	35.34	17.08
3rd	8 (2bed)	R1/13 (LKD)†	18. W3/13*	31.17	16.59	
			19. W4/13	21.04		
			R2/13 (Bedroom)	20. W5/13	22.47	
	9 (2bed)	R3/13 (Bedroom)	21. W6/13	21.48		
			R5/13 (LKD)	22. W9/13*	28.59	15.27
	10 (1bed)	R7/13 (Bedroom)	23. W11/13*	22.63	11.53	

*window recessed under a balcony

† room also benefits from an unobstructed window in the south elevation

51. The table above shows that 23 windows serving 10 different flats between the first and third floors within the south-west part of the 'The Printworks' would be noticeably affected in terms of the loss of daylight that they would experience. However, 12 out of the 23 windows are recessed under the balcony of the floor above and therefore the less-than-optimal daylight they currently experience actually originates from the design of the building itself as the balconies block out a significant portion of the sky dome to the windows directly below. The results of the 'without balcony' test in the last column therefore give a truer picture of the impact of the new hotel, i.e., discounting the self-imposed impact inherent in the design of 'The Printworks'.
52. Furthermore, when account is taken of the fact that the living/kitchen/dining rooms of the 2-bed flats occupying the south-west corner of the building (R1/11, R1/12 and R1/13) also benefit from an unobstructed window in the south elevation and that therefore these rooms would not experience a significant loss of daylight, only 9 bedroom windows and 2 living/kitchen/dining rooms serving 7 different flats would experience a noticeable reduction in the level of daylight they currently receive that would be solely attributable to the proposed development.
53. The NSL analysis of 'The Printworks' identifies 14 rooms which would experience a noticeable loss of daylight. 10 of these would be bedrooms and 4 would be living/kitchen/dining rooms. However, 4 of these 14 rooms would only marginally exceed the threshold above which the loss becomes noticeable, i.e., 20%.
54. However, another important factor to bear in mind is that the design and internal layout of 'The Printworks' is such that the vast majority of its habitable rooms are unusually deep (over 5 metres). This is unusual and is acknowledged by the BRE guidelines, as it states,

'If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable'

55. Therefore, as with the balconies which block out a certain amount of daylight to windows behind and directly under, the unusually deep layout of the habitable rooms within the flats also results in them receiving less direct daylight than they would otherwise. So it must be acknowledged that the design of 'The Printworks' results in lower than normal daylighting levels for its flats and this is a significant contributory factor to the proposed VSC and NSL scores that have been recorded.
56. In any event, in the context of 'The Printworks' building as a whole (a development of 164 flats), 7 flats experiencing a noticeable loss of daylight in some of their rooms amounts to only 4% of the total number of residential units and is considered to fall into the category of a 'minor adverse impact' and as such is considered to be acceptable with regard to saved policy 3.12 (Protection of amenity) of the Southwark Plan (2007).

Daylighting impact on proposed development at Chatelain House

57. The VSC results are very favourable as they indicate no noticeable impact on this proposed development lying directly opposite the site on the south side of Amelia Street. The NSL assessment indicates that only 6 habitable rooms out of a total of 52 would experience any noticeable reduction in daylight. Overall, it is considered that the proposal would have no significant impact on the amenity of future occupiers of this neighbouring development.

Overshadowing of neighbouring courtyards and gardens

58. An assessment has also been undertaken of the overshadowing impact of the new hotel on surrounding private courtyards and gardens at 'The Printworks' and the proposed development at 2-16 Amelia Street. The BRE guidelines suggest that for each garden or courtyard affected at least half of the space assessed should still be able to receive at least 2 hours of sunlight on March 21 with the proposed development in place. The results show that the large private (communal) courtyard areas for these adjacent developments would remain unaffected. The only other potentially affected areas are 3 ground-level private rear gardens on the west side of the nearest block in the 2-16 Amelia Street development. Only the nearest, most southerly of these gardens would fail the requirement for 2 hours of sunshine on 21 March and thus would be noticeably affected. However, this garden would still receive some sunshine during the summer months and again it must be noted that this flat is not yet occupied as construction of this development is ongoing.

Privacy

59. Adequate privacy for existing and future occupiers of adjacent flats would be maintained by the careful window design and use of obscure glazing for the hotel bedrooms. The main window panes facing directly west, north or east in each of these elevations would contain only opaque glass or have an opaque treatment applied to it so as to prevent any overlooking of neighbouring residential properties. However, the hotel bedrooms would still be afforded a very modest outlook in a northerly direction through a narrow side return window pane which would be clear-glazed. Therefore officers are satisfied that the existing residents of The Printworks to the west and the future residents of the Family Mosaic development at 2-16 Amelia Street to the east would have their privacy adequately protected despite the relative closeness of the proposed new hotel to both.

Enclosure

60. The predominantly seven-storey high rear block in the 2-16 Amelia Street scheme adjoins the smaller and lower four-storey part that fronts onto Amelia Street, and is aligned at right-angles to it. It is set in from the shared boundary with the application

site by seven metres. It contains habitable room windows in its west elevation. Closest to the application site, the lowest residential units are at first-floor level (below which is an undercroft area providing access within the site), whereas further to the north along the block there are also residential units at ground-floor level. The rear (north) facing elevation of the lower four-storey street-facing block also contains habitable room windows between its first and third (top) floors.

61. With the reduction in height of the rear half of the hotel from six to four storeys (from 18m to 12.5m approximately), future occupiers of the nearest flats in 2-16 Amelia Street (which are at first-floor level), would view the rear part of the hotel (the part closest to them) as being only 2 storeys above them. Indeed, its four storey would be only 2.2m higher than the rear part of the existing hotel on the site (which is 10.3m high to the roof ridge).
62. The four-storey rear part of the hotel would therefore be approximately 6m higher than these lowest flats at the first-floor, the height differential would be approximately equivalent to 6m while a 7m gap would remain between them. With the height differential being less than the separation distance between the two it is considered that the hotel would not create an overbearing sense of enclosure around the 2-16 Amelia Street development to the east. It should also be noted that all of the nearest flats within this adjacent development are dual aspect with another outlook either to the west toward the larger private (communal courtyard and garden) or to the south over Amelia Street.
63. Although, as noted above, there are also flats at ground level in the seven-storey block adjacent to the application site, these would only have an oblique relationship with the rear part of the hotel as they are located further to the north beyond its rear elevation. Therefore, it is also considered that the occupiers of these flats would likewise not experience any significant enclosure of their properties by the new hotel and hence that their amenity would be adequately protected.
64. In summary, it is considered that the reduced height, bulk and mass of the revised proposal before Members would not result in any significantly harmful amenity impacts to existing or future occupiers of nearby dwellings and thus would comply with saved policy 3.2 of the Southwark Plan (2007).

Enclosure impact on 'The Printworks'

65. The separation distance between the opposing elevations of the proposed hotel (west) and The Printworks (east) is approximately 12m (5m greater than the separation between the proposed hotel and 2-16 Amelia Street on the east side of the site), therefore officers are satisfied that the proposal, being 18m high at the front and 12.5m high at the rear, would not create an overbearing sense of enclosure around the nearest flats within this building.

The design of the development and its impact on the character and appearance of the local area.

66. The site is located on Amelia Street adjacent to the recently completed Printworks site to the east and the redeveloped police mortuary at the junction of Amelia Street and Walworth Road to the east. These two developments range in height from 4 storeys in height at Walworth Road (adjacent to The Tankard public house) to 9 storeys in height immediately adjacent to the elevated railway line to the west.
67. The existing building is a charming but unremarkable building constructed around the 1930s. It currently houses the Eurotraveller Hotel in what was formerly The Queen's Head public house. The pub building has been heavily altered with new windows, a

mansard extension and other extensions. Whilst there are still some remnants of its architectural detailing, these have been largely lost or subsumed into the more recent refurbishments. Its demolition is not resisted for an appropriate, high quality development.

Height, Scale, Massing and Arrangement

68. The proposal is arranged in the form of a T-shaped building which fronts onto Amelia Street and extends to the rear of the site parallel to the recently completed Printworks building. The arrangement is logical and appropriate. The arrangement seeks to maximise the depth of the site and to minimise its impact on neighbouring properties.
69. The height and massing is set at 5-storeys high on Amelia Street, just one storey taller than the neighbouring development at 2-16 Amelia Street and then steps up to 6-storeys at the front half, before coming down to 4-storeys at the rear half. In this way the proposal seeks to mediate between the scale and height of the neighbouring developments. The linear arrangement of the hotel wing which extends to the rear of the site seeks to echo the linear form of 'The Printworks' building to the west. The proposed height and massing is considered appropriate in this context.

Detailed design

70. The proposal is designed as a brick-clad mid-height development in a crisp modern design. The repeated internal arrangement of rooms is reflected in the repeated pattern of fenestration, made more interesting by a decorative pattern of inverted arches arranged between windows. The hotel is proposed to be clad in a brown brick (Liverpool Brick from Hagemeister – laid in a traditional stretcher bond) which exhibits subtle variations in tone and texture throughout and which, aside from the proud inverted arch patterning, should add a richness and interest to the elevations.
71. The reinforced concrete floor-ceiling slabs are clearly expressed in the design of the building and this expression together with the contrast in colour between the darker brown brick and their lighter grey colour work to break up the massing of the building. The combination of the repeated pattern of inverted arches between recessed window openings on each floor and the expressed floor-ceiling slabs between the floors sets up a pleasing interplay of vertical and horizontal rhythms which breaks up the massing of the building while conveying a sense of strength and order, which is welcome.
72. Careful consideration has also been given toward the relationship of the new hotel with the street. The entrance to the hotel would be set back from Amelia Street (the public footpath) by 2.5m and would also be set in from the site's western boundary by approximately 1.5m, to a point approximately 5m back from the footpath. This would therefore create a semi public/private ante-space in front of the hotel (covered over by the floor above) which represents a welcome addition to the public realm along the street. As shown on the plans this also allows for guest/visitor cycle parking spaces to be provided in a very visible and accessible location at the front of the hotel (which would also be covered to a degree by the projecting floor slab above) and several planters are also proposed within the space which would potentially enhance the appearance of the hotel entrance.
73. Overall, the design of the hotel is deemed to be a well-considered piece of architecture that would enhance the character and appearance of Amelia Street and be of the quality expected and hoped for when the site was identified within the detailed regeneration framework in the Elephant and Castle OAPF/SPD.

Transport impacts

Servicing

74. No significant uplift in vehicular movements is anticipated as a consequence of the number of guest bedrooms on the site increasing from 31 to 53.

Car parking

75. The site benefits from a public transport accessibility level of 6a (Excellent), is located in a controlled parking zone and the proposed development is presented as a 'car-free' scheme. The standard condition withdrawing eligibility to apply for on-street parking permits is recommended.

Cycle parking

76. Indicatively, seven staff parking spaces are shown within in a secure room at basement level and four visitor parking spaces are shown within the covered ante-space at the front of the hotel. The seven staff parking spaces would be accessed via the service lift which lies adjacent to the cycle store room and this would allow for reasonably convenient access/egress to and from Amelia Street via the ground-level refuse and service bay.
77. The street-level visitor cycle spaces are also considered acceptable. In this location they would be readily visible and accessible and would be largely protected by the elements by the over-sailing floor/ceiling slab of the first-floor above. Also their location near the entrance to the hotel is likely to afford them a degree of added security due to the activity and natural surveillance (as well as quite possibly being within the view of a private CCTV camera).
78. To maximize capacity, accessibility and convenience the use of a dual-stacking system is advised for the staff cycle parking facilities, while 'Sheffield' stands are recommended for the visitors parking spaces and this has been advised with an informative.

Flood risk

79. A flood risk assessment was submitted with the application. No objections are raised by either the flood and drainage team or the Environment Agency but both note that the provision of sleeping accommodation at basement level is contrary to the recommendations of the borough-wide Strategic Flood Risk Assessment. However, given that what is proposed is temporary hotel accommodation rather than housing it is considered that this arrangement would be acceptable subject to the subsequent submission and approval of an acceptable flood response plan. this requirement is detailed within the draft planning conditions set out in the officer recommendation.

Planning obligations (S.106 undertaking or agreement)

80. Although the scheme is a 'Major' development in that it would create a new hotel with approximately 1580sqm of floorspace, the net increase in non-residential (hotel) floorspace on the site would only be 850sqm, which is less than the 1000sqm (net increase) threshold at which financial contributions are required to mitigate site-specific impacts.
81. Other than this, the Local Highways Authority have identified the need for a S.278 Highways agreement to secure suitable protection and improvements to the part of the

public highway which adjoins the application site boundary. As this is the only required planning obligation it can be secured via a negatively-worded 'Grampian' condition rather than by way of a full S.106 legal agreement. This condition is set out within the draft planning conditions set out in the officer recommendation.

Sustainable development implications

82. The scheme falls into the 'Major' development category in that it would create a new hotel with approximately 1580sqm of floorspace. However, the net increase in non-residential (hotel) floorspace on the site would only amount to 850sqm, which is less than the 1000sqm (net increase) threshold at which a contribution to the Carbon Off-set 'Green' fund is required, as set out in the adopted Planning Obligations and CIL SPD (2015). Therefore, although the submitted Energy Statement identifies that the development would fall slightly short in meeting the 35% carbon dioxide emissions reduction target set out in policy 5.2 (Minimising carbon dioxide emissions) of the London Plan (2016) (it would achieve 32.9%) no shortfall off-setting financial contribution can be required of this development.
83. It would, however, be required to achieve a BREEAM 'Excellent' score which is a measure of sustainability in the design and construction for commercial developments. Indeed the application has been accompanied by an independent report which has undertaken an initial assessment of the development's ability to meet the required BREEAM 'Excellent' score. This has identified that the development should achieve a score of at least 71% and which could possibly rise as high as 79%. The threshold for achieving BREEAM excellent is 70% therefore the development should achieve this.

Other matters – Mayoral and Southwark Community Infrastructure Levies (CIL)

84. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL as a material 'local financial consideration' in planning decisions. The requirement for Mayoral CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
85. The application is liable for both the Mayoral CIL and the Southwark CIL because it constitutes a chargeable development under the CIL Regulations 2010 (as amended). The following are the estimated amounts due:

MCIL chargeable area = $Gr - Kr - (Gr \times E/G) = 1560 - 0 - (1560 \times 730/1560) = 830 \text{ sqm}$
 MCIL in 2017 = $830\text{sqm} \times \text{£}35 \times 286/223 = \text{£}37,257$

SCIL Hotel Chargeable Area = $Gr - Kr - (Gr \times E/G) = 1560 - 0 - (1560 \times 730/1560) = 830 \text{ sqm}$

SCIL (Hotel & ancillary Retail Zone 2) = $830\text{sqm} \times \text{£}125 \times 286/259 = \text{£}114,566$

Conclusion on planning issues

86. The principle of the use on the site is already established through the long-standing presence of the existing hotel on the site. Officers are satisfied that the revised scheme would strike an appropriate balance between the efficient use of the land and the need to protect the amenity of neighbouring residential occupiers. The design of the building is well-considered and would be an interesting and well-detailed piece of contextual design that would sit comfortably in its immediate surroundings. The height and massing of its frontage would be compatible with the prevailing heights of buildings

along Amelia Street that have been established as a result of recent planning permissions, most notably at 2-16 Amelia Street and at Chatelain House along the south side of Amelia Street opposite the application site and therefore would not appear over-dominant in the streetscene. No significant additional transport impacts are envisaged as a result on the modest intensification of the use on the site. For these reasons it is recommended that planning permission be granted.

Community impact statement

87. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process. The impact on local people is set out above. There are no issues relevant to particular communities/groups likely to be affected by the proposal, and, There are no likely adverse or less good implications for any particular communities/groups.

Consultations

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

Consultation replies

89. A summary of the consultation responses received are set out in Appendix 2.

Human rights implications

90. 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.
91. This application has the legitimate aim of seeking planning permission for a new hotel development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1166-B Application file: 16/AP/3623 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 4877 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Pre-application advice 15/EQ/0069
Appendix 5	Pre-application advice 15/EQ/0341

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Ciaran Regan, Senior Planning Officer	
Version	Final	
Dated	7 March 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		8 March 2017

APPENDIX 1**Consultation undertaken****Site notice date:** 13/09/2016**Press notice date:** 15/09/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 13/09/2016**Internal services consulted:**

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

Flood and Drainage Team

Highway Development Management

Waste Management

Statutory and non-statutory organisations consulted:

Environment Agency

Thames Water - Development Planning

Neighbour and local groups consulted:

Flat 605 22 Amelia Street SE17 3BZ
 Flat 604 22 Amelia Street SE17 3BZ
 Flat 606 22 Amelia Street SE17 3BZ
 Flat 608 22 Amelia Street SE17 3BZ
 Flat 607 22 Amelia Street SE17 3BZ
 Flat 522 22 Amelia Street SE17 3BZ
 Flat 521 22 Amelia Street SE17 3BZ
 Flat 601 22 Amelia Street SE17 3BZ
 Flat 603 22 Amelia Street SE17 3BZ
 Flat 602 22 Amelia Street SE17 3BZ
 Flat 609 22 Amelia Street SE17 3BZ
 Flat 616 22 Amelia Street SE17 3BZ
 Flat 615 22 Amelia Street SE17 3BZ
 Flat 617 22 Amelia Street SE17 3BZ
 Flat 619 22 Amelia Street SE17 3BZ
 Flat 618 22 Amelia Street SE17 3BZ
 Flat 611 22 Amelia Street SE17 3BZ
 Flat 610 22 Amelia Street SE17 3BZ
 Flat 612 22 Amelia Street SE17 3BZ
 Flat 614 22 Amelia Street SE17 3BZ
 Flat 613 22 Amelia Street SE17 3BZ
 Flat 520 22 Amelia Street SE17 3BZ
 Flat 505 22 Amelia Street SE17 3BZ
 Flat 504 22 Amelia Street SE17 3BZ
 Flat 506 22 Amelia Street SE17 3BZ
 Flat 508 22 Amelia Street SE17 3BZ
 Flat 507 22 Amelia Street SE17 3BZ
 Flat 422 22 Amelia Street SE17 3BY
 Flat 421 22 Amelia Street SE17 3BY
 Flat 501 22 Amelia Street SE17 3BZ
 Flat 503 22 Amelia Street SE17 3BZ
 Flat 502 22 Amelia Street SE17 3BZ
 Flat 509 22 Amelia Street SE17 3BZ
 Flat 516 22 Amelia Street SE17 3BZ
 Flat 515 22 Amelia Street SE17 3BZ
 Flat 514 22 Amelia Street SE17 3BZ
 Flat 519 22 Amelia Street SE17 3BZ

Flat 204 22 Amelia Street SE17 3BY
 Flat 206 22 Amelia Street SE17 3BY
 Flat 208 22 Amelia Street SE17 3BY
 Flat 207 22 Amelia Street SE17 3BY
 Flat 122 22 Amelia Street SE17 3BY
 Flat 121 22 Amelia Street SE17 3BY
 Flat 201 22 Amelia Street SE17 3BY
 Flat 203 22 Amelia Street SE17 3BY
 Flat 202 22 Amelia Street SE17 3BY
 Flat 209 22 Amelia Street SE17 3BY
 Flat 216 22 Amelia Street SE17 3BY
 Flat 215 22 Amelia Street SE17 3BY
 Flat 217 22 Amelia Street SE17 3BY
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 Flat 218 22 Amelia Street SE17 3BY
 Flat 211 22 Amelia Street SE17 3BY
 Flat 210 22 Amelia Street SE17 3BY
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 Flat 214 22 Amelia Street SE17 3BY
 Flat 213 22 Amelia Street SE17 3BY
 Flat 120 22 Amelia Street SE17 3BY
 Flat 105 22 Amelia Street SE17 3BY
 Flat 104 22 Amelia Street SE17 3BY
 Flat 106 22 Amelia Street SE17 3BY
 Flat 108 22 Amelia Street SE17 3BY
 Flat 107 22 Amelia Street SE17 3BY
 Unit A And B 22 Amelia Street SE17 3BZ
 Flat 101 22 Amelia Street SE17 3BY
 Flat 103 22 Amelia Street SE17 3BY
 Flat 102 22 Amelia Street SE17 3BY
 Flat 109 22 Amelia Street SE17 3BY
 Flat 116 22 Amelia Street SE17 3BY
 Flat 115 22 Amelia Street SE17 3BY
 Flat 117 22 Amelia Street SE17 3BY
 Flat 119 22 Amelia Street SE17 3BY
 Flat 118 22 Amelia Street SE17 3BY
 Flat 111 22 Amelia Street SE17 3BY

Flat 518 22 Amelia Street SE17 3BZ
 Flat 511 22 Amelia Street SE17 3BZ
 Flat 510 22 Amelia Street SE17 3BZ
 Flat 512 22 Amelia Street SE17 3BZ
 Flat 517 22 Amelia Street SE17 3BZ
 Flat 513 22 Amelia Street SE17 3BZ
 Flat 620 22 Amelia Street SE17 3BZ
 Flat 811 22 Amelia Street SE17 3BZ
 Flat 810 22 Amelia Street SE17 3BZ
 Flat 812 22 Amelia Street SE17 3BZ
 Flat 814 22 Amelia Street SE17 3BZ
 Flat 813 22 Amelia Street SE17 3BZ
 Flat 806 22 Amelia Street SE17 3BZ
 Flat 805 22 Amelia Street SE17 3BZ
 Flat 807 22 Amelia Street SE17 3BZ
 Flat 809 22 Amelia Street SE17 3BZ
 Flat 808 22 Amelia Street SE17 3BZ
 Flat 815 22 Amelia Street SE17 3BZ
 Concierge Office 22 Amelia Street SE17 3PY
 Right Hand Unit First Floor SE17 3PY
 1 Amelia Street London SE17 3PY
 9a Amelia Street London SE17 3PY
 18 Amelia Street London SE17 3PY
 Ground Floor 3 Amelia Street SE17 3PY
 Flat 816 22 Amelia Street SE17 3BZ
 First Floor 3-9 Amelia Street SE17 3PY
 Middle Unit First Floor SE17 3PY
 5-9 Amelia Street London SE17 3PY
 Flat 804 22 Amelia Street SE17 3BZ
 Flat 705 22 Amelia Street SE17 3BZ
 Flat 704 22 Amelia Street SE17 3BZ
 Flat 706 22 Amelia Street SE17 3BZ
 Flat 708 22 Amelia Street SE17 3BZ
 Flat 707 22 Amelia Street SE17 3BZ
 Flat 622 22 Amelia Street SE17 3BZ
 Flat 621 22 Amelia Street SE17 3BZ
 Flat 701 22 Amelia Street SE17 3BZ
 Flat 703 22 Amelia Street SE17 3BZ
 Flat 702 22 Amelia Street SE17 3BZ
 Flat 709 22 Amelia Street SE17 3BZ
 Flat 716 22 Amelia Street SE17 3BZ
 Flat 715 22 Amelia Street SE17 3BZ
 Flat 801 22 Amelia Street SE17 3BZ
 Flat 803 22 Amelia Street SE17 3BZ
 Flat 802 22 Amelia Street SE17 3BZ
 Flat 711 22 Amelia Street SE17 3BZ
 Flat 710 22 Amelia Street SE17 3BZ
 Flat 712 22 Amelia Street SE17 3BZ
 Flat 714 22 Amelia Street SE17 3BZ
 Flat 713 22 Amelia Street SE17 3BZ
 Flat 420 22 Amelia Street SE17 3BY
 Flat 205 22 Amelia Street SE17 3BY

Flat 110 22 Amelia Street SE17 3BY
 Flat 112 22 Amelia Street SE17 3BY
 Flat 114 22 Amelia Street SE17 3BY
 Flat 113 22 Amelia Street SE17 3BY
 Flat 220 22 Amelia Street SE17 3BY
 Flat 405 22 Amelia Street SE17 3BY
 Flat 404 22 Amelia Street SE17 3BY
 Flat 406 22 Amelia Street SE17 3BY
 Flat 408 22 Amelia Street SE17 3BY
 Flat 407 22 Amelia Street SE17 3BY
 Flat 322 22 Amelia Street SE17 3BY
 Flat 321 22 Amelia Street SE17 3BY
 Flat 401 22 Amelia Street SE17 3BY
 Flat 403 22 Amelia Street SE17 3BY
 Flat 402 22 Amelia Street SE17 3BY
 Flat 409 22 Amelia Street SE17 3BY
 Flat 416 22 Amelia Street SE17 3BY
 Flat 415 22 Amelia Street SE17 3BY
 Flat 417 22 Amelia Street SE17 3BY
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 Flat 418 22 Amelia Street SE17 3BY
 Flat 411 22 Amelia Street SE17 3BY
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 Flat 414 22 Amelia Street SE17 3BY
 Flat 413 22 Amelia Street SE17 3BY
 Flat 320 22 Amelia Street SE17 3BY
 Flat 305 22 Amelia Street SE17 3BY
 Flat 304 22 Amelia Street SE17 3BY
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 Flat 308 22 Amelia Street SE17 3BY
 Flat 307 22 Amelia Street SE17 3BY
 Flat 222 22 Amelia Street SE17 3BY
 Flat 221 22 Amelia Street SE17 3BY
 Flat 301 22 Amelia Street SE17 3BY
 Flat 303 22 Amelia Street SE17 3BY
 Flat 302 22 Amelia Street SE17 3BY
 Flat 309 22 Amelia Street SE17 3BY
 Flat 316 22 Amelia Street SE17 3BY
 Flat 315 22 Amelia Street SE17 3BY
 Flat 317 22 Amelia Street SE17 3BY
 Flat 319 22 Amelia Street SE17 3BY
 Flat 318 22 Amelia Street SE17 3BY
 Flat 311 22 Amelia Street SE17 3BY
 Flat 310 22 Amelia Street SE17 3BY
 Flat 312 22 Amelia Street SE17 3BY
 Flat 314 22 Amelia Street SE17 3BY
 Flat 313 22 Amelia Street SE17 3BY
 22 Amelia Street SE173BY
 216 Printworks London SE17 3BY
 22 Amelia Street London SE17 3BY
 C/O 113 The Timberyard Drysdale Street N1 6ND

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

Environment Agency
Thames Water - Development Planning

Neighbours and local groups

C/O 113 The Timberyard Drysdale Street N1 6ND
Flat 118 22 Amelia Street SE17 3BY
Flat 118 22 Amelia Street SE17 3BY
Flat 122 22 Amelia Street SE17 3BY
Flat 206 22 Amelia Street SE17 3BY
Flat 402 22 Amelia Street SE17 3BY
Flat 408 22 Amelia Street SE17 3BY
Flat 517 22 Amelia Street SE17 3BZ
Flat 705 22 Amelia Street SE17 3BZ
216 Printworks London SE17 3BY
22 Amelia Street London SE17 3BY
22 Amelia Street SE173BY

RECOMMENDATION

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

Applicant	Mr Tom Payne Bilfinger GVA	Reg. Number	16/AP/3623
Application Type	Full Planning Application	Case Number	TP/1166-B
Recommendation	Grant with 'Grampian' Condition		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing 3-storey hotel and erection of a new part 6, part 4 storey hotel (53 bedrooms) with a basement floor and an ancillary retail unit at ground-floor (Use Class C1).

At: 18 AMELIA STREET, LONDON SE17 3PY

**In accordance with application received on 06/09/2016 08:01:40
and revisions/amendments received on 03/01/2017**

and Applicant's Drawing Nos.

Site Location Plan:
287/LP/0.01 REV. OR

Existing Plans:

102 REV. P1, 103 REV. P1, 104 REV. P1, 105 REV. P1, 109 REV. P1, 110 REV. P1, BA22050516_01, BA22050516_02_REV_A

Proposed Plans:

287/PA/1.001 REV. E, 287/PA/1.00 REV. E, 287/PA/1.01 REV. E, 287/PA/1.02 REV. E, 287/PA/1.03 REV. E, 287/PA/1.04 REV. E, 287/PA/1.05 REV. E, 287/PA/1.06 REV. C, 287/LP/2.01 REV. OR, 287/PA/3.00 REV. OR, 287/PA/3.01 REV. A, 287/PA/3.02 REV. B, 287/PA/3.03 REV. B, 287/PA/3.04 REV. B

Other Documents:

Planning Statement September 2016
Flood Risk Assessment 9374/TW/001/01 July 2016
Ground Contamination Report 0961-P1E-1 August 2016
Daylight, Sunlight and Overshadowing Report December 2016 P322
Heritage Appraisal August 2016
Design and Access Statement (Design Report) July 2016
Accessibility Management Plan December 2016
Hotel Management Plan September 2016
Transport Statement August 2016
Framework Delivery and Servicing Plan August 2016
Energy Statement ES/AS/201608-BC August 2016
BREEAM Pre-assessment Report AS/20160714-[JD] 14/07/2016

Subject to the following nineteen 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:

287/PA/1.001 REV. E
 287/PA/1.00 REV. E
 287/PA/1.01 REV. E
 287/PA/1.02 REV. E
 287/PA/1.03 REV. E
 287/PA/1.04 REV. E
 287/PA/1.05 REV. E
 287/PA/1.06 REV. C
 287/LP/2.01 REV. OR
 287/PA/3.00 REV. OR
 287/PA/3.01 REV. A
 287/PA/3.02 REV. B
 287/PA/3.03 REV. B
 287/PA/3.04 REV. B

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

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

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition is in two parts. Partial discharge will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans. Full discharge will be granted once the green/brown roof(s) are completed in full in accordance to the agreed plans. The developer should contact the Local Planning Authority once completed so we can inspect the roof and record the habitat created.

Reason:

To ensure that 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), policies 5.1 (Climate change mitigation), 5.3 (Sustainable design and construction), 5.10 (Urban greening), 5.11 (Green roofs and development site environs), 5.13 (Sustainable Drainage) and 7.19 (Biodiversity and access to nature) of the London Plan (2016), strategic policies 11 (Open spaces and wildlife), 12 (Design and conservation) and 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity), 3.12 (Quality in Design), 3.13 (Urban design) and 3.28 (Biodiversity) of the Southwark Unitary Development Plan (2007).

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

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The

approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

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

Reason

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

- 5 Prior to the commencement of any development above grade (excluding demolition), the developer shall enter into an agreement, under Section 278 of the Highways Act, with the Local Highways Authority to carry out the highways works surrounding the site, on Amelia Street. The development shall not be carried out otherwise than in accordance with this S.278 agreement, and such works shall be completed within 3 months of first occupation of the development.

Reason:

To ensure that the proposal will not compromise highway safety in accordance with saved policy 5.2 (Transport impacts) of the Southwark Unitary Development Plan (2007) and to ensure that the works are carried out with the agreement of, and to the relevant standards of, the Local Highways Authority.

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

Reason:

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

- 7 No above grade works shall commence until details of a surface water drainage scheme, that achieves a reduction in surface water run-off to greenfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP), has been submitted to and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (SFRA), and the London Plan (2016). The SuDS hierarchy within the London Plan (2016) should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

Reason:

To minimise the potential for the site to contribute to surface water flooding in accordance with the National Planning Policy Framework (2012), policy 5.13 (Sustainable drainage) of the London Plan (2016), policy 13 (High environmental standards) of the Southwark Core Strategy (2011), saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007) and guidance in the Council's Sustainable Design and Construction SPD (2009).

- 8 Prior to the commencement of any above grade work hereby authorised and notwithstanding the details shown on

approved plans ref. 287/PA/1.001 REV. E and 287/PA/1.00 REV. E, detailed drawings (1:20) showing the amount, location, layout as well as the actual physical means of securing individual cycles, of all internal and external cycle parking and storage facilities within the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking/storage 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:

In order to ensure that satisfactory safe and secure cycle parking facilities are provided and retained in order to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2012), strategic policy 2 (Sustainable transport) of the Southwark Core Strategy (2011) and saved policy 5.3 (Walking and cycling) of the Southwark Unitary Development Plan (2007).

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

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

Reason:

To ensure compliance with the National Planning Policy Framework (2012), strategic policy 2 (Sustainable transport) of the Southwark Core Strategy (2011) and saved policy 5.2 (Transport Impacts) of the Southwark Unitary Development Plan (2007).

- 10 Before the first use/occupation of the hotel development hereby permitted, the refuse storage arrangements shown on approved drawing ref. 287/PA/1.00 REV. E shall be provided 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 Southwark Core Strategy (2011) and saved policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of the Southwark Unitary Development Plan (2007).

- 11 Prior to the commencement of the occupation of the site, a Flood Response Plan shall be submitted to, and agreed in writing with, the Local Planning Authority (in consultation with the Environment Agency). This response plan, including information regarding the availability of the Environment Agency's flood warning service, 'FloodLine', shall be made available to future occupiers of the building by means of a fixed notice within an appropriate public area of the building.

Reason:

To minimise the risk to occupants of the building in the event of flooding, in accordance with the National Planning Policy Framework (2012), policy 5.12 (Flood Risk Management) of the London Plan (2016), strategic policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011), saved policy 3.9 (Water) of the Southwark Unitary Development Plan (2007) and guidance in the Sustainable Design and Construction SPD (2009).

- 12 Prior to the first occupation of the development hereby permitted the following energy saving features, as set out in the Energy Statement by NRG Consulting Ltd. dated August 2016 which accompanied the application, shall be installed and thereafter retained for the lifetime of the development.

Roof-mounted Photo-Voltaic panels

A gas-powered Combined Heat and Power (CHP) plant

Reason:

To ensure that the development provides the environmental sustainability features that were specified in the energy strategy for the application so as to deliver compliance with section 10 of the National Planning Policy Framework (2012), policies 5.2 (Minimising Carbon Dioxide Emissions) and 5.3 (Sustainable design and construction) of the London Plan (2016), strategic policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.4 (Energy efficiency) of the Southwark Unitary Development 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.

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

Reason

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

- 14 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity) and 4.2 (Quality of residential accommodation) of the Southwark Unitary Development Plan (2007).

- 15 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 12 (Design and conservation) and 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 16 The obscure-glazing in the west, north and east elevations of the hotel development hereby permitted, shown on approved drawings ref. 287/PA/3.02 REV. B, 287/PA/3.03 REV. B, 287/PA/3.04 REV. B respectively, shall not be replaced or repaired otherwise than with similar obscure glazing.

Reason:

In order to protect the privacy and amenity of the existing and future occupiers of neighbouring residential developments adjacent to the site in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 7.6 (Architecture) of the London Plan (2016), policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 17 No roof plant, equipment or other structures, other than those shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the building as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosure of the building hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.2 (Protection of amenity), 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

- 18 The roof areas of the hotel development hereby permitted shall not be used other than as a means of escape or to facilitate necessary maintenance and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason:

In order to protect the privacy and amenity of the existing and future occupiers of neighbouring residential developments adjacent to the site from overlooking from recreational use of the roof areas in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policy 7.6 (Architecture) of the London Plan (2016), policy 13 (High Environmental Standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

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

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with the National Planning Policy Framework (2012), policies 7.4 (Local Character) and 7.6 (Architecture) of the London Plan (2016), strategic policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policies 3.12 (Quality in Design) and 3.13 (Urban Design) of the Southwark Unitary Development Plan (2007).

Statement of positive and proactive action in dealing with the application

To assist applicants the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and which offers a pre planning application advice service.

Initially the scheme did not comply with guidance and no pre-application discussions were entered into. However, the local planning authority's suggested improvements were adopted by the applicant.

Informative

There is potential land contamination on the site, this should be taken into consideration when preparing the required drainage strategy for the development.



Chief executive's department
 Planning division
 Development management (5th floor - hub 2)
 PO Box 64529
 LONDON SE1P 5LX

Mr A Harrison



Your Ref:
Our Ref: 15/EQ/0069
Contact: David Cliff
Telephone: 020 7525 4351
E-Mail: planning.applications@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

Date: 17/08/2015

Dear Mr Harrison

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

At: 18 AMELIA STREET, LONDON, SE17 3PY

Proposal: Demolition of existing building and the construction of a 8 storey hotel building.

I am writing further to your pre-application scheme submitted on 21st July 2015 and subsequent meeting with officers on 10th August 2015. This follows the consideration of earlier scheme and subsequent meeting on 1st May 2015.

Summary of Key Issues

- In general land use terms, the replacement of the existing building with a new building comprising a hotel development is acceptable in principle.
- Notwithstanding this acceptability in principle and the redevelopment opportunity arising, a successful scheme needs to respect the constraints and location of the site. The current proposal is considered to represent an overdevelopment of the site with significant harm resulting.
- The proposed building is concluded to be of an excessive bulk, scale and massing and would not provide for an appropriate design to the detriment of the character and amenities of the area.
- Given the excessive scale, massing and depth of the proposed building, coupled with the close proximity to adjacent residential windows (including those in the permitted building to the east), the proposal would result in an unreasonable loss of light and be overbearing and oppressive in appearance to the significant detriment of the living conditions of the neighbouring properties.
- A more suitable development scheme would be five storeys at the front of the site (with recessed top storey) with a further reduced scale at the rear to preserve residential living conditions.
- Further information is required to demonstrate that no adverse highways impacts would result including from servicing, deliveries and taxi movements.

Site Description

The site, measuring 0.03 hectares, contains an existing three storey building in use as a hotel with ground floor restaurant. It is located on the north side of Amelia Street.

To the west of the site, and immediately adjacent to the railway viaduct, there is an existing mixed

use nine storey building containing residential properties facing the proposal site. Planning permission has recently been granted for a mixed use scheme to the east of the site containing 3/4/5/7 storey buildings including 55 residential units (4 storeys fronting Amelia Street adjacent to the current proposal site). A current application is being considered for a development on the opposite side of Amelia Street comprising 54 residential units in a building of between 4 and 6 storeys.

The site is located within the Elephant and Castle Town Centre, the Central Activities Zone and the Elephant and Castle Opportunity Area.

It is also included within the *Rail Corridor* Character Area as defined in the Elephant and Castle SPD and forms part of one of the identified potential development sites (26), the eastern part of which is already subject to the planning permission noted above.

Evidence based studies are currently being prepared in support of a potential new Walworth Road Conservation Area. Although this site is not included in the boundary as currently drafted, a development proposal would be likely to impact upon on the setting of the new conservation area, were it to be adopted.

Proposed Development

The proposal seeks to demolition the existing building and the erection of a new eight storey hotel building, plus basement, containing 72 bedrooms with reception and ancillary facilities at ground floor level.

Land Use Issues

Located in the town centre and Central Activities Zone, with good accessibility by public transport, the site is considered to be suitable, in principle, for a replacement hotel development.

The existing building on the site is not unattractive or completely without architectural merit. It is however not considered to be of sufficient quality or importance to the townscape to be considered an undesignated heritage asset. As a result, no objection is raised to its demolition, so long as any building proposed to replace it would be of sufficiently high quality and contribute well to the evolving street scene.

It is important that the development satisfies other material planning issues including that it respects local character and protects the amenity of neighbouring properties. A successful redevelopment has the potential to result in enhancements to the street scene and contribute to the overall regeneration of the Elephant and Castle Opportunity Area.

Design and Appearance

Saved Policy 3.11 of the Southwark Plan requires that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things they protect the amenity of neighbouring occupiers or users and positively respond to the local context and complying with all policies relating to design. The policy goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. Saved policy 3.12 requires high quality urban design and saved policy 3.13 states that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

The proposals under consideration would replace the existing two storey hotel building with a new eight storey hotel development. Whilst it is acknowledged that this site has development potential and could be used more efficiently than the existing building, the proposals currently under consideration are considered to be an unjustified over development of the site. As discussed in more detail below, the height, scale and massing proposed is excessive and would fail to positively

respond to the local context. Officers also have concerns about the potentially harmful impact of a proposal of this scale on the amenity of future occupiers of the immediately adjacent, recently approved scheme. Whilst overlooking could be designed out, the scale of the scheme would appear overbearing and uncomfortable.

The height, scale and massing proposed is not considered acceptable. Whilst it is acknowledged that it has been reduced from nine to eight storeys since the initial pre application meeting, it has not been reduced to a scale that Officers could support. It is considered that the four storey part of the development recently approved at the neighbouring site sets an appropriate height for development on this site that should be responded to. Officers have clearly stated at both pre application meetings held in relation to this scheme, that a scheme that continues this four storey datum, with a sensitively designed, set back upper storey in addition, would represent the upper limit of what is acceptable here. At this height, it is considered that the scheme would respond more appropriately to the existing urban development patterns and townscape. Particularly, the secondary nature of Amelia Street, as tertiary to Walworth Road. It would also respond more appropriately to the carefully negotiated nature of the neighbouring scheme, whilst providing a subtle sense of mediation to the larger scale of the Printworks building. It is not considered that the Printworks should be seen as setting a precedent for height along this street, as this has been designed according to its very unique setting immediately adjacent to the railway viaduct. It is also considered that, at this scale a more 'neighbourly' relationship could be established with the approved scheme on the neighbouring site.

It is understood that the intention is to create an active frontage onto Amelia Street. This is welcomed in principle, subject to detailed design. A staggered building line is proposed along Amelia Street. It is unclear why this is necessary, as much of the surrounding area is defined by strong and consistent building lines. As a result of this, the servicing entrance would be forward of the main entrance, potentially compromising the legibility of the scheme. This should also be reconsidered.

The façade details proposed in the revised scheme show a material palette of concrete for the horizontal elements and, polycarbonate cladding for the main vertical elements. This is of some concern as it appears to make no reference to the surrounding townscape context that is characterised by a solid language of masonry buildings. Officers are concerned that this material palette has been proposed only in response to the potential overlooking concerns on this site and with no clear architectural intent. It is strongly recommended that the material palette is reconsidered, although it is noted that overlooking concerns will need to be addressed without resulting in visually monotonous, inactive facades.

Officers also have concerns about the hotel rooms proposed at basement level. Whilst it is acknowledged that these are not residential units, it is not clear that they would receive sufficient natural light given their reliance on a light well that is overhung at first floor level.

As such, the proposed building is concluded to be of an excessive scale and massing and would not provide for an appropriate design to the detriment of the character and amenities of the area.

Impact upon the neighbouring living conditions

The development would be in close proximity to the principle elevation of the adjacent Printworks development which includes predominantly single aspect flats facing the proposed building, and also to part of the permitted building to the east which, whilst containing no windows in that part of the proposed building fronting Amelia Street, does contain bedroom windows facing the flank boundary of the site to the rear.

Given the excessive scale, massing and depth of the proposed building as currently proposed, coupled with the close proximity to adjacent residential windows to habitable windows (including those in the permitted building to the east), the proposal would result in an unreasonable loss of light and be overbearing and oppressive in appearance to the significant detriment of the living conditions of neighbouring properties.

The height and massing of the proposed building should be significantly reduced in order to overcome such issues with further day and sun light testing carried out. A more suitable development scheme would appear to be of five storeys at the front of the site (with recessed top storey) with a further reduced scale at the rear to preserve residential living conditions. Further day and sun light testing should be carried out for such an option.

Careful design is also required in order to prevent unreasonable overlooking to neighbouring properties whilst ensuring acceptable elevational design.

Transport and highway issues

The proposal seeks a significant increase in the amount of hotel accommodation from that existing. A full transport assessment should be provided with any application.

The site is very well located for public transport and promoting sustainable transport trips. The cycle provision needs to be of a better quality using Sheffield stands. The design of the cycle storage in the basement is too small and no details are provided of how access is granted. The location of the bin stores is acceptable.

Further information is required on the nature of and the impact of servicing and deliveries. This should include the number, timing and type of trips and the vehicles being used along with the impact on the traffic flows on the street and where provision will be made for kerbside loading. The impact on the current parking arrangements will also need to be considered. It would not be acceptable to remove any residents permit bays, nor would it be acceptable to load and service the site that would cause a blockage to the traffic flows on Amelia Street. The uplift in the number of rooms is significant and deliveries associated with food and linen, for example, will be substantially higher than the existing use. These will take longer and be at different times, this could negatively impact local conditions.

The arrival and departure of guests will need to be fully considered. Hotels generate significant taxi traffic at varying hours. It will be necessary to provide details of how taxis will be managed in relation to the use, the impacts that might arise and how they will be managed on street. Similarly information on potential coach drop offs will need to be provided and justified.

Separate detailed highway requirements that have been previously forwarded to you also need to be taken into account.

Other issues

The development would be liable to both ***Southwark and Mayoral CIL***.

Located in an Air Quality Management Area an **air quality assessment** would be required with an application.

A **phase 1 land assessment** should be provided with an application following liaison with officers in the Council's Environmental Protection Team.

A **noise assessment** is required with an application, including an assessment of required plant and mitigation necessary in order to prevent disturbance to neighbouring residents.

A **Flood Risk and Drainage Assessment** should be provided with any application.

Conclusions

Whilst supportive of the general principle of redevelopment of this site, the development as currently proposed represents a significant overdevelopment of this small size, with resulting harm upon local townscape and the living conditions of adjacent residential properties (both existing and proposed). In the opinion of officers, as currently proposed this harm would clearly outweigh the benefits arising

from the development.

At your meeting with officers it was argued on behalf of the applicant that a development of a similar scale to that proposed is necessary for a viable redevelopment of this site. However, no evidence has been provided to justify this and from the Council's experience there is nothing to suggest that a reduced and more appropriate development in planning terms would not be viable. It is also considered not to be the case that the granting of planning permission on the site to the east has prevented redevelopment proceeding on this site. A development of reduced scale and intensity, which meets relevant planning policies, is capable of being achieved alongside both the existing and permitted neighbouring developments.

A more suitable development scheme would be five storeys at the front of the site (with recessed 5th storey) with a reduced scale at the rear to preserve residential living conditions and respect the townscape around the site.

I would not therefore encourage the submission of formal application on the basis of the scheme proposed, but would be pleased to offer further advice on a revised scheme which takes account of the advice in this letter.

The advice in this letter is the informal advice of officers based upon the information you have provided and is without prejudice to the Council's formal determination of any future planning application. Following receipt of an application, consultation and publicity will be carried out, which may result in further relevant issues arising.

Should you wish to discuss any matter with regard to this advice please contact me.

Yours sincerely

Rob Bristow
Group Manager (Major Applications)

Yours sincerely

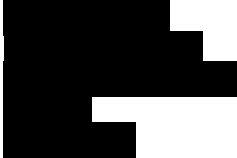
David Cliff

Team Leader - Major Applications Team



Chief executive's department
 Planning division
 Development management (5th floor - hub 2)
 PO Box 64529
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Mr A Harrison



Your Ref:
Our Ref: 15/EQ/0341
Contact: Ciaran Regan
Telephone: 020 7525 4877
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Web Site: <http://www.southwark.gov.uk>

Date: 03/02/2016

Dear Mr. Harrison

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

At: 18 AMELIA STREET, LONDON, SE17 3PY
Proposal: Demolition of existing building and construction of a 6-storey hotel (Use Class C1).

I am writing further to the follow-up pre-application advice meeting held at the Council offices on 15th December 2015 following your request for pre-application planning advice (enquiry ref. 15/EQ/0341).

This follows on from an earlier pre-application submission dated 21st July 2015 and a subsequent meeting with officers on 10th August 2015 and, in turn, all of the above were preceded by a first pre-application proposal for the re-development site that was discussed at a meeting on 1st May 2015.

The advice which follows should be read in conjunction to that which was provided in the more comprehensive advice letter dated 17/08/2015 under enquiry ref. 15/AP/0069. It is intended to be supplemental in that respect, updating the advice only on the matters discussed below.

The scheme has continued to evolve in response to the advice provided to date. In particular the maximum height of the proposed new hotel has been reduced from an initial nine storeys to eight storeys and now to six-storeys. The number of guest rooms provided has been accordingly been reduced from 72 within the previous 8-storey scheme to 63 within the new 6-storey scheme. A small (22sqm) commercial unit has also been introduced at the front of the building (replacing the breakfast/lounge area previously shown here) with a frontage onto Amelia Street.

Principle of development

The principle of the proposed development in strategic planning and land use terms (a new hotel) has always been accepted and therefore the key issues which still need to be satisfactorily addressed are the impact of the new building on the character and appearance of the surrounding area, the streetscene along Amelia Street in particular, and the need to ensure that the new building will have an acceptable impact on the amenity of occupiers of existing and planned residential dwellings which neighbour the site.

The design of the scheme and its impact on the character and appearance of the locality

The advice issued to date in respect of the suggested maximum height for the building has stated that, 'A more suitable development scheme would be five storeys at the front of the site (with recessed top storey) with a further reduced scale at the rear to preserve residential living conditions'.

Having had further regard to the heights of existing buildings and significant planned new developments (those not yet constructed but benefiting from planning permission) in Amelia Street including the extant consent (ref.

14/AP/2709, dated 30th March 2015) for a mixed-use scheme immediately to the east of the site at 2-16 Amelia Street (containing 3/4/5/7 storey buildings including 55 residential units, 4 storeys fronting Amelia Street adjacent to the current proposal site), the extant consent (ref. 13/AP/1122, dated 23/12/2015) for a part 4-storey, part 6-storey mixed-use scheme at Chatelain House, 182-202 Walworth Road (south side of Amelia Street) and the existing 9-storey, predominantly-residential development on the site of the former HMSO print works, to the west of the subject site it is considered that the frontage onto Amelia Street should be no higher than five-storeys high as previously advised. However, where this advice and the previous advice differ slightly is that, considering the intended ground-floor-to-first floor height of 4.233m and the intended floor-to-floor heights for the upper floors of 2.825m, it is now accepted that a frontage consisting of five conventional storeys would not be likely to be viewed as unduly excessive or a significant departure from the prevailing building heights within Amelia Street and thus would be acceptable. (For the avoidance of any doubt Officer's still hold strongly to the view, as expressed in the advice letter for enquiry ref. 15/EQ/0069, that the existing mixed-use development at 22 Amelia Street (the 'Printworks' site) should not be interpreted as having set a precedent for height along Amelia Street given its very unique setting immediately adjacent to the railway viaduct.)

Architectural approach

Officers welcome the architectural approach to the proposed building including the expressive concrete floor slabs, the distinctive brickwork arch patterning in the elevations, the general balance of solid to void throughout and the tones and textures of the proposed facing materials.

Overbearing enclosure of neighbouring residential properties

As explained in previous correspondence the appropriate height and massing of the rear portion of the building will be dictated, first and foremost, by the need to ensure that the amenity of future occupiers the consented Family Mosaic HA scheme to the east at 2-16 Amelia Street and as well as the amenity of the existing occupiers of the existing development at 22 Amelia Street (the 'Printworks' site) would be adequately preserved. It has always been understood that this part of the site is more constrained due to the proximity of dwellings within these neighbouring developments and the fact that there are habitable room windows within the flank elevations of both developments that would directly face toward the flank walls of the new hotel building. The issue of impact on neighbouring residential amenity is not just simply a matter of daylight and sunlight impacts or the need to preserve a reasonable degree of privacy for these neighbouring residents and (to a slightly lesser extent) future occupiers of the proposed hotel but also it is a matter of needing to avoid creating an overbearing sense of enclosure around these same neighbouring dwellings.

Having considered the proximity of the proposal to the existing and planned developments immediately adjacent on either side (west and east) and the location of habitable room windows within them it is considered that the rear portion of the hotel would need to be limited to a maximum of 4 storeys in order to avoid creating an overbearing sense of enclosure to neighbouring dwellings. While the maximum height of the scheme has been reduced from 8 to 6 storeys this has been partly offset by extending the footprint of the hotel further northwards by several metres. For clarity the 'rear portion' is taken to constitute the part of the hotel that would extend beyond the rear/north-facing elevation of the front part of the consented Family Mosaic HA scheme to the east at 2-16 Amelia Street. Therefore in order to accommodate the internal stairwell within the suggested massing 'envelope' it will probably be necessary to move it further forward into the 5-storey front part.

Privacy

The issue of overlooking is considered to be satisfactorily addressed through the use of recessed, predominantly obscure-glazed windows in the flank elevations from the first floor upwards.

Daylight and Sunlight Impact Assessment

Should the scheme be revised in accordance with the advice above, the Daylight and Sunlight Impact Assessment (V.1, October 2015) should also be revised to show the updated results of the various tests. Any new Assessment should also be updated to include an assessment of the overshadowing impact of the development on the nearby private rear gardens of the ground-floor flats in the adjacent rear wing of the adjacent Family Mosaic HA scheme at 2-16 Amelia Street.

Conclusion

As currently proposed the scheme at 6-storeys (18.36m) tall is still considered to constitute excessive height, bulk and massing causing harm to the street scene in Amelia Street and having an unacceptable impact on the amenity of existing and future occupiers of neighbouring dwellings. It is therefore considered to be an inappropriate over-development of the site. However, should a revised proposal be drawn up in line with the advice set out above (and subject to the satisfactory resolution of the other issues discussed in the earlier

advice letter), it is likely that this would receive a favourable consideration.

The advice in this letter is the informal advice of officers based upon the information you have provided and is without prejudice to the Council's formal determination of any future planning application. Following receipt of an application, consultation and publicity will be carried out, which may result in further relevant issues arising.

Should you wish to discuss any matter with regard to this advice please contact me.

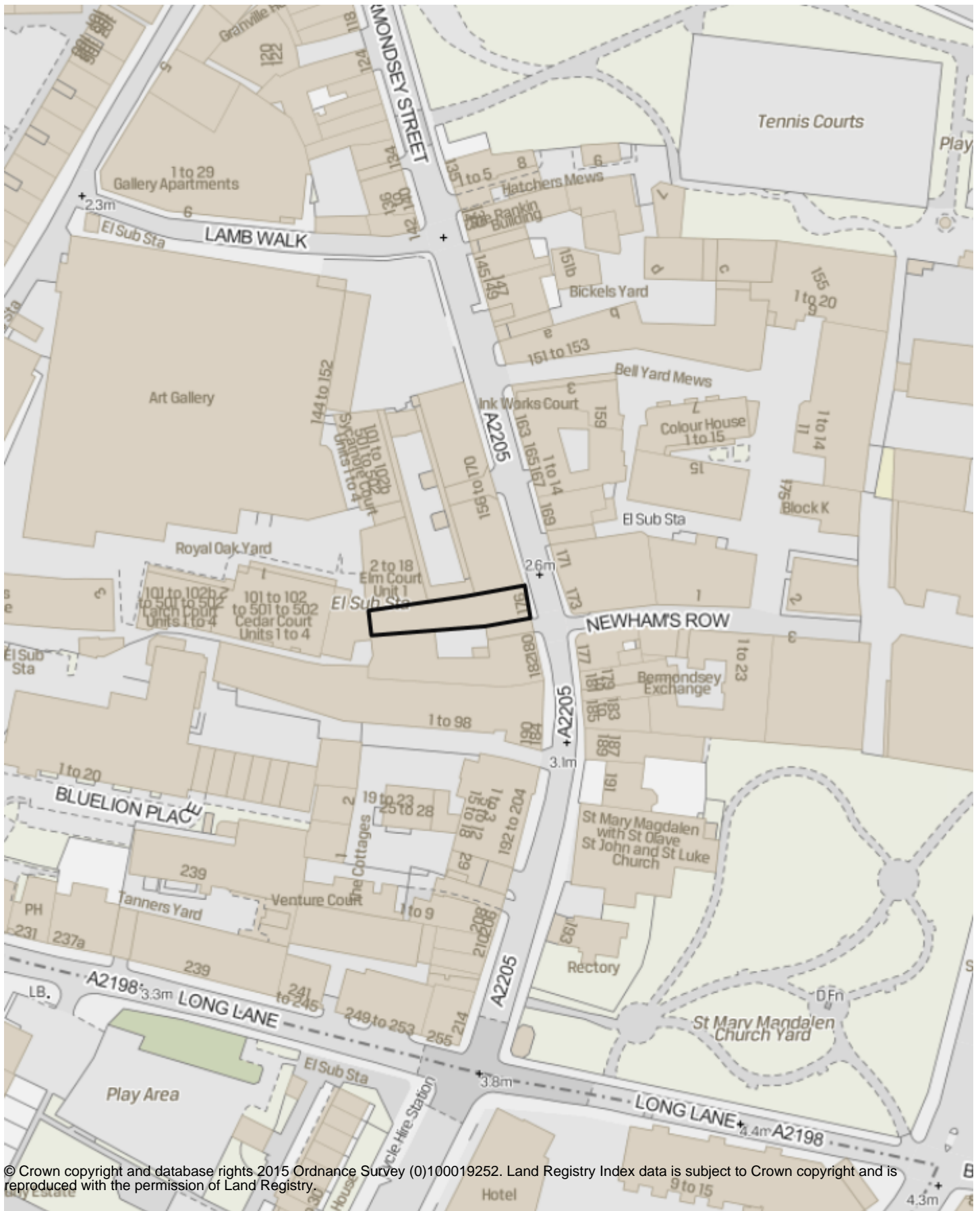
Yours sincerely,

Ciaran Regan

Senior Planning Officer – Validation and Fast-track Team



AGENDA 7.2 - 176-178 BERMONDSEY STREET



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500 m Scale = 1 : 1250
 8-Mar-2017

Item No. 7.2	Classification: OPEN	Date: 21 March 2017	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/4727 for: Full Planning Permission Address: 176-178 BERMONDSEY STREET, LONDON SE1 3TQ Proposal: Demolition of existing building and replacement with a new part four storey, part three storey and part two storey building plus basement level for use as 7 rooms of visitor accommodation, ground floor restaurant and basement bar together with plant, green roof and other associated works. (Sui Generis)		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 23/12/2016		Application Expiry Date 17/02/2017	
Earliest Decision Date 03/02/2017			

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. The site is a three-storey terraced building fronting the west side of Bermondsey Street stepping down to a single storey warehouse type structure behind of varying heights. The frontage elevation comprises stock brick and uniform rectangular window openings, with green window frames (retrospectively fitted). The building is currently in use as a commercial bakery (no retailing takes place from the premises), with three people employed. Access and servicing is from the Bermondsey Street frontage only. There is no vehicular access.
3. The existing building has been identified by the council as making a positive contribution to the Bermondsey Street Conservation Area. There are heritage assets in the wider context of the site, principally a listed building (former cloth factory) on the opposite side of Bermondsey Street (no.173). The site is abutted by Elm Court, a residential building, to the north. To the south it abuts a small courtyard immediately adjacent to the south side of the site accessed via a gate from Bermondsey Street. This is used by people accessing office space (ground floor) and flats in the building fronting the courtyard, Gemini House (no. 180/182).
4. The site is located approximately 900m from London Bridge station and has a public accessibility rating (PTAL) of 6b, demonstrating an excellent access to public transport.

The site is located within the:

- Central Activities Zone
- Air Quality Management Area
- Archaeological Priority Zone
- Bermondsey Street Conservation area
- Bermondsey Street shopping area
- Bankside, Borough and London Bridge Opportunity Area
- Flood Zone 3
- Controlled Parking Zone

Details of proposal

5. The proposal is for demolition of the existing building (354sqm GIA) and replacement with a new part four storey, part three storey and part two storey building (849sqm GIA). This includes a restaurant for 125 covers at ground floor; a basement bar (alongside WCs, kitchen, changing room and showering facilities, bike store, bin store and refuse store); four hotel rooms at first floor, two further rooms at second floor level, and one room at third floor. All seven rooms are one person bedrooms.

The proposal comprises:

- 241sqm basement (bar, kitchen, toilets, bike and refuse stores)
 - 229sqm ground floor (restaurant, reception)
 - 199sqm first floor (three hotel rooms)
 - 118sqm second floor (two hotel rooms)
 - 62sqm third floor (one hotel room)
6. Green roofs are proposed on the roofs on the first floor rear element and third and fourth floor roofs. The south facing courtyard elevation retains the lower historic portion of the existing wall, reflecting the preference of Gemini House residents.

7. Planning history

06/EN/0311 Enforcement type: Unauthorised advertisement(s) (ADVU) Unauthorized signage in conservation area without consent. Sign-off date 19/10/2006 Sign-off reason: Final closure - breach ceased (FCBC)
15/EQ/0115 Application type: Pre-Application Enquiry (ENQ) Demolition of the existing building to provide a new mixed-use development of eight residential dwellings and 325sqm of A1/A3 commercial space. Decision date 02/02/2016 Decision: Pre-application enquiry closed (EQ)
16/EQ/0200 Application type: Pre-Application Enquiry (ENQ) Demolition of the existing building and provision of a new building, comprising part 4 storey, part 3 storey part 2 storey and part single building together with basement for the use as a hotel with ancillary restaurant and wine bar at ground and basement level together with associated plant, high level extract duct, refuse and cycle storage Decision date 22/08/2016 Decision: Pre-application enquiry closed (EQ)

Planning history of adjoining sites

8. 00/AP/1408
Gemini House, 180-182 Bermondsey street SE1
Change of use of ground floor front unit from consulting rooms/clinic to office (Class B1) use.
Granted 10/11/00

9. 03/AP/0283
 156B Bermondsey Street SE1
 Change of use of ground floor and basement from Class B1 (offices) to Class A3 (food and drink use) with installation of a duct at roof level
 Refused 19/9/03

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
- a) Impacts on amenity of adjoining occupiers and surrounding area
 - b) Transport issues
 - c) Design and access issues
 - d) Impact on character of conservation area
 - e) Archaeology
 - f) Basement excavation
 - g) Sustainable development implications

Planning policy

11. National Planning Policy Framework (the Framework)

Section 1 - Building a strong, competitive economy
 Section 4 - Promoting sustainable transport
 Section 7 - Requiring good design
 Section 8 - Promoting healthy communities
 Section 12 - Conserving and enhancing the historic environment

12. The London Plan 2016

Policy 2.10 Central activities zone - strategic priorities
 Policy 2.11 Central Activities Zone - strategic functions
 Policy 2.13 Opportunity areas and intensification
 Policy 4.5 London's visitor infrastructure
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes

13. Core Strategy 2011

Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 3 - Shopping, leisure and entertainment
 Strategic policy 10 - Jobs and businesses
 Strategic policy 12 - Design and conservation

14. Southwark Plan 2007 (July) - saved policies

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

Policy 1.4 - Employment sites outside the preferred office locations and preferred industrial locations

Policy 1.11 - Arts, culture and tourism uses

Policy 1.12 - Hotels and visitor accommodation

Policy 3.2 - Protection of amenity

Policy 3.15 - Historic environment

Policy 3.16 - Conservation areas

Policy 3.17 - Listed buildings

Policy 3.18 - Setting of listed buildings, conservation areas and world heritage areas

Policy 5.2 - Transport impacts

Summary of consultation responses

15. Seven objections were received to the proposal. They highlighted a range of issues as summarised below:

- Design of frontage does not complement conservation area/historical context
- Floor levels are different from adjoining properties
- Light/white colour of bricks is not in keeping
- Basement excavation will cause noise, disturbance, subsidence/possible damage to properties, congestion during construction
- Operation of premises will cause noise, disturbance, increased rubbish/vermin
- Light from building will disturb residents of nearby buildings
- Removal of existing boundary wall with Gemini House would undermine amenity and threaten pipe work beside wall (please note the original part of the boundary wall is now proposed to be retained)
- Loss of sunlight
- Impact on privacy due to overlooking and outlook
- Premises would appeal to large chain restaurant/bar, contributing to Bermondsey Street becoming more of a drinking location (please note there is no adopted policy to allow refusal on the size of the unit)

16. Some responses to these objections are provided above in brackets. Other points are addressed in the report and conditions.

Principle of development

17. Saved Policy 1.4 relates to employment sites outside Preferred Industrial Locations and Preferred Office Locations; it seeks to retain the existing amount of existing B Class floorspace except where (amongst other things): "c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses." The site is not located in a designated town or local centre and therefore the proposed change of use from bakery (B1) to hotel use (C1) with ancillary restaurant and bar is not in accordance with the specific requirements of this policy. However Bermondsey Street is identified as a "shopping area" in the Core Strategy and Bermondsey Street

provides a range of small shops and services and is therefore not dissimilar from an area defined as a 'local centre'. Moreover the narrow frontage of the site and lack of rear access restricts servicing options, provision for self containment of uses and separate fire escapes for multiple uses, hence the building is argued to be only suitable for a limited number of single uses.

18. The development would equate to an increase in employment and improved number of jobs and as such, the loss of the existing B1 use is on balance considered acceptable.
19. Saved policy 1.12 supports hotels in areas of high public transport accessibility; the site has a PTAL rating of '6b', indicating excellent access to public transport. The policy states the visitor accommodation will not be permitted where it would result in an over dominance of visitor accommodation in the locality, however the only other visitor accommodation nearby is an aparthotel at 184 Bermondsey Street. Strategic policy 10 of the Core Strategy also supports development of hotels within the town centres, the strategic cultural areas, and places with good access to public transport services, providing that these do not harm the local character. London Plan policy 4.5 supports the provision of smaller scale visitor accommodation in CAZ fringe locations with good public transport. On balance, and taking into account the limited existing employment provided by the bakery and the opportunity to provide an active frontage onto Bermondsey Street, it is considered that the proposed change of use would be acceptable in this instance.

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

Daylight and sunlight

20. The proposed site layout and massing could potentially have a harmful impact on neighbouring occupiers in terms of daylight/sunlight and outlook. Elm Court to the north of the site and Gemini House to the south are potentially impacted residential properties. Elm Court has blank flank walls abutting the site and an opaque/frosted screen enclosing the walkway's serving the front and rear blocks that prevents any views from over the site and properties do not receive any direct daylight from the sky over the site. However Gemini House has a number of north-facing windows looking onto the site in the flank walls abutting the site and looking over the courtyard. The ground floor is in commercial use but upper floors are flats.
21. The proposed building is four storeys fronting Bermondsey Street but steps down to three storeys behind and this element also steps away from Gemini House to the south. Moving further rearwards, the building steps down again to two storeys at the rear of the site. The mono-pitched roof of this element would reflect the location and pitch of the roof on the existing rear part of the building, with its lowest edge closest to Gemini House (see section EE). However, the highest point of the proposed new roof is slightly higher (by 1.15m) than the ridge of the existing roof.
22. The daylight and sunlight assessment submitted confirms that there are no impacts on the residential properties in Sycamore Court and Elm Court located to the north of the site. However some impacts on daylight are identified on residential properties in Gemini House. The Vertical Sky Component (VSC) analysis indicated that two windows (second and third floor north-facing windows on Gemini house) will experience a loss of VSC in excess of the 20% permissible margin of reduction, as established in the BRE guidance on sunlight and daylight. However these windows serve open plan Living/Kitchen/Diners which are served by multiple windows in the front elevation on Bermondsey Street and additional windows to the rear elevation. Moreover all of the other windows serving these rooms meet the 20% VSC standard

and therefore the rooms will continue to remain well day-lit. Whilst the applicants have not provided the findings of a daylight distribution test, the assessment does note that "the internal daylight distribution analysis show that there will be virtually no change to the "no skyline" contour at all". Given that it is evident that there are multiple windows serving this room, officers are therefore satisfied that these rooms will therefore satisfy the BRE recommendations.

23. With respect to impacts on sunlight, the BRE sunlight criteria only applies to windows that face within 90 degrees of due south. They therefore only apply to windows in 171-173 Bermondsey Street (on the opposite side of Bermondsey Street) and a limited number of windows in Gemini House in this instance. These windows have been tested and the results show that there will be full compliance with the BRE Guidelines, indicating that there will be no material impact on sunlight to existing properties. In conclusion, the study indicates that whilst there will be some changes in the levels of daylight and sunlight received by existing neighbouring dwellings, none of the changes will breach the BRE Guidelines so as to result in a material reduction to existing residential amenity.

Sense of enclosure, outlook, privacy and light spill

24. Elm Court has a blank flank walls abutting the site and an opaque/frosted screen enclosing the walkway's serving the front and rear blocks that prevents any views from over the site so there will be no impact on their outlook.
25. As noted above the proposed building is four storeys at the front but steps down to three storeys behind and also steps away from Gemini House to the south; and then steps down again to two storeys at the rear of the site, with pitched roof reflecting the location and pitch of the roof on the existing rear part of the building. The proposal therefore minimises its impact on outlook from Gemini House, albeit the ridge of the rear element is marginally higher than that of the existing pitched roof and is slightly above the window sill level of the first floor residential apartments. The flat roof area alongside the ridge of the roof will be planted with a green roof so this would help to improve the outlook of the properties which overlook it.
26. To the centre of the site, Gemini House has a courtyard with multiple windows overlooking it. The boundary wall will increase marginally in height but has been designed with a rectangular pattern to add interest to the elevation. The proposed second floor of the building would increase the sense of enclosure of the courtyard, however the set back from the boundary of almost two metres and the improved appearance of the building should ensure that the outlook is improved and the sense of enclosure would not be of a level to warrant refusal.
27. There are third and fourth floor north-facing windows in Gemini House which overlook the boundary with the application site. However the proposed building is set back from this boundary and the rooms served by these windows also each contain a larger window facing west over the courtyard, therefore the impact on sense of enclosure and outlook is considered acceptable.
28. With regard to overlooking and light spill from the proposed development, the rear and flank windows facing the court yard at Gemini House will be opaque and the second floor rear window will include metal fins to redirect views away from Gemini House. Thus it is considered that the privacy of existing residents will be satisfactorily protected and light spill will be acceptable.

Noise and odour

29. The development is proposed to be mechanically ventilated with no opening windows

to the bar and restaurant and a double lobby onto Bermondsey Street, thus minimising noise transmission to nearby properties.

30. The restaurant would have a maximum number of covers, of 125, with a further capacity in the bar for approximately 50 people. Considering this relatively limited capacity, the number of other active night time uses on Bermondsey Street and the proposed opening hours (8am to midnight Monday to Saturday; Sundays and Bank Holidays 9am to 11pm), it is considered that the proposals, subject to the imposition of appropriate conditions on internal noise levels and plant noise, would not give rise to significant noise impacts. The proposed extraction flue would be situated at the rear of the site and enclosed within a brick cladding, a condition is proposed to ensure that this would rise up to 1m above the building's eaves in order to ensure that any smells would be dispersed away from residential properties.

Transport issues

Access and site layout

31. There is no proposed vehicular access. Access to the hotel would be solely from the Bermondsey Street frontage via a single well illuminated, covered and level access. The proposed site layout is logical and is considered appropriate to the site. Refuse will be stored at basement floor level within separate stores for both the hotel and restaurant uses. Ground floor elevations would interact and address the street appropriately, providing a welcome active frontage.

Trip generation and car parking

32. The submitted transport statement indicates limited taxi generation for visitors to the hotel (which is limited to 7 rooms) and restaurant (the latter is projected to generate more trips than the former). The proposal does not provide any car parking spaces; the site is located in a CPZ. Given the high level of public transport accessibility of the site, the majority of trips would be made by public transport and as such the proposal would have limited impacts on the users of the highway.
33. The transport statement notes the loading bay directly outside of the premises which would have sufficient capacity to deal with the daily delivery of produce, linens and the weekly drinks delivery. Given the small scale of the hotel use, it is not considered that this servicing would significantly impact on the highway, above the existing bakery use.

Cycle parking

34. In line with the London Plan cycle parking standards it is proposed that 3 long-stay spaces are required. The 3 long stay parking spaces will be provided for within the basement and whilst not ideal is considered acceptable given the site constraints. Whilst they would normally be required, there is insufficient space on site for short stay spaces, however their absence would not result in any significant highway concerns.

Servicing

35. A refuse and recycling store is provided at basement level. Waste will be brought up on the day of collection. The applicant is willing to work with the trial waste management proposals for the area; it is recommended that an informative be added to any planning approval highlighting this.
36. Servicing will take place from Bermondsey Street (as currently happens for the bakery). There is a loading bay currently in place to the front of the site (though road

markings are faded and there is no signage). The single yellow line allows continuous loading for up to 40 minutes between 08:00 and 18:30 Monday to Saturday. It is expected that there will be 1-2 daily deliveries from transit sized vehicles for fresh produce, a weekly drinks delivery and linen collections. This is commensurate with the existing situation in terms of the number of deliveries. The applicant is willing to implement a Delivery & Servicing Management Plan, which should be secured via a planning condition on any planning approval. Taking into consideration this mitigation measure it is considered that these servicing arrangements are acceptable.

Impact on character of conservation area

37. The proposal is located at the southern end of the Bermondsey Street Conservation Area close to the St Mary Magdalen precinct. It is on the western side of the road and facing it are a number of listed buildings including the Grade II listed Nos 171-173 and 187 -191 Bermondsey Street and the Grade II* Listed St Mary Magdalen Church. To the south, 180-182 Bermondsey Street includes a central 'yard' accessed via a covered underpass. To the north, Elm Court is arranged in two buildings with a central court which is screened from the site by an opaque glazed screen.
38. The proposal involves the demolition and replacement of a building within a conservation area. In this case the building has been annotated in the adopted Conservation Area Appraisal as making a positive contribution to the conservation area. This is mainly due to its modest scale simple brick cladding and distinctive externally mounted hoist. The building itself is of little historic value as it appears to be of early to mid 20th century construction with brick faced, steel frame and modern windows.
39. The council's policies reiterate the principles of the NPPF and require that development within conservation areas seeks to conserve or enhance the character and appearance of the conservation area. In respect of demolitions the council's policies specifically resist the demolition of buildings that are identified as making a positive contribution to a conservation area. In this case, the building is of no historic value, but it compliments the historic townscape. This was evident on a visit to the site on carried out by Officers on 19 August 2016. The hoist appears to be an older feature mounted onto its modern 20th century façade. The proposed demolition is considered to cause less than substantial harm to the conservation area and is considered to be justified by the benefits of developing the site and introducing an optimal viable use which will include increased jobs through the new commercial uses as well as providing additional visitor accommodation. The application is accompanied by a heritage statement that justifies the proposed demolition and demonstrates how the proposal and benefits of the development will meet the requirements of paragraph 134 of the NPPF (2012).

Design and access issues

Scale, height and massing

40. The proposal involves the demolition of the existing three storey building and its replacement with a new building set at three storeys with a slightly recessed fourth floor. This modest rise in scale when compared to the existing building, is considered appropriate and successfully mediates between the higher parapet line of 180-182 Bermondsey Street to the south and the lower parapet of the more substantial Elm Court to the north. The strong parapet line and vertical articulation of the Bermondsey Street frontage are noted in the conservation area appraisal and contribute positively to the character and appearance of this distinctive urban conservation area. Constrained within its narrow plot-width and by the way this design responds deliberately to the existing adjacent parapet heights, the proposal will

reinforce the character and appearance of the conservation area and is considered acceptable in this context.

41. To the rear the development extends to the easternmost edge of the site with a basement and ground floor. Above that the proposal includes a partial first floor and terraced second storey rear extension which enclose the courtyard to the north. This has been designed as a simple brick backdrop over the retained existing brick wall and this will complement the setting of the yard and warehouse character of 180-182 Bermondsey Street. This is appropriate and does not harm this characterful space, which is typical of this historic area.

Detailed design

42. The architectural design is for a crisp and modern narrow block, clad in a pale brick with deep stepped window reveals and a polished concrete base and top. The composition is calm and ordered and displays a hierarchy that reflects the historic context. The ground floor is set back and glazed to ensure active uses and ensure that the proposal engages with the street. The design is considered acceptable, however the quality of design will rely to a great degree on the choice of materials and the architectural detailing. Detailed bay studies of the main facade of the building to a scale of 1:20 have been submitted with the application and embed the quality of design in the application. As such, officers are satisfied that the design would positively contribute to the streetscene along Bermondsey Street
43. To the rear the building faces into the consolidated courtyard of No 180-182 Bermondsey Street and establishes a high quality fourth face to this distinctive courtyard space. Courts and yards are typical of the conservation area and this proposal seeks to formalise this edge and complement the courtyard which is appropriate.
44. Whilst some external features such as the external hoist would be lost, nevertheless, due to the high quality design of the proposal, its appropriate height and massing as well as its detailed design the proposal design is supported. It is recommended that planning conditions be imposed on any approval requiring samples of the cladding materials to be presented to the council and agreed in writing prior to commencement of above-ground construction.

Access

45. London Plan policy 4.5 requires that at least 10 per cent of bedrooms are wheelchair accessible. Level access and a lift provide access to all rooms and wheelchair accessible routes are identified in the Design and Access Statement. Internal spaces are designed in accordance with Building Regulations Part M and will include sleeping accommodation designed for independent use by wheelchair users (only one room is required to achieve these standards in this instance to comply with policy 4.5).

Archaeology

46. The site lies within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ), and has the potential to contain archaeology relating to:
- Prehistoric and Roman remains. The site is on the northern edge of one of a series of gravel islands (Bermondsey Eyot) within the Thames floodplain surrounded by inter tidal channels and marshy areas from the prehistoric period until the late medieval period when drainage and reclamation started to take place.
 - Medieval remains. The site is c 100m north-west of the main (west) gate into the precinct of the Cluniac priory (later Benedictine abbey) of St Saviour (scheduled monument GL165) founded in *circa* 1089.

- Post-medieval remains. There will have been various buildings on the site since at least the mid-17th century. There is potential for the remains of foundations of these buildings, possibly even earlier cellars to survive beneath the existing building.
47. Following a desk based assessment (DBA), by Museum of London Archaeology (MoLA, 2016), the applicant also commissioned MoLA to carry out a programme of geo-archaeological evaluation works on the site. These works took place prior to the determination of the planning decision, in accordance with Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012. The results of this evaluation have been submitted as a report by MoLA, dated October 2016.
 48. The MoLA report helps to refine the archaeological potential of the site and it is apparent even from this small scale programme of works that archaeological deposits, mainly of post-medieval date, survive on this site. The report shows that survival is likely to be limited in certain areas of the site, mainly from the impact of the present standing buildings. The report shows that whilst the archaeological remains are undoubtedly of considerable local significance there is currently nothing to suggest that they are of national importance (Section 3.4.4) requiring preservation *in situ*.
 49. As a basement is proposed, which will most probably remove the entire sequence of archaeological deposits, there is a need to provide further information to the Council to clarify the nature and significance of the archaeological deposits on the site. On present evidence it is reasonable to expect that the site will contain archaeological remains which will inform recognised national and Greater London archaeological research objectives - that is non-designated heritage assets of archaeological interest in NPPF terminology.
 50. In summary, the predetermination evaluation trenching works have better established the significance of the remains at risk, and an informed judgement can now be made concerning the proposed impact on them. In this instance, there is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that appropriate conditions are applied to any consent. The first stage of work should be for a larger archaeological evaluation of the site to target and better define areas of archaeological significance.

Basement excavation

51. Careful consideration needs be given to the methods used for excavating and constructing the basement in order to address potential impacts on structural stability (including of adjacent properties), neighbours' amenity (noise, vibration etc), flooding and groundwater.
52. The applicant has submitted a construction method statement which sets out details of the proposed reinforced concrete structure and underpinning process, identifies risks to and impacts on surrounding buildings and sets out mitigation measures for noise and nuisance. The report concludes that the proposed subterranean development can be achieved using standard construction techniques and materials. It notes that the new construction will not be beneath the prevailing groundwater level and that the basement can be constructed using relatively light techniques, in controlled and pre-determined sequences and without the need for a large open excavation before construction can start. Where mechanical means are necessary to construct permanent works these will be of a type that generates low vibrations to which the surrounding buildings have a form and construction that is robust and resistant.
53. The applicant has also submitted draft construction traffic management plan setting out proposed mitigation measures, including details of hours of operation, vehicle

movements, control of dirt, dust and noise.

54. It is recommended that a condition be applied to any planning approval to secure a Construction Environment Management Plan (CEMP) prior to any development taking place. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. Best practice includes Southwark Council's Technical Guide for Demolition & Construction at:
<http://beta.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Sustainable development implications

Air Quality

55. The site is in an Air Quality Management Area and potential air quality impacts may arise as a result of demolition, excavation of the basement and construction on nearby sensitive receptors. The air quality assessment submitted assesses impacts from the construction and operational phases and identifies mitigation measures (e.g. for construction phase dust and road traffic emissions). It indicates that with the incorporation of appropriate mitigation including the site complies with the air quality requirements of planning policy. The approach is considered acceptable.

Flood risk

56. The site is situated in Flood Risk Zone 3. A Flood Risk Assessment (FRA) has been submitted which indicates that breach flood waters (which would result if the flood defences of the River Thames failed) would not affect the site in present day or 2065 scenario but that it would be affected by a breach flood level of 3.61, AOD by the year 2100 due to the predicted impacts of climate change. The time to inundation in a breach scenario would be 12.75 hours. This would allow people sufficient time to become aware of the flood risk and evacuate the basement (bar) and other areas of the building. To ensure safety of people egress is available a short distance south of the site to areas unaffected by breach flooding. Alternatively, internal access is available on the first floor at a minimum of 5.89m AOD, which is set at above the breach flood level. The Environment Agency and the Council's flood risk team have raised no objections. The risk of flooding from pluvial, groundwater and artificial sources have also been assessed and found to be low. The existing surface water runoff rate from the site is limited (4.6 l/s). The proposal include a green roof, which would reduce the rate of runoff by naturally capturing and storing rainwater, and would also provide amenity and biodiversity benefits.
57. In summary, the FRA demonstrates that the Development has a low probability of flooding. It also confirms that surface water runoff from the Site can be managed sustainably to ensure that flood risk is not increased elsewhere.

BREEAM

58. A BREEAM pre-assessment has been undertaken which indicates that the scheme could achieve a Very Good rating with an overall targeted score of 65.5% (a score of 70% or more is required to achieve Excellent). Given the site constraints (relatively small, narrow site in dense urban setting) and the scale and nature of the development this is considered acceptable.

Planning obligations (S.106 undertaking or agreement) and Community Infrastructure Levy

59. The site is located in CIL zone 2 and is creating more than 100sqm of non-residential floorspace. The scheme is liable to pay the Mayoral and Southwark Community Infrastructure Levy (CIL) which is charged on the basis of £35 per sqm for Mayoral CIL, £125 per sqm for hotel and retail (A1-A5) Southwark CIL (both subject to indexation). The net additional floorspace is 495sqm. The Mayoral CIL is calculated at £22,220 and the Southwark CIL at £68,325.

Conclusion on planning issues

60. The proposal is considered to be appropriate in land use terms. The proposed hotel and restaurant/bar is considered to be of an acceptable design for the reasons set out above. The proposal will also have acceptable impacts on transport, character of the conservation area, archaeology and amenity and sustainability issues, subject to the use of appropriate conditions. It is therefore recommended that the application be granted planning permission.

Community impact statement

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

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified: n/a

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

Consultations

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

Consultation replies

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

Human rights implications

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

65. This application has the legitimate aim of providing a new hotel and associated facilities. 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/11-176 Application file: 16/AP/4727 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 0559 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Pre-application advice

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Doug McNab, Planning Policy Team Leader	
Version	Final	
Dated	7 March 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		8 March 2017

APPENDIX 1**Consultation undertaken****Site notice date:** 11/01/2017**Press notice date:** 05/01/2017**Case officer site visit date:** 19/08/2016**Neighbour consultation letters sent:** 11/01/2017**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning

Neighbour and local groups consulted:

18 Elm Court Royal Oak Yard SE1 3TP	Flat 7 Milliners House SE1 3UW
17 Elm Court Royal Oak Yard SE1 3TP	Flat 6 Milliners House SE1 3UW
16 Elm Court Royal Oak Yard SE1 3TP	Flat 11 Milliners House SE1 3UW
Basement And Ground Floor 177 Bermondsey Street SE1 3UW	Flat 10 Milliners House SE1 3UW
First Floor 177 Bermondsey Street SE1 3UW	Flat 9 Milliners House SE1 3UW
Basement To Ground Floor 171-173 Bermondsey Street SE1 3TQ	Flat 2 Milliners House SE1 3UW
12 Elm Court Royal Oak Yard SE1 3TP	Flat 1 Milliners House SE1 3UW
11 Elm Court Royal Oak Yard SE1 3TP	Flat 5 Gemini House SE1 3TQ
10 Elm Court Royal Oak Yard SE1 3TP	Flat 5 Milliners House SE1 3UW
15 Elm Court Royal Oak Yard SE1 3TP	Flat 4 Milliners House SE1 3UW
14 Elm Court Royal Oak Yard SE1 3TP	Flat 3 Milliners House SE1 3UW
13 Elm Court Royal Oak Yard SE1 3TP	6 Elm Court Royal Oak Yard SE1 3TP
Flat 7 Gemini House SE1 3TQ	5 Elm Court Royal Oak Yard SE1 3TP
Flat 4 Gemini House SE1 3TQ	4 Elm Court Royal Oak Yard SE1 3TP
Flat 3 Gemini House SE1 3TQ	9 Elm Court Royal Oak Yard SE1 3TP
Basement Rear And Ground Floor Rear 180-182 Bermondsey Street SE1 3TQ	8 Elm Court Royal Oak Yard SE1 3TP
Ground Floor Front 180-182 Bermondsey Street SE1 3TQ	7 Elm Court Royal Oak Yard SE1 3TP
Flat 6 Gemini House SE1 3TQ	Flat 14 Milliners House SE1 3UW
Units 5 And 6 Elm Court SE1 3TQ	Flat 13 Milliners House SE1 3UW
Unit 2 Elm Court SE1 3TR	Flat 12 Milliners House SE1 3UW
Unit 1 Elm Court SE1 3TR	3 Elm Court Royal Oak Yard SE1 3TP
Flat 2 Gemini House SE1 3TQ	2 Elm Court Royal Oak Yard SE1 3TP
Flat 1 Gemini House SE1 3TQ	Flat 15 Milliners House SE1 3UW
176-178 Bermondsey Street London SE1 3TQ	106-108 Bermondsey Street SE1 3TX
Flat 8 Milliners House SE1 3UW	Gemini House 180-182 Bermondsey Street SE13TQ
	1 Leathermarket Street London SE1 3HN

Re-consultation: n/a

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

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

Statutory and non-statutory organisations

Thames Water - Development Planning

Neighbours and local groups

Flat 2 Gemini House SE1 3TQ

Flat 3 Gemini House SE1 3TQ

Flat 5 Gemini House SE1 3TQ

Flat 6 Gemini House SE1 3TQ

Gemini House 180-182 Bermondsey Street SE13TQ

1 Leathermarket Street London SE1 3HN

106-108 Bermondsey Street SE1 3TX

RECOMMENDATION

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

Applicant	Frontier Estates Amersham Ltd	Reg. Number	16/AP/4727
Application Type	Full Planning Application	Case Number	TP/11-176
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing building and replacement with a new part four storey, part three storey and part two storey building plus basement level for use as 7 rooms of visitor accommodation, ground floor restaurant and basement bar together with plant, green roof and other associated works. (Sui Generis)

At: 176-178 BERMONDSEY STREET, LONDON SE1 3TQ

In accordance with application received on 21/11/2016

and Applicant's Drawing Nos. 1602 00 01 001 REV P01

1602 00 01 101 REV P01
1602 00 01 102 REV P01
1602 00 01 103 REV P01
1602 00 01 104 REV P01
1602 00 01 10D REV P01
1602 00 B1 100 REV P01

1602 00 01 201 REV P01
1602 00 01 202 REV P01
1602 00 01 203 REV P01
1602 00 01 204 REV P01
1602 00 01 300 REV P01

1602 00 01 110 REV P01 - Existing sections and elevations
1602 00 01 103 REV P01 - Existing third floor
1602 00 01 102 REV P01 - Existing second floor
1602 00 01 101 REV P01 - Existing first floor
1602 00 01 100 REV P01 - Existing ground floor

Subject to the following fifteen 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:

1602 00 01 001 REV P01
1602 00 01 101 REV P01
1602 00 01 102 REV P01
1602 00 01 103 REV P01
1602 00 01 104 REV P01
1602 00 01 10D REV P01
1602 00 B1 100 REV P01

1602 00 01 201 REV P01

1602 00 01 202 REV P01
 1602 00 01 203 REV P01
 1602 00 01 204 REV P01
 1602 00 01 300 REV P01

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

Reason

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

Reason

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

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

Reason:

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

Commencement of works above grade - the details required to be submitted for approval by the condition(s) listed

below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 7 Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the building achieves a minimum 'very good' rating.

Reason

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

- 8 Prior to above grade works commencing, 1m x 1m sample panels of the brick and the white fair faced polished concrete finish to be used in the carrying out of this permission shall be presented to the council and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 9 Any exhaust flue from the commercial kitchen shall terminate at 1m above the building eaves.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour or fume 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.

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.

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

Reason

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

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

Bedrooms - 35dB LAeq T, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T

Dining room - 40 dB LAeq T

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

* - Daytime - 16 hours between 07:00-23:00

A report shall be submitted in writing to and approved by the LPA. The approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing.

Reason

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

- 12 Before the first occupation of the building hereby permitted details of the arrangements for the storing of commercial refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities 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.

- 13 The use hereby permitted for restaurant/bar purposes shall not be carried on outside of the hours 08:00 to 00:00 on Monday to Saturday or 09:00 to 23:00 on Sundays.

Reason:

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

- 14 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014

Reason

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

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

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

Reason

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

The application was determined in a timely manner working proactively with the applicant.

Informatives

The scheme is encouraged to participate in any local waste management trial undertaken for the Bermondsey Street area.

Air Quality:

The air quality at this location is below current legal guidance it is recommended that any doors are fitted with automatic closers and that any air being brought into the building for ventilation purposes is pulled from the rear of the building, not the roadside

No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

**Chief executive's department**

Planning division
 Development management (5th floor - hub 2)
 PO Box 64529
 LONDON SE1P 5LX

Mr Graham Allison
 XXXXXXXXXXXXXXX
 XXXXX
 XXXXX

Your Ref:**Our Ref:** 16/EQ/0200**Contact:** Doug McNab**Telephone:** 0207 525 0559**E-Mail:** Doug.McNab@southwark.gov.uk**Web Site:** <http://www.southwark.gov.uk>

Dear Mr Allison

Date: 08/03/2017**TOWN & COUNTRY PLANNING ACT 1990 (as amended) PRE-APPLICATION ENQUIRY****At:** 176-178 BERMONDSEY STREET, LONDON, SE1 3TQ

Proposal: Demolition of the existing building and provision of a new building, comprising part 4 storey, part 3 storey part 2 storey and part single building together with basement for the use as a hotel with ancillary restaurant and wine bar at ground and basement level together with associated plant, high level extract duct, refuse and cycle storage

I write in connection with your pre-application enquiry received on 20/06/2016 regarding a scheme to redevelop the site above. This letter summarises the council's written advice on your proposal and whether, based on the details submitted, it meets local planning requirements

Planning Policy

The statutory development plan for the borough comprises The London Plan consolidated with further alterations (March 2015); The Core Strategy (2011) and saved policies from the Southwark Plan (2007).

The site is located within the:

- Central Activities Zone
- Air Quality Management Area
- Archaeological Priority Zone
- Bermondsey Street Conservation area
- Bankside, Borough and London Bridge Opportunity Area
- Flood Zone
- Controlled Parking Zone

Other key material considerations

The National Planning Policy Framework

Site and surroundings

The site is a three storey terraced building fronting the west side of Bermondsey Street stepping down to a single storey warehouse type structure behind of varying heights. The frontage elevation comprises stock brick and uniform rectangular window openings, with green window frames (retrospectively fitted). The building is currently in use as a bakery, with 3 people employed. Access and servicing is from the Bermondsey Street frontage only. There is no vehicular access.

The existing building has been identified by the Council as making a positive contribution to the Bermondsey Street Conservation Area. There are heritage assets in the wider context of the site, principally a Listed Building (former cloth factory) on the opposite side of Bermondsey Street (no.173). The site is abutted by Elm Court, a residential building, to the north. To the south it abuts a small courtyard immediately adjacent to the south side of the site accessed via a gate from Bermondsey Street. This is used by people accessing office space (ground

floor) and flats in the building fronting the courtyard, Gemini House (no. 180/182).

Planning history

No pertinent planning history for site or adjacent sites.

Land Use

Saved Policy 1.4 relates to employment sites outside Preferred Industrial Locations and Preferred Office Locations, and seeks to retain the existing amount of existing B Class floorspace except where (amongst other things): “c) *The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable Class A or other town centre uses will be permitted in place of Class B uses.*” The site is not located in a designated town or local centre and therefore the proposed change of use from bakery (B1) to hotel use (C1) with ancillary restaurant is not in accord with the specific requirements of this policy. However Bermondsey Street is identified as a “shopping area” in the Core Strategy and Bermondsey Street provides a range of small shops and services and is therefore not dissimilar from an area defined as a 'local centre'. Moreover the narrow frontage of the site and lack of rear access restricts servicing options, provision for self containment of uses and separate fire escapes for multiple uses, hence the building is argued to be only suitable for a limited number of single uses.

Saved policy 1.12 supports hotels in areas of high public transport accessibility; the site has a PTAL rating of '6b'. Strategic policy 10 of the Core Strategy also supports development of hotels within the town centres, the strategic cultural areas, and *places with good access to public transport services*, providing that these do not harm the local character. On balance, and taking into account the limited existing employment provided by the bakery and the opportunity to provide an active frontage onto Bermondsey Street, is it considered that the proposed change of use would be acceptable in this instance.

Access and site layout

There is no proposed vehicular access. Access to the hotel would be solely from the Bermondsey Street frontage via a well illuminated, covered and level access. The proposed site layout is logical and is considered appropriate to the site. Refuse will be stored at basement floor level within separate stores for both the hotel and restaurant uses; it is not clear at this stage if sufficient space has been provided. Ground floor elevations would interact and address the street appropriately, providing a welcome active frontage.

Design and conservation

The proposal is located at the southern end of the Bermondsey Street Conservation Area close to the St Mary Magdalen precinct. It is on the western side of the road and facing it are a number of listed buildings including the Grade II listed Nos 171-173 and 187 -191 Bermondsey Street and the Grade II* Listed St Mary Magdalen Church. To the south, 180-182 Bermondsey Street includes a central 'yard' accessed via a covered underpass. To the north, Elm Court is arranged in two buildings with a central court which is screened from the site by an opaque glazed screen.

The proposal involves the demolition and replacement of a building within a conservation area. In this case the building has been annotated in the adopted Conservation Area Appraisal as making a positive contribution to the conservation area. This is mainly due to its modest scale simple brick cladding and distinctive externally mounted hoist. The building itself is of no historic value. It appears to be of early to mid 20th century construction with brick faced, steel frame and modern windows.

The council's policies reiterate the principles of the NPPF and require that development within conservation areas seeks to conserve or enhance the character and appearance of the conservation area. In respect of demolitions the council's policies specifically resist the demolition of buildings that are identified as making a positive contribution to a conservation area. In this case, the building is of no historic value, but it complements the historic townscape. This was evident on a visit to the site carried out by Officers on 19 August 2016. The hoist appears to be an older feature mounted onto its modern 20th Century façade. The proposed demolition is considered to cause less than substantial harm to the conservation and will require justification in the application. The application should therefore be accompanied by a heritage statement that justifies the proposed demolition and demonstrates how the proposal and benefits of the development will meet the requirements of paragraph 134 of the NPPF (2012)

Scale, height and massing

The proposal involves the replacement of the existing 3-storey building with a new building set at 4 storeys with a set-back 5th floor. This rise in scale is appropriate and reflects the parapet line of the neighbouring 180-182 Bermondsey Street and Elm Court which flank it on either side. The strong parapet line and vertical articulation of the Bermondsey Street frontage are noted in the conservation area appraisal and contribute positively to the

character and appearance of this distinctive urban conservation area. With its narrow plot-width and by respecting the existing adjacent parapet heights, the proposal reinforces the character and appearance of the conservation area and is considered acceptable in this context.

To the rear the development extends to the easternmost edge of the site with a basement and ground floor. Above that the proposal includes a partial first floor and terraced second storey rear extension which enclose the courtyard to the north. This has been designed as a feature wall with engaged arches at every floor to complement the warehouse character of 180-182 Bermondsey Street. This is appropriate and could enhance this characterful space, a characteristic of the area.

Detailed design

The architectural design is for a crisp and modern narrow block, clad in a pale brick with deep stepped window reveals and a polished concrete base and top. The composition is calm and ordered and displays a hierarchy that reflects the historic context. The ground floor is set back and glazed to ensure active uses and ensure that the proposal engages with the street. The design is considered acceptable. The quality of design will rely to a great degree on the choice of materials and the architectural detailing. In such a historic context both the materials and the detailed architectural design is likely to be reserved by condition unless they are included in the application. The applicant is encouraged to include samples or a specification of the proposed cladding materials and a detailed bay study of the main façade of the building to a scale of 1:20 in the application.

Consideration could also be given to reinstating the external hoist on the new building. This is a distinctive feature of the existing building and is typical of the Bermondsey Street Conservation Area.

Amenity impacts

The proposed site layout and massing could potentially have a harmful impact on neighbouring occupiers in terms of daylight/sunlight and outlook. Elm Court to the north of the site and Gemini House to the south are potentially impacted residential properties. Elm Court has blank flank walls abutting the site and an opaque/frosted screen enclosing the walkway's serving the front and rear blocks that prevents any views from over the site. However Gemini House has a number of windows looking onto the site in the flank walls abutting the site and looking over the courtyard. The ground floor is in commercial use but upper floors are flats. An initial daylight and sunlight assessment has been submitted highlighting the key windows on Gemini House that need to be safeguarded; it indicates that the proposals presented have been designed with setbacks and terracing to maintain the profile of the development within the "shadow" of Elm Court's flank elevation when viewed from Gemini House to minimise any obstruction of direct sky visibility and that a material impact on the daylight amenity enjoyed by the occupiers of Gemini House is unlikely. This was broadly confirmed by the site visit. However further detailed analysis is required, including consideration of the impact of the proposed flue to the rear of the site.

A full daylight, sunlight and overshadowing study should be carried out and submitted with any formal application. Cross section drawings should also be submitted showing the existing rear single storey pitched roof rear element and the proposed two storey rear element to enable a better appreciation of the change in height and massing and the consequent impacts of the proposal on the daylight amenity enjoyed by the residential occupiers of Gemini House.

Transport and servicing issues

Trip generation and car parking

The submitted transport statement indicates limited taxi generation for visitors to the hotel (which is limited to 8 rooms) and restaurant (the latter is projected to generate more trips than the former). The proposal does not provide any car parking spaces; the site is located in a CPZ.

Cycle parking

In line with the London Plan cycle parking standards the applicant has calculated that 3 long-stay spaces and 8 to 9 short-stay spaces are required. The 3 long stay parking spaces will be provided for within the basement. Further information would be required as part of any planning applications explaining how cycles could be moved easily to and from this location to the street. Given the site constraints the applicant considers it unviable to provide for short-stay cycle parking within the site boundary, but states a willingness to contribute towards additional on-street cycle parking in the area; this is considered acceptable in principle.

Servicing

The information provided indicates that servicing would take place from Bermondsey Street (as currently happens for the bakery). There is a loading bay currently in place on the site frontage (though road markings are faded and there is no signage). The single yellow line allows continuous loading for up to 40 minutes between 08:00 and 18:30 Monday to Saturday. The applicant argues the implementation of the proposed

development will offer the opportunity to control the hours when delivery vehicles can service the site which will result in a positive impact on local residents and the community in terms of the removal of late night/early morning delivery traffic and noise from the bakery. The applicant is willing to implement a Delivery & Servicing Management Plan (DSMP), which could be secured by Southwark via a planning condition on any planning approval. Taking into consideration this mitigation measure it is considered that these servicing arrangements are acceptable.

Sustainable development implications

Air Quality

The site is in an Air Quality Management Area and potential air quality impacts may arise as a result of demolition, excavation of the basement and construction on nearby sensitive receptors. Details of appropriate mitigation should be provided with any formal application to demonstrate that the effects of demolition, excavation and construction on air quality would not be significant and would be in accordance with the Mayors guidance.

Flood risk

The site is situated in Flood Risk Zone 3. A summary flood statement has been submitted which indicates that breach flood waters would stop just short of the site, that the land use proposed is compatible with the flood zone and that the site is at a low risk from surface water flooding. A full Flood Risk Assessment should be provided as part of any formal submission.

Archaeology

The proposed construction of a basement across the site would entirely remove any surviving archaeological remains within its footprint.

In keeping with the current policy and guidance, and consistent with recent advice nearby, it is necessary to better establish the significance of the remains at risk, so that an informed judgement may be made over the proposed impact on them, and appropriate steps taken to mitigate any harm. In this instance, given the archaeological potential of the area, it is recommended that the applicant submits an archaeological desk based assessment in support of any planning application, in accordance with best practice as set out in the NPPF and the Council's own policies. This should be supported by archaeological predetermination evaluation of the areas of the site impacted by the new proposal (where logistically possible). This could take the form of archaeological test pits. There is good evidence that archaeological remains can survive beneath buildings fronting onto Bermondsey Street, although archaeological survival may be higher towards the rear of the site in the bakery area, where previous developmental impacts are possibly less.

If archaeological safeguards do prove necessary, these could involve design measures to preserve remains *in situ* or where that is not feasible archaeological investigation prior to development.

The applicant has already amassed a great deal of the required information in the Hall McKnight 'Design Appearance and Access Statement' and this could be used to form the basis of an archaeological desk based assessment prepared by a professional archaeological contractor. The assessment will conform to current archaeological standards and guidance, but should particularly focus on further map regression work (particularly incorporating the Goad Insurance map series), an analysis of the archaeological investigations in the Bermondsey Street area and an assessment of the existing and proposed impacts on the archaeological resource.

On present evidence it remains possible that the site could contain archaeological remains which will inform recognised national and local archaeological research objectives – that is non-designated heritage assets of archaeological interest in NPPF terminology. Moreover, we cannot at this time rule out the possibility of finding assets demonstrably of equivalent significance to a scheduled monument.

Any archaeological work would need to be undertaken in consultation with the local authority archaeological advisor, Gillian King, and in accordance with an approved Written Scheme of Investigation (WSI).

Community Infrastructure Levy

The site is located in CIL zone 2 and is creating more than 100sqm of non-residential floorspace. A formal submission would be liable to pay the Mayoral and Southwark Community Infrastructure Levy (CIL) which is charged on the basis of £35 per sqm and £125 per sqm respectively (both subject to indexation).

It is necessary to complete a 'Planning Application Additional Information Requirement Form' to determine the amount of chargeable floorspace on the site and submit this with any formal planning application on the site. The amount to be paid is calculated when planning permission is granted and it is paid when development starts. Further details about the CIL can be found using the links below.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

Other matters

It is advised that prior to the submission of an application discussions should be had with the Council's Highway Development Control Team regarding any works on or adjacent to the Highway. Regard should be had to the material palette set out in the Council's SSDM (Southwark Street Design Manual). All development will be required to incorporate the principles of inclusive design, with suitable access provided for people with disabilities or those who are mobility impaired.

It is also advised that careful consideration be given to the methods used for excavating and constructing the basement in order to address potential impacts on flooding, groundwater and structural stability (including of adjacent properties) and neighbours' amenity. Suitable mitigation measures should be put in place.

Conclusion

The proposal is considered to be appropriate in land use terms. The proposed hotel and ancillary restaurant is considered to be of an acceptable standard for the reasons set out above. The proposal will also have an acceptable impact on transport issues. Further details will need to be submitted with any planning application to allow a full assessment of the proposal on neighbouring occupiers' amenity, particularly in terms of daylight/sunlight and outlook for occupiers of Gemini House.

For the above reasons the proposal is worth submitting as a planning application in its current form.

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

Please accept this letter as the closure of your current enquiry.

Yours sincerely

Simon Bevan
Director of Planning



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10 m

Scale = 1 : 1250

8-Mar-2017

Item No. 7.3	Classification: OPEN	Date: 21 March 2017	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 17/AP/0072 for: Full Planning Application Address: DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH Proposal: Erection of a single storey timber frame building to house ancillary training facility for the golf course.		
Ward(s) or groups affected:	College		
From:	Neil Loubser		
Application Start Date 11/01/2017		Application Expiry Date 08/03/2017	
Earliest Decision Date 11/02/2017			

RECOMMENDATION

1. To grant planning permission, subject to conditions.

BACKGROUND INFORMATION

Site location and description

2. This application is referred to the sub-committee for decision as the site lies within Metropolitan Open Land. The application site is the Dulwich and Sydenham Hill golf course which consists of a large open area with associated ancillary buildings within the site. The site lies immediately adjacent the green-keepers compound. The surrounding area consists of similar open space sports and recreational facilities.
3. There are no listed buildings within the site and there are none within the immediate vicinity. The site is located within the Dulwich Wood conservation area and is a designated site of importance for nature conservation (SINC).

Details of proposal

4. Planning permission is sought for the construction a single storey timber frame building to house ancillary training facility for the golf course.
5. The proposed building is to be used as an indoor training facility for the golf course. The width of the proposed building would be approximately 22 metres and the depth 16 metres with a 900mm walkway between the existing and proposed buildings. The building would be approximately 250m² with a height of four metres at its highest point.
6. Externally, Shiplap boarding is proposed to match the material and detailing of the adjacent store room. It is also proposed to finish the roof in profiled colour sheeting, which will also match adjacent store room.

7. Planning history

<p>09/EQ/0198 Application type: Pre-Application Enquiry (ENQ) Re-cladding of existing club house including first floor extensions to dining room and terrace on west elevation and other extensions to east elevation and provision of disabled WC Provision of green keepers bungalow Decision date 15/04/2010 Decision: Pre-application enquiry closed (EQC)</p>
<p>11/AP/0136 Application type: Full Planning Application (FUL) Proposed timber framed single storey plant room to house automatic irrigation equipment for the golf course. Decision date 23/03/2011 Decision: Granted (GRA)</p>
<p>12/AP/2999 Application type: Full Planning Application (FUL) Retention of increase in height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club. Decision date 23/01/2013 Decision: Granted (GRA)</p>
<p>12/AP/3776 Application type: Full Planning Application (FUL) Replacement of existing defective irrigation water storage tank with a tank of a larger size and capacity and the removal and replacement of one oak tree. Decision date 17/05/2013 Decision: Granted (GRA)</p>

Planning history of adjoining sites

8. None identified.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
- a) Design issues and the impact on the Dulwich Wood Conservation Area
 - b) The impact of the proposal on Metropolitan Open Land and the SINC
 - c) The impact on amenity of any nearby residents
 - d) The impact on trees

Planning policy

10. National Planning Policy Framework (the Framework)
 Section 7. Requiring good design
 Section 11. Conserving the natural environment
 Section 12. Conserving the historic environment
11. The London Plan 2016
 Policy 2.18 - Green infrastructure: the network of open and green spaces
 Policy 7.4 – Local character
 Policy 7.6 - Architecture
 Policy 7.17 - Metropolitan Open Land
 Policy 7.21 - Trees and woodlands

12. Core Strategy 2011
Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High Environmental Standards
13. Southwark Plan 2007 (July) - saved policies
The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 3.2 'Protection of Amenity'
3.12 'Quality in Design'
3.13 'Urban Design'
3.16 'Conservation Areas'
3.25 'Metropolitan Open Land'
3.28 'Biodiversity'

Principle of development

14. The application site is situated within Metropolitan Open Land and part (ii) saved policy 3.25 of the Southwark plan states that development will be allowed for:
'Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL.
15. There is no objection to the principle of the development which seeks to construct a building to be used as an indoor training facility for the golf course. This development supports the outdoor sports use of the land and the development therefore complies with MOL policy. Whilst the building is relatively large, it is not considered that this is harmful to the openness of MOL. The proposed single storey building lies immediate adjacent the greenkeepers compound (to the east) with other buildings surrounding the proposed building. Furthermore, the site is set away from the golf course so that it preserves the openness of the MOL.
16. It is not considered that this will have any significant effects on local biodiversity.

Environmental impact assessment

17. Not required for an application of this nature. No significant environmental effects would arise.

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

18. The adjoining site is the Dulwich College sports club and there are no residential uses within the immediate vicinity. The indoor training facility would not impact on the amenity of adjoining buildings which are associated with the golf course use.
19. As such, the proposal will not result in a detrimental impact on amenity and therefore complies with Saved Policy 3.2 of the Southwark Plan 2007.

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

20. The use of the application site will not be altered and as a result no material impact will arise.

Transport issues

21. As this site is already in recreational use with a golf course which consists of a large open area with associated ancillary buildings and car parking within the site, it is not anticipated that there would be any harm caused to the function or safety of the transportation network. Any increase in visitors to the site would not be such as to warrant refusal.

Design issues

22. Overall, the design, use of materials and appearance of the proposed development is considered acceptable, and would not have a detrimental impact on the character or appearance of the area. The proposed timber frame building would also be clad in Shiplap boarding to match the material and detailing of the adjacent store room. It is also proposed to finish the roof in profiled colour sheeting, which will also match adjacent store room.
23. Given its location, it is considered that the proposed materials would not detract from the character and appearance of the Dulwich Wood Conservation Area. The proposed building would not appear as a dominant or obtrusive feature in the area and as such, there are no design objections.

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

24. The application site is located within the Dulwich Wood conservation area however for the abovementioned reasons; no impacts are expected as a result of the proposal.

Impact on trees

25. The proposed development would result in the removal of two trees. It is recommended that these trees are replaced an appropriate species. This will be secured by condition.
26. Subject to this condition, it is considered that any impacts on any trees can be mitigated and as such the application accords with Saved Policy 3.28 Biodiversity

Planning obligations (S.106 undertaking or agreement)

27. Not required for an application of this nature.

Sustainable development implications

28. None expected as a result of the development.

Other matters

29. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport

investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

30. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development. The Mayoral CIL in Southwark currently is calculated on the basis of £40.02 per sqm and this equates to £9,561. The proposal is not Southwark CIL liable.

Conclusion on planning issues

31. The proposal does not result in any adverse impacts in terms of design, heritage or loss of amenity. As the building is relatively large it is considered that on balance the proposal would not result in any significant impacts on the open nature of the Metropolitan Open Land, or the SINC, and as such it is recommended that planning permission is granted.

Community impact statement

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

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

b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None

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

Consultations

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

Consultation replies

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

Summary of consultation responses:

Flood & Drainage Team

35. Require a drainage strategy be provided. The level of detail should be sufficient for the size of the development. No details are currently provided and based on the drawings; there will be a decrease in permeable area.

Noted: The proposed development will be set within the Dulwich and Sydenham Hill golf course which consists of a large open area with associated ancillary buildings.

Ecology officer

36. No objections or concerns.

Transport Team

37. No objections.

Urban Forester

38. There will be two trees removed and these trees should be replaced an appropriate species. This should be secured by condition.

Human rights implications

39. 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.
40. This application has the legitimate aim of providing a timber framed 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/2568-D Application file: 17/AP/0072 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5451 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Neil Loubser, Planning Officer	
Version	Final	
Dated	3 March 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		8 March 2017

APPENDIX 1**Consultation undertaken**

Site notice date: 16/01/2017

Press notice date: 19/01/2017

Case officer site visit date: 16/01/2017

Neighbour consultation letters sent: 13/01/2017

Internal services consulted:

Ecology Officer
Flood and Drainage Team

Statutory and non-statutory organisations consulted:

Sport England

Neighbour and local groups consulted:

Dulwich And Sydenham Hill Golf Club Grange Lane SE21 7LH
Ground Floor Flat Dulwich And Sydenham Hill Golf Club SE21 7LH

South London Scout Centre Grange Lane SE21 7LH
Estate Governors' The Old College SE1 7AE
25 Kingsthorpe Road London SE26 4PG

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

RECOMMENDATION

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

Applicant	Alen Blakenley Alen Blakenley Ltd	Reg. Number	17/AP/0072
Application Type	Full Planning Application	Case Number	TP/2568-D
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection of a single storey timber frame building to house ancillary training facility for the golf course.

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

In accordance with application received on 09/01/2017 08:01:00

and Applicant's Drawing Nos. Design and Access Statement; Location Plan; M (Proposed Elevations1); M (Proposed Elevations2); M (Existing and Proposed Plan);

Subject to the following four 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: M (Proposed Elevations1); M (Proposed Elevations 2); M (Existing and Proposed 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, full details of tree planting to include 2 x Tilia tomentosa, minimum 12-14cm girth size, 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.

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.

- 4 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

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

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

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Leo Pollak (Chair)	1	Environment & Leisure	1
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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Officers			
Constitutional Officer, Hub 2 (2 nd Floor), Tooley St.	7		
Jacqui Green/Selva Selvaratnam, Hub 2 (5 th Floor) Tooley St.	3		
Alex Gillott, Legal Services Hub 2 (2 nd Floor) Tooley St.	1		