Open Agenda



Planning Committee

Tuesday 7 March 2017
5.30 pm
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor Samantha Jury-Dada
Councillor Hamish McCallum
Councillor Michael Mitchell
Councillor Darren Merrill
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

Councillor Catherine Dale Councillor Helen Dennis Councillor Ben Johnson Councillor Eleanor Kerslake Councillor Sarah King Councillor Jane Lyons

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

Victoria Foreman on 020 7525 5485 or email: victoria.foreman@southwark.gov.uk

Members of the committee are summoned to attend this meeting **Eleanor Kelly**

Chief Executive

Date: 27 February 2017





Planning Committee

Tuesday 7 March 2017
5.30 pm
Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No. Title Page No.

PART A - OPEN BUSINESS

PROCEDURE NOTE

1. APOLOGIES

To receive any apologies for absence.

2. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the committee.

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

In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.

5. **MINUTES** 3 - 6

To approve as a correct record the minutes of the meeting held on 8 February 2017.

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

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 27 February 2017



Planning Committee

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

- 1. The reports are taken in the order of business on the agenda.
- 2. The officers present the report and recommendations and answer points raised by members of the committee.
- 3. 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**.
 - (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 Committee Clerk, Constitutional Team

Finance and Governance

Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 8 February 2017 at 5.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)

Councillor Lorraine Lauder MBE (Vice Chair)

Councillor Samantha Jury-Dada Councillor Hamish McCallum Councillor Darren Merrill Councillor Jamille Mohammed

Councillor Adele Morris

OFFICER Simon Bevan, Director of Planning
SUPPORT: Victoria Foreman, Constitutional Officer

Jon Gorst, Legal Representative

Alastair Huggett, Planning Projects Manager

Craig Newton, Planning Officer Michele Sterry, Team Leader

1. APOLOGIES

Apologies for absence were received from Councillor Michael Mitchell. Apologies for lateness were received form Councillor Darren Merrill; he was therefore unable to participate in the debates and votes on item 6 – Release of £282,591 section 106 funds and item 7.1 - Flats A & B, 23 Hindmans Road, London SE22 9NF.

2. CONFIRMATION OF VOTING MEMBERS

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

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

The chair gave notice of the following additional papers which were circulated at the meeting:

Addendum report relating to item 7.2;

Members pack relating to items 7.1 and 7.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

Councillor Adele Morris declared a personal interest in agenda item 7.2 – Titan House, as she had called in the application, but had not expressed a view on it. Councillor Morris was not required to withdraw form the meeting during consideration thereof.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 17 January 2017 be approved as a correct record and signed by the chair.

6. TO RELEASE £282,591 OF SECTION 106 FUNDS FROM VARIOUS DEVELOPMENTS TOWARDS IMPROVED FACILITIES AT MINT STREET ADVENTURE PLAYGROUND AND PARK

RESOLVED:

That consideration of the report be deferred to a future meeting of the committee.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

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

8. FLATS A & B, 23 HINDMANS ROAD, LONDON SE22 9NF

Planning application reference 16/AP/4534

Report: see pages 19 to 28 of the agenda.

PROPOSAL

Replacement of existing windows and doors with PVCu double glazed units.

The committee heard an officer's introduction to the report and addendum report and

asked questions of the officer.

The committee heard representations from an objector.

There were no applicants or agents present at the meeting who wished to speak.

There were no supporters who lived within 100m of the development site present who wished to speak.

There were no ward councillors present at the meeting who wished to speak.

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

RESOLVED:

That planning consent be granted, subject to conditions set out in the report.

9. TITAN HOUSE 144 SOUTHWARK STREET, LONDON SE1 0UP

Planning application reference 16/AP/4500

Report: see pages 28 to 41 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Office extension at 5^{th} and 6^{th} floors, 1 x residential unit at 7^{th} floor, new lifts and recladding of the existing building.

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

There were no objectors present at the meeting who wished to speak.

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

There were no supporters who lived within 100m of the development site present who wished to speak.

There were no ward councillors present at the meeting who wished to speak.

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

RESOLVED:

That planning permission be granted, subject to conditions set out in the report and the addendum report.

The meeting ended at 5.57 pm.	
CHAIR:	
DATED:	

Item No.	Classification:	Date:	Meeting Name:
6.	Open	7 March 2017	Planning Committee
Report title	:	To release £219,29	93.65 from section 106 agreements to
		fund the archaeolog	gy service until 2020
Ward(s) or	groups	Project: All	
affected:		Funds: All	
From:		Chief Executive	

RECOMMENDATION

1. That planning committee authorise the release of £219,293.65 of section 106 funding from the developments listed at paragraph 14 to deliver the archaeology service, as detailed in paragraphs 4 to 6.

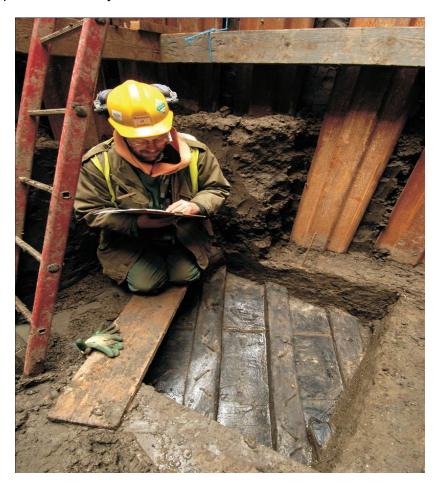
BACKGROUND INFORMATION

- 2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
- 3. Agreements have secured funding for the post of archaeology officer over a number of years and this report seeks to release that funding in order to forward fund the post up to and including 2020.



KEY ISSUES FOR CONSIDERATION

- 4. The archaeology officer post is located within the design and conservation team. The post originated in 1992, partly as a response to the discovery of the Rose Theatre in 1989, but also as the importance of the archaeological resource in north Southwark became increasingly apparent.
- 5. The post was part-funded for two years by English Heritage, but became a core post entirely funded form departmental budgets from 1994. The continuing regeneration of Southwark has led to the discovery of regionally and nationally significant archaeological monuments in the borough. Through the planning process, the officer ensures the provision for archaeological investigation and post-excavation projects and monitors investigations. Where appropriate the preservation of monuments in situ is also negotiated by the officer. Owing to the importance of the archaeological heritage of the borough, it is considered necessary that the post of archaeology officer is maintained.
- 6. The archaeology officer post ensures the provision of archaeological investigation and post-excavation projects and monitors investigations. Where appropriate the preservation of monuments in situ is also negotiated by the officer. Owing to the importance of the archaeological heritage of the borough, it is considered necessary that this post is funded by section 106 contributions and secured for the next four years.



Community impact statement

- 7. This use of funds has no community impact implications.
- 8. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.

9. The proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

10. This report is releasing funds from a number of agreements, from across the borough. As these contributions are for the single purpose of funding the council's archaeology officer and cannot be used for anything else, it has been considered necessary to consult.

Resource Implications

- 11. All costs arising from implementing the recommendations above will be met from the section 106 agreements attached to the planning permissions for the development sites.
- 12. The project will be managed by the design and conservation team, which has been managing Southwark's archaeology since 1992.

Policy implications

- 13. These funds will help deliver our Fairer Future Promises by managing the borough's historic environment.
- 14. In compliance with regulation 122, CIL Regulations 2010, the proposed expenditure will be towards a project that meets the legal tests of fairly and reasonably relating to planning considerations affecting the development site, from the legal agreements in respect of the sites listed below:

Permission Ref	Account No	Address	Amount
04/AP/0226	325	CAR PARK (WEST HALF) AT TAVERN QUAY, ROPE STREET, LONDON SE16	£3,701.05
07/AP/1262	687	CHAMBERS WHARF, CHAMBERS STREET, LONDON SE16 4XQ	£15,024.68
07/AP/2267	359	LAND BOUND BY PRICE'S STREET, BEAR LANE AND GREAT SUFFOLK STREET, LONDON SE1 OUG	£1,687.62
08/AP/0813	419	TOWER BRIDGE ROAD LONDON SE1 3LW	£4,500.00
09/AP/1917	547	CENTURY HOUSE, 82 - 84 TANNER STREET AND 62 RILEY ROAD, LONDON SE1 3PJ	£301.00
10/AP/1860	511	70 ABBEY STREET, LONDON SE1 3NJ	£36.00
10/AP/1923	580	LAND ADJACENT TO BRIDGEMASTER'S HOUSE, TOWER BRIDGE ROAD, LONDON SE1 2UP	£2,497.00

10/AP/1935	560	LAND ADJACENT TO LAMBETH COLLEGE & POTTERS FIELDS, LONDON SE1	£15,036.00
10/AP/2725	521	FORMER WHITSTABLE DAY NURSERY, STEVENS STREET, LONDON SE1 3BX	£4,801.00
10/AP/2849	551	HAND IN HAND, 37 ARCH STREET, LONDON SE1 6PQ	£3,800.25
10/AP/3010	535	BERMONDSEY SPA SITE C5, GRANGE WALK, LONDON SE1 3EL (SITE BOUNDED BY SPA ROAD NECKINGER & GRANGE WALK)	£15,036.00
10/AP/3173	548	25 - 35 CHESTERFIELD WAY, LONDON SE15 2AW	£2,497.00
10/AP/3239	528	139 QUEENS ROAD, LONDON SE15 2NB	£1,780.88
10/AP/3316	594	LAND AT EWER STREET, LONDON SE1	£2,530.59
11/AP/1071	579	KINGS REACH TOWER, STAMFORD STREET, LONDON SE1 9LS	£15,162.00
11/AP/1180	567	434 - 452 OLD KENT ROAD, LONDON SE1 5AG	£116.00
11/AP/1341	584	ST IVES HOUSE, 22 LAVINGTON STREET, LONDON SE1 0NZ	£4,993.00
11/AP/2012	681	BRANDON HOUSE, 180 BOROUGH HIGH STREET, LONDON SE1 1LW	£5,363.00
11/AP/2851	590	LAND BETWEEN 120-150 IVYDALE ROAD, LONDON SE15 3BT	£4,847.42
11/AP/3251	595	LAND AT 34 - 42 GRANGE ROAD, LONDON SE1	£4,993.00
11/AP/3510	610	16 WINCHESTER WALK LONDON SE1 9AQ	£2,743.37
11/AP/3963	602	SITE TO THE SOUTH OF EVANS GRANARY, 38 STONEY STREET, LONDON SE1 9LB	£5,280.00
11/AP/4297	617	EMPIRE WAREHOUSE, 1 BEAR GARDENS, 1 & 2 ROSE ALLEY, LONDON SE1 9ED	£5,232.67
12/AP/2062	662	169 - 173 BLACKFRIARS ROAD (BOUNDED BY SURREY ROW AND POCOCK STREET), LONDON SE1 8ER	£5,372.62

TOTAL			£219,293.65
		LONDON SE1 2JY	
15/AP/3303	791	COURT AND POLICE STATION, 209 - 211 TOOLEY STREET,	£5,555.00
		LONDON, SE15 1PE TOWER BRIDGE MAGISTRATES	, -
15/AP/1330	785	8 - 24 SYLVAN GROVE,	£6,819.84
14/AP/2102	734	WALK, GRANGE YARD AND THE GRANGE, LONDON SE1 3DT	£11,173.00
		LONDON SE15 2PX SITE BOUNDED BY GRANGE	
14/AP/1872	751	SITE OF THE FORMER TUKE SCHOOL, 2 - 4 WOODS ROAD,	£11,173.00
14/AP/1302	749	FIELDEN HOUSE, 28 - 42 LONDON BRIDGE STREET	£5,522.09
14/AP/0257	732	315 - 317 CAMBERWELL NEW ROAD, LONDON SE5 0TF	£5,471.00
<u>13/AP/3059</u>	720	LAND ADJOINING TO THE REAR OF OUR LADY OF LA SALLETE AND SAINT JOESPH CATHOLIC CHURCH, LONDON SE1 3QP	£5,363.00
13/AP/1864	716	525 - 539 OLD KENT ROAD LONDON SE1 6 - 14 MELIOR STREET AND	£5,363.00
12/AP/3860	713	ESTATE OFFICE, AVONDALE SQUARE, LONDON SE1 5PD	£5,363.00
12/AP/3201	667	LAND AT THE CORNER OF COOPERS ROAD AND ROLLS ROAD, LONDON SE1	£5,408.61
12/AP/2702	632	MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB	£2,630.00
12/AP/2444	680	272 - 274 CAMBERWELL ROAD AND MEDLAR STREET AND 286 - 304 CAMBERWELL ROAD SE5	£5,129.96
12/AP/2239	664	FORMER ELEPHANT AND CASTLE SWIMMING POOL 22 ELEPHANT AND CASTLE LONDON SE1 6SQ	£16,990.00

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

- 15. The above mentioned developments secured £219,293.65, combined, in contributions towards funding the post of archaeology officer. These funds are currently unallocated and available.
- 16. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Law and Democracy

- 17. As a central London borough, Southwark is fortunate in possessing a very rich history. This report emphasises the importance of the archaeological heritage within the borough and outlines the need to devote further resources in order to protect this as far as possible.
- 18. The report lists nearly 40 different planning agreements where financial payments have been made by developers in order to mitigate the impacts caused by the various developments. Usually, such impacts are quite specific to the individual site but in certain instances the developer consents to the contribution being used towards general purposes within the borough. This is the case with the archaeological payments identified in this report where in most of the individual agreements, the developer has agreed that the funding may cover archaeological services within the borough. This report is directly concerned with the ability to fund this important work.
- 19. The report confirms that it is not considered that the proposal has any disproportionate effect on any other community or group. Accordingly, on this occasion members can feel confident that there will be no breach of the rights contained within the European Convention of Human Rights, nor any failure to comply with the Public Sector Equality Duty.
- 20. As is customary with such release reports, the authority to consider and authorise such expenditure is in accordance with paragraph 6, part 3F of the council's constitution.

Strategic Director of Finance and Governance

- 21. This report seeks approval from the planning committee to release £219,293.65 from various agreements listed in the body of this report, and for the purposes stated at paragraphs 4 to 6.
- 22. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
- 23. The strategic director of finance and governance notes the council has received the related section 106 funds and that they are available for the project outlined in this report

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of section	Planning Division, 160	Jack Ricketts
106 legal agreements	Tooley Street, London SE1	020 7525 5464

APPENDICES

No.	Title
None.	

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Michael Tsoukaris, Group M	anager, Design and Co	onservation
Version	Final		
Dated	24 February 2017		
Key Decision?	No		
CONSULTATION	WITH OTHER OFFICERS / I	DIRECTORATES / EX	ECUTIVE
	MEMBER		
Officer Title		Comments sought	Comments
			included
Director of Law and I	Democracy	Yes	Yes
Strategic Director	of Finance and	Yes	Yes
Governance			
Director of Planning	Director of Planning Yes Yes		Yes
Date final report sent to Constitutional Team 27 February 2017		ary 2017	

Item No.	Classification:	Date:	Meeting Name:
7.	Open	7 March 2017	Planning committee
Report title	:		to withdraw the permitted development th the change of use, demolition and buses in Southwark
Ward(s) or affected:	groups	All	
From:		Director of Planning	

RECOMMENDATIONS

That planning committee:

- 1. Approves immediate Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark in accordance with the methodology outlined in this report in relation to the public houses specified in Appendix C.
- 2. Approves consultation for 6 weeks in relation to the immediate Article 4 Directions.
- 3. Notes the equalities analysis of the proposed Article 4 Directions (Appendix E).

BACKGROUND INFORMATION

- 4. Pubs play an important role in the community and have unique historic characteristics which should be recognised as key social, cultural and heritage assets within local neighbourhoods. Nationally, the rate of pubs that have closed has been steadily rising, exacerbated by a number of factors including the introduction of permitted development rights which allow pubs to be changed to alterative uses or demolished.
- 5. The General Permitted Development Order (GDPO) (2015) (as amended) consolidated permitted development rights for England and introduced new provisions. The GDPO includes changes of use of public houses or bars (use class A4 drinking establishments) to shops (use class A1), financial and professional services (use class A2), restaurants and cafes (use class A3) or temporary use as offices (use class B1) without the need for a full planning application. The GPDO also allows for the demolition of buildings outside conservation areas and alteration of buildings (including means of enclosure or exterior painting) which could have an impact on the loss or alteration of public houses which are important to the local community and/or of local heritage value.
- 6. The council has undertaken as assessment of all pubs across the borough based on an analysis of licensing data and planning applications relating to public houses. There are currently 164 pubs open in Southwark today (excluding bars/other use class A4 drinking establishments).
- 7. In total the borough has lost a third of all pubs that were present in the borough 10 years ago. Over the last 10 years 79 pubs in the borough have closed down and 54 of these have subsequently been lost to demolition or change of use (see Appendix B). The council now has 10 pubs which are designated as assets of community value (ACVs)

reflecting the aspiration from the local community to protect local pubs from redevelopment or change of use. The permitted development rights highlight an immediate risk that public houses could be demolished or change use without the need for planning permission. The council considers that most changes of use, demolition or alteration of pubs should be assessed on an individual basis through the planning application process before any such change of use, demolition or alteration is permitted, and the council has existing and emerging planning policies to enable a robust assessment.

8. It is therefore considered appropriate to implement immediate Article 4 Directions to remove certain permitted development rights which relate to public houses. The following provisions of the GPDO will be removed by the Article 4 Directions and apply to the pubs as specified in Appendix C:

General Permitted Development Order 2015 (as amended)

Schedule 2, Part 3

Class A: Changes of use of pubs to shops or financial and professional services Class B: Change of use of pubs to restaurants or cafes.

Schedule 2, Part 4

Class D: Changes of use of pubs to temporary flexible use as an office.

Schedule 2, Part 11

Class B: Demolition of buildings

Class C: Demolition of gates, fences or walls.

Schedule 2, Part 2

Class A: erection or improvement to a gate, fence or wall or other means of enclosure Class C: exterior painting of any building or work.

Article 4 Directions

- 9. An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether but instead ensures that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.
- 10. Article 4 Directions must apply to all uses within the relevant use class and it cannot restrict changes within the same use class. In this case public houses fall within use class A4 which covers all drinking establishments, including bars.
- 11. The government's national planning practice guidance (NPPG entitled 'When is permission required?') sets out guidance on the use of Article 4 Directions. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. It also states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address (paragraph 038).

- 12. Article 4 Directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. Immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area (NPPG paragraph 045). In the case of this report, the council is proposing to make immediate Article 4 Directions for which the process is as follows:
 - Stage 1 (the current stage): The council makes an Article 4 Direction withdrawing permitted development rights with immediate effect.
 - Stage 2: Publication/consultation stage. The council:
 - 1. publishes the notice of direction in a local newspaper
 - 2. formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the direction relates over a period of 21 days
 - 3. and place notices up on site for 6 weeks.
 - Stage 3: On the same day that notice is given under stage 2 above, the council refers its decision to the Secretary of State who has wide powers to modify or cancel a direction.
 - Stage 4: Confirmation stage: The direction comes into force on the date on which
 the notice is served on the owners/occupiers of the land. The council has between
 28 days from the date of when the notice comes into effect and 6 months to decide
 whether to go ahead and confirm the direction, taking into account any
 representations which have been received. If this does not happen within 6 months,
 the direction will lapse.

Compensation

- 13. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 Directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 Direction withdraws, if they:
 - Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction; or
 - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.
- 14. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
- 15. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
- 16. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed

development can be found in regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended). In cases such as these compensation is not payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act:

- The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015 (as amended).
- The permitted development right is withdrawn in the prescribed manner.
- Notice of withdrawal is given in the prescribed manner:
- Not less than 12 months before it takes effect
- Not more than the prescribed period of two years.
- 17. With the exception of development permitted by Schedule 2, Part 4, Class D, none of the proposed permitted development classes to be removed are prescribed development. Therefore compensation could be claimed as described above and would be payable while the Article 4 Direction remains in force. For developments relating to Class D (change of use to temporary flexible uses) compensation will only be payable on applications made within 12 months starting from the date that the immediate Direction comes into force. After expiry of 12 months no compensation would be payable.

Planning applications

- 18. If permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. In Southwark's case, the development plan includes the London Plan, the Core Strategy, saved policies in the Southwark Plan and adopted area action plans. The relevant saved policies relating to change of use or demolition of public houses in the Southwark Plan are policy 1.7 (development within town and local centres), policy 1.10 (services outside the town and local centres), policy 3.15 (conservation of the historic environment), policy 3.16 (conservation areas) and policy 3.17 (listed buildings). Policies contained within the London Plan and the NPPF are also relevant as discussed further in the policy context section of the report below.
- 19. The council recognises the positive economic, social and heritage value pubs bring to the vitality of the borough and maintain the strong historic character in the local area.
- 20. It should be noted that where submission of a planning application is required as a result of withdrawal of permitted development rights through an Article 4 Direction, the council cannot charge a planning application fee.

KEY ISSUES FOR CONSIDERATION

Why pubs matter

21. Public houses play an important role at the heart of many local communities. Sometimes colloquially referred to as 'the local', pubs have historically been located on the corner of residential streets, in town centres and along key transport routes. Pubs play a role in promoting community cohesion, providing places to eat, drink and socialise and acting as informal meeting spaces for local interest groups. Pubs often host events, games, sports clubs, live music and live sport, contributing to the availability of facilities and

community resources in local areas to meet the needs of a wide range of community groups.

Why do pubs close?

- 22. The London Plan refers to recent research which highlights the rapid rate of closures over the past decade and the factors behind these. The Mayor of London's Town Centre SPG (2014) also acknowledges the risk and impact of pub closures and states that local authorities may consider the use of Article 4 Directions to limit the impact of permitted development rights (paragraph 1.2.21).
- 23. Estimates from IPPR¹ and CAMRA² (2012-2015) range from between 16 to 29 pub closures per week in Britain. The reasons for pub closures are varied, however the implications of permitted development is one factor which can result in the demolition or conversion of pubs to alternative uses without planning permission. Given the importance of local pubs as highlighted within this report, and the strength of national and local policy changes acknowledging the risk to the loss of pubs, it is considered that public houses should be subject to detailed planning analysis before the change of use, alteration or demolition of the pub is accepted.
- 24. Over the last 10 years Southwark has received 68 planning applications (including prior approval applications) in relation to the change of use or demolition of a pub. 49 of these have been implemented and the remainder refused, withdrawn or pending a decision. Out of a total of 79 pubs that have closed over the last 10 years, the remaining 30 are presently vacant, or in other uses, with 3 pubs due to reopen after refurbishment. In total the borough has lost a third of all pubs that were present in the borough 10 years ago.

Policy context

- 25. The London Plan supports the security of 'lifetime neighbourhoods' particularly where local services (including public houses) meet the needs of the local community (Policies 3.1, 4.8 and 7.1). Policy 4.8 encourages local policies to prevent the loss of valued community assets including public houses. The Mayor's Town Centre SPG (2014) also acknowledges the risk and impact of pub closures and supports the protection and enhancement of facilities and services that meet the needs of particular groups and communities³. The figures provided in this report demonstrate that pub closures have affected Southwark over the last 10 years. The rate of closure is approximately 8-10 pubs per year and is fairly evenly spread in terms of location across the borough (see Appendix B).
- 26. The NPPF sets out the three dimensions to achieving sustainable development which lies at the heart of national policy and the purpose of the planning system. Public houses contribute to the economic, social and environmental roles of sustainable development which are at risk from permitted development which could allow demolition or change of use without planning permission or an assessment of the loss of the building or facility.
- 27. **The economic role:** The NPPF supports the growth of a strong and competitive economy and the vitality of town centres. Pubs support local employment, both on a primary basis and also supporting local businesses such as breweries and local food manufacturing or suppliers. Pubs also support the vitality and vibrancy of town centres, contributing to the evening economy, promoting safety and surveillance in town centres

¹ IPPR, Muir, R. Pubs and Places: The Social Value of Community Pubs (2012)

² Campaign for Real Ale (CAMRA): Pubs Matter, Planning Briefing Note (2015)

³ Steve O'Connell A.M. Keeping Local. How to save London's Pubs as community resources. London Assembly Conservative Group, GLA 2013. CAMRA. Greater London Region / Capital Pubcheck, 2012

at night. The Southwark Retail Study (2015) states that food and beverage operators including pubs support other major leisure uses (such as cinemas), supporting the demand for other town centre development and growth. The food and beverage expenditure in the borough is expected to increase in real terms (excluding inflation) by 26% between 2014 and 2031.

- 28. The social role: The NPPF promotes inclusive communities including facilitating social interaction and guarding against the unnecessary loss of valued facilities and services. The NPPF supports planning positively for the provision and use of shared space and community facilities (specifically including public houses, para 70). Public houses act as a local meeting place facilitating social interaction and often acting as a community hub. Pubs support a wide range of community activities, including sports, social and members clubs.
- 29. **The environmental role:** The NPPF supports the conservation and enhancement of the historic environment, recognising that heritage assets are an irreplaceable resource. Many local public houses have a unique architectural or historic value, and are often instantly recognisable, acting as local landmarks and contributing to the interesting character and historic fabric of local areas.
- 30. The council is also preparing the New Southwark Plan to replace the saved policies in the Southwark Plan and to set out the regeneration strategy for the borough. The preferred options version of strategic and development management policies was consulted on in summer 2015. Proposed policy DM34 (Pubs) sets out a number of criteria when considering development that results in a loss of pub. The proposed policy recognises financial viability, heritage value and ACV status of pubs as material considerations in decision-making. In accordance with the NPPF decision-takers may give weight to relevant policies in emerging plans depending on the stage of preparation of the plan, the extent of unresolved objections and the degree of consistency of relevant policies in the emerging plan to the policies in the NPPF. The council received five representations to emerging policy DM34 in the preferred options consultation in support of the policy, and one requesting a reduction in the length of marketing required. The council also received general support to the previous version of the policy in the issues and options consultation of the New Southwark Plan.

Heritage

- 31. Southwark has a variety of architectural and historic public house types ranging from early country inns to Victorian and Edwardian public houses, pubs from the inter-war period, and local pubs developed as part of twentieth century housing estates. Many pubs are recognised for their quality of exterior architectural value and sometimes with original interiors, which have been the subject of statutory listing.
- 32. Other pubs are located in conservation areas, and are often recognised as focal points of the local neighbourhood as a significant local heritage asset or landmark.
- 33. Some pubs are recognised as buildings of townscape merit or key unlisted buildings in adopted SPDs or AAPs (e.g. Blackfriars Road SPD, Peckham and Nunhead AAP etc.). However, the borough also has a number of pubs outside of these areas which can be individually considered of local historic interest and/or heritage merit. The typologies identified below give some indication of the types of pubs that are located within Southwark which are not statutorily listed or recognised formally as a local asset, but which demonstrate unique historic value.

Early coaching inns

34. Public houses as a building type date back to the medieval period where features of alehouses, taverns and inns survive in some examples today. A good example is The George Inn, located off Borough High Street, being the only surviving galleried coaching inn in London and dating back to the seventeenth century.

The George Inn



www.nationaltrust.org.uk

Pre-Victorian

35. Many pubs in the eighteenth century served specific purposes as coaching inns and taverns and were often located in ground floor shops or the front rooms of houses. They often had multiple purposes, for example the Mayflower in Rotherhithe which doubled up as a post office for seafarers docking at Rotherhithe. The Mayflower pub stands on the site of The Shippe pub that dates back to around 1550. It is close to where the Mayflower ship set sail for America.

The Mayflower, Rotherhithe Street



www.mayflowerpub.co.uk

Victorian/Edwardian

36. The majority of pubs in Southwark were built in the mid-nineteenth century following the Beer Act of 1830 which relaxed regulations with regard to the brewing and sale of beer. The elaborate pubs of the late nineteenth century and early twentieth century came to be known as gin palaces. They are characterised by cut or etched glass panels, bold classical motifs, mirrors, decorative plasterwork, ironwork, decorative tiles and timber panelling. They were designed to be prominent and to project an image of comfort mixed with grandeur and sophistication. These were pubs which operated usually for the sole purpose of drinking and were often found in backstreets and contained a myriad of small spaces in the interior. Fine examples of later nineteenth century public houses; the Gladstone is the sole surviving building to the south side of Lant Street.

Royal Oak, Tabard Street



www.harveys.org.uk

The Gladstone, Lant Street



www.deserter.co.uk

Inter-war

37. Inter-war pubs reflect an important period in Britain's history and are generally plainer in architectural design. This reflects the change in the Victoria era separation of saloon and public bars and opening up pubs to the wider community, including a change in the prominence of vertical drinking. These pubs included more facilities for family-orientated recreation, games and food. The predominant styles of inter-war pubs were neo-Georgian, neo-Tudor or Tudor revival and were often located in more prominent positions in the neighbourhood. Ref: Historic England

The Old Nun's Head, Nunhead Green

38. Constructed in 1935, 2 storeys with attic. Red brick ground floor. Half timbered 1st floor with red brick nogging, some in herring bone pattern, and 3 rendered panels with the pub's name in the central panel. Tiled roof with hipped dormers.



London Pubology

Post-war

39. Pubs constructed in the mid-late twentieth Century often accompanied large scale housing estate building as central community hubs, often located in local shopping parades.

Canterbury Arms, Maddock Way



www.whatpub.co.uk

40. These typologies, among others, are evident across Southwark and represent a varied stock of building styles that are important to local historic character. Public houses were often built as the focal point of the community, both in the middle of residential areas as well as in town centres or local parades. Public houses often represent a deep local significance in the area, particularly where multiple pubs have been demolished and rebuilt over time on the same site, or through the pub name, bearing historical significance and often reflective or representative of local street names.

- 41. In terms of heritage value, public houses in Southwark have been assessed whether they are statutory listed buildings, whether they are in conservation areas or whether they have been formally identified as a building of local townscape merit or key unlisted building in the council's adopted SPDs and AAPs (i.e. where a characterisation study has been carried our for that area). It is important to note that there are a number of pubs that have not been formally identified for heritage merit using this methodology, but which do not preclude them from being locally important. The typologies identified above give some examples of the unique historical characteristics of pubs which should be judged on an individual basis through the planning application process.
- 42. Permitted development rights relating to demolition do not apply to listed buildings (as listed building consent would be required). Additionally planning consent is required for the demolition of buildings within a conservation area as required by the Enterprise and Regulatory Reform Act (2013). Therefore the Article 4 Directions need not apply in relation to demolition for pubs which are statutorily listed or within conservation areas.
- 43. It is recommended that the Article 4 Direction is applied in relation to demolition to the remainder of open and closed public houses based on the typologies identified above and the unique characteristics of pubs across the borough. It is considered that each pub should be considered by thorough assessment of local context and heritage merit, which can be achieved through the planning application process.

Community role

- 44. The community value of pubs is recognised at national, regional and local levels as an essential part of promoting community cohesion and achieving lifetime neighbourhoods.
- 45. Pubs often host events, games, sports clubs, live music and live sport, as well as serving as a social hub for residents in the local area. In residential areas, public houses can provide a key focal point to the neighbourhood, acting as a local landmark and meeting place for the local community. They may often be the only type of community facility in the local area, which exacerbates the importance of retaining pubs in these areas, and particularly combined with the potential historical context or architectural/landmark value.
- 46. The local community and residents of Southwark are keen to identify, support and protect public houses for both their heritage and community value. Many community groups have nominated their local pubs for inclusion as an asset of community value (ACV) and have campaigned strongly where pubs have been at risk from redevelopment or conversion through planning applications. Presently 10 pubs in Southwark are ACVs (or already in community ownership) and a further 3 pubs were nominated by the local community.
- 47. The Ivy House in Nunhead was the first pub in the UK to be listed as an ACV and the first building to be bought by a community co-operative under the community right to bid provisions of the Localism Act 2011. The pub is a venue for events, live music, comedy, theatre and food.



"The Ivy House owes its rather lonely situation at the brow of Stuart Road's slight hill to a German V1 bomb that crashed into the adjoining row of shops, in the afternoon of July 1st 1944. killina seventeen people. All the shops were destroyed or damaged beyond repair. When the war ended the celebration party was held in the pub, the surviving physical heart of the community."

www.ivyhousenunhead.com

- 48. The analysis provided in Appendix C includes assessment of whether the pub provides any of the following five community benefits (based on information available at the time of writing):
 - Dart board/pool table
 - Licence to show televised live sport
 - Room/areas available to hire (for meetings, events or parties)
 - Hosts regular events (e.g. music nights, quiz nights, karaoke, poetry recitals)
 - WiFi availability.
- 49. The analysis (for Southwark borough only) also includes whether the pub in the only public house within 600 metres (which is one of the criteria under policy 1.10 of the Southwark Plan regarding the facility being the only one of its kind within 600m). Additionally, those pubs that have ACV status or have been nominated for an ACV have been identified in Appendix C. However it is acknowledged this is not an exhaustive list of community benefits and the aforementioned benefits of social interactions and pubs acting as a local meeting point must also be given due consideration. This is particularly the case for pubs located outside of town centres and local shopping parades which may be the only community facility in the immediate vicinity of a residential area.

Town centre and local parades

- 50. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy. Pubs bring footfall to town centres and local parades at different times of the day and night providing opportunities for recreation and social interaction. Pubs often act as an anchor to other types of leisure and retail uses in local areas, promoting vibrancy in town centres and promoting active frontages in local parades. Pubs are a unique part of the retail offer provided in town centres and local parades, which contributes to the variety of A Class uses in these areas especially beneficial to the evening economy. The potential loss of pubs to other types of retail uses through permitted development rights would have a potential negative impact on the overall function of the town centre or local parade particularly in relation to community meeting places and evening events. Public houses therefore play an important and unique economic role and contribute to sustainable neighbourhoods.
- 51. In Appendix C, pubs in town centres or local shopping parades are identified.

Methodology

- 52. The NPPF advises that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. This is reiterated in the NPPG which also states local planning authorities should identify clearly the potential harm that the direction is intended to address and that immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area.
- 53. The council has undertaken an assessment of all pubs in the borough based on the above criteria. Public houses are unique from most modern bars (other use class A4 drinking establishments) therefore the assessment is based on public houses only based on the historical context of pubs, heritage value and community function.
- 54. On the basis of the above analysis of heritage, community and town centre roles of pubs, and the significance of the number of pubs lost in Southwark over the last 10 years, it is considered that the Article 4 Directions should apply immediately for all identified open public houses in Southwark. The exceptions are where a planning application has been approved for the demolition of an open pub (in the case of The Boatman public house in Jamaica Road). The council has received prior approval applications for pubs whereby no planning assessment applies which means that the loss of a pub cannot be prevented.
- 55. In relation to closed pubs, those identified which are already subject to a planning application that has been granted (and has not expired), will not be protected by the Article 4 Direction. Five pubs have had planning permission granted already for change of use therefore these pubs will only be protected from demolition or alteration. The remaining closed pubs are considered to have the potential to reopen as public houses and therefore protection is considered appropriate. The Article 4 Directions will not preclude the demolition, alteration or change of use of the pubs however will ensure that assessment of whether these changes would be appropriate can be made through the planning application process. This will include the assessment of material considerations and the application of adopted policy.
- 56. Based on the above methodology, pubs in Southwark are considered to have unique heritage, retail and community benefits. In some cases pubs will not always be able to remain operational and change of use or redevelopment may offer the best solution for a pub site. However, due to their unique characteristics it is considered all pubs should be considered on their individual merits through the planning application process and judged individually based on applicable planning policies.

Areas affected

57. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. For the reasons outlined above it is considered the Article 4 Directions should relate to public houses only (i.e. the Article 4 Directions do not include bars or other drinking establishments) due to their historical and community significance as outlined above. The pubs and the relevant parts of the Article 4 Direction they apply to are listed in Appendix B, for which individual site plans are provided and edged red in Appendix D.

Conclusions

- An Article 4 Direction can be made if the council is satisfied that it is expedient that 58. development should not be carried out unless planning permission is granted on application and that in the case of immediate directions, development presents an immediate threat to local amenity or prejudices the proper planning of an area. Based on concerns regarding pub closures nationally and locally, the council undertook a detailed analysis of planning applications and licensing data to ascertain the impact of pub closures in Southwark. This report also outlines in detail the unique and special characteristics pubs contribute to local neighbourhoods and communities. The data collected has shown that over a third of pubs have been lost in the borough over the last 10 years. Based on the rate of pub closures, the historical and community significance of pubs and the impact of permitted development rights in relation to their change of use, demolition or alteration, an immediate Article 4 Directions was considered the most appropriate course of action. The evidence in this report demonstrates that public houses are at immediate risk of demolition, change of use or alteration by permitted development rights, which would have a significant detrimental impact on the retention public houses for their historic and community value in Southwark in the future.
- 59. The use of an Article 4 Direction would not restrict development altogether, but instead ensure that development requires planning permission. It is recognised that in some cases pubs will not always be able to remain operational and in some cases redevelopment may offer the best solution for a pub site. However given the historical and community significance of pubs outlined above and the contribution which they make to local neighbourhoods, it is considered each pub should be subject to a full planning application and assessment by the local authority.
- 60. For the above reasons, the council considers that permitted development rights granted by the GPDO in relation to change of use, demolition or alteration would be prejudicial to the proper planning of the borough and constitutes a threat to the amenities of the area. This presents an immediate threat to the local community and the unique heritage and landmark value many pubs offer to the local neighbourhood.

Consultation

- 61. Consultation on the Article 4 Directions will comply with provisions set out in the GPDO. Notice of the Directions will made by:
 - Local advertisement in the press;
 - Site notices placed outside affected public houses for a period of at least 6 weeks;
 and
 - Written notification sent to every owner/occupier of the affected public houses, specifying a period of at least 21 days in which representations can be made.
- 62. Following consultation and within 6 months, a report recommending whether the Direction should be confirmed will be reported back to planning committee.

Community impact statement

63. Southwark Council is committed to achieving the best quality of life for its residents. This includes maintaining a strong local economy and revitalised neighbourhoods for the communities within Southwark. It is vital that a strong policy framework ensures the borough's heritage and community values continue to be protected for the benefit of local residents. The Article 4 Directions seek to protect the conversion or demolition of pubs without a robust analysis through the planning process.

64. The equalities analysis (Appendix E) has concluded that the Article 4 Directions will have a positive impact on equalities and they will assist the council in implementing its planning policy framework, which has also undergone equalities analysis.

Financial implications

- 65. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by the GPDO the council has a potential liability for compensation. In the case of Schedule 2, Part 4, Class D this is limited to one year from the date the Direction is introduced. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning permission or to abortive expenditure. Therefore there is a risk that the proposed Directions will make the council liable to compensation claims. Because circumstances vary widely, it is not possible to gauge the magnitude of such claims.
- 66. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within the Planning division's budget. This position will be monitored and any award that cannot be contained within existing departmental revenue budgets will be reflected in the council's revenue budget monitoring arrangements for funding from council reserves.
- 67. Any potential drawdown from council reserves for the payment of compensation claims will be subject to agreement by the relevant cabinet member, or full cabinet in the case of claims over £50,000.
- 68. Staffing and any other costs connected with this recommendation will be contained within existing departmental revenue budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

- 69. Planning committee is being asked to approve the making of an immediate Article 4 Direction to protect the public houses against the change of use as detailed in paragraph 5 of this report.
- 70. Part 3F of the council's constitution entitled "Matters reserved for decision by the planning committee" at paragraph 3 reserves to planning committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This, therefore, confirms that planning committee has authority to take the decisions being asked of it.
- 71. In regard to compensation matters, section 108 of the Town and Country Planning Act 1990 (as amended) specifies the circumstances under which compensation is payable for the refusal or a conditional grant of planning permission which was formerly granted by a development order or a local development order.
- 72. Paragraphs 13 to 16 of this report sets out the circumstances in where the council would be liable to pay compensation.
- 73. The value of the claim for compensation would differ in each individual case but in the event that claims are between £5,000 and £50,000 then they would be sanctioned by the relevant cabinet member under Part 3D paragraph 5 of the constitution. Any compensation claims over that amount would require the approval of full cabinet.

Human rights and equalities

- 74. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various convention rights may be engaged in the process of making and considering these Article 4 Directions, including under Article 1 of the First Protocol (Protection of property) and Article 8 (Right to respect for a private and family life). The European Court has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole". Both public and private interests are to be taken into account in the exercise of the council's powers and duties as a local planning authority. Any interference with a convention right must be necessary and proportionate.
- 75. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Directions have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered.
- 76. In consulting upon the introduction of the Article 4 Directions the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010.
- 77. The PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The council also took into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.
- 78. The council has given consideration to all the protected characteristics in the Equality Act 2010 to ensure that any potential impacts of the proposed immediate Article 4 Directions on these groups of people have been considered and where possible mitigated (Appendix E).

Strategic Director of Finance and Governance

- 79. This report is requesting the planning committee to approve the immediate Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark in accordance with the methodology outlined in this report and Schedule 1 (list of pubs to which the directions apply) of the draft Article 4 Directions notice. Full details and background is provided within the main body of the report.
- 80. The strategic director of finance and governance notes that there is a risk that the proposed Article 4 directions may lead to potential compensation claims but it is not possible to gauge the magnitude of such claims. It is noted that any claim for compensation will be dealt through the council's official complaints procedure and sanctioned by the relevant cabinet member under the council's constitution as reflected in the report.
- 81. It is also noted that any agreed claims for compensation would be contained within the existing departmental revenue budgets where possible before funding from councils reserves are requested.
- 82. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Backgroun d Papers	Held At	Contact
Saved Southwark Plan 2007	http://www.southwark.gov.uk/info/856/planning_policy/1241/the_southwark_plan	planningpolicy@southwark.gov.uk
New Southwark Plan Preferred Option	https://www.southwark.gov.uk/planning-g-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan?chapter=4	planningpolicy@southwark.gov.uk
The Core Strategy 2011	http://www.southwark.gov.uk/info/200 210/core_strategy	planningpolicy@southwark.gov.uk
General Permitted Development Order 2015	http://www.legislation.gov.uk/uksi/201 5/596/pdfs/uksi_20150596_en.pdf.	planningpolicy@southwark.gov.uk

APPENDICES

No.	Title
	Draft Article 4 Directions to withdraw Permitted Development Rights
Appendix A	granted by the Town and Country Planning (General Permitted
	Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to proposed Article 4 Direction
Appendices D1 - 4	Maps of public houses subject to proposed Article 4 Direction
Appendix E	Equalities analysis

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning

Report Author	Laura Hills, Senior	Planning Policy Officer		
Version	Final			
Dated	23 February 2017			
Key Decision?	No			
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER				
Officer Title		Comments sought	Comments included	
Director of Law and Democracy		Yes	Yes	
Strategic Director of Finance		Yes	Yes	
and Governance				
Cabinet Member		Yes	No	
Date final report sent to Constitutional Team		l Team	23 February 2017	



Article 4 Directions: Public houses

No.	Title		
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)		
Appendix B	Map of open and closed pubs in Southwark		
Appendix C	Schedule of pubs subject to proposed Article 4 Direction		
Appendix D	Maps of public houses subject to proposed Article 4 Direction		
Appendix E	Equalities analysis		



TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 6 APPLIES

WHEREAS the London Borough of Southwark being the appropriate local planning authority within the meaning of article 4(5) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) are satisfied that it is expedient that development of the descriptions set out in Schedules A-D below should not be carried out on the land shown edged red on the attached plans in Schedule 2, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990, as amended.

<u>NOW THEREFORE</u> the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in Schedules A-D below.

Schedule 1 of this Direction contains a Table of Sites where it is stated which of the permitted development rights contained in Schedules A, B and C are being removed by this Direction. A detailed site plan of each individual site is included within Schedule 2 of this Direction.

SCHEDULE A

General Permitted Development Order 2015 (as amended), Schedule 2, Part 3

Class A – restaurants, cafes, takeaways or pubs to retail

Development consisting of a change of use of a building from a use falling within Class A3 (restaurants and cafes), A4 (drinking establishments) or A5 (hot food takeaways) of the Schedule to the Use Classes Order, to a use falling within Class A1 (shops) or Class A2 (financial and professional services) of that Schedule.

Class B – takeaways or pubs to restaurants and cafes

Development consisting of a change of use of a building from a use falling within Class A4 (drinking establishments) or Class A5 (hot food takeaways) of the Schedule to the Use Classes Order, to a use falling within Class A3 (restaurants and cafes) of that Schedule.

SCHEDULE B

General Permitted Development Order 2015 (as amended), Schedule 2, Part 4

Class D – shops, financial, cafes, takeaways, pubs etc to temporary flexible use

Development consisting of a change of use of a building and any land within its curtilage-

- (a) from-
- (i) a use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes), Class A4 (drinking establishments), Class A5 (hot food takeaways), Class B1 (business), Class D1 (non-residential institutions) and Class D2 (assembly and leisure) of the Schedule to the Use Classes Order, or
- (ii) a use as a betting office or pay day loan shop,
- (b) to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1 (business) of that Schedule,

for a single continuous period of up to 2 years beginning on the date the building and any land within its curtilage begins to be used for the flexible use or on the date given in the notice under paragraph D.2(a), whichever is the earlier.

SCHEDULE C

General Permitted Development Order 2015 (as amended), Schedule 2, Part 11

Class B – demolition of buildings

Any building operation consisting of the demolition of a building.

Class C – demolition of gates, fences, walls etc

Any building operation consisting of the demolition of the whole or any part of any gate, fence, wall or other means of enclosure.

SCHEDULE D

General Permitted Development Order 2015 (as amended), Schedule 2, Part 2

Class A – gates, fences, walls etc

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class C – exterior painting

The painting of the exterior of any building or work.

<u>THESE DIRECTIONS</u> are made under article 4(1) of the said Order and, in accordance with article 4(4), shall remain in force until ______ (being six months from the date of these directions) and shall then expire unless it has been confirmed by the appropriate local planning authority in accordance with paragraph 2(6) of Schedule 3 of the said Order before the end of the six month period.

1. Made under the Common Seal of the London Borough of Southwark this day of 2017
The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of
Authorised Signatory
2.Confirmed under the Common Seal of the London Borough of Southwark thisday of20
The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of
Authorised Signatory
SCHEDULE 1
Table of sites
SCHEDULE 2

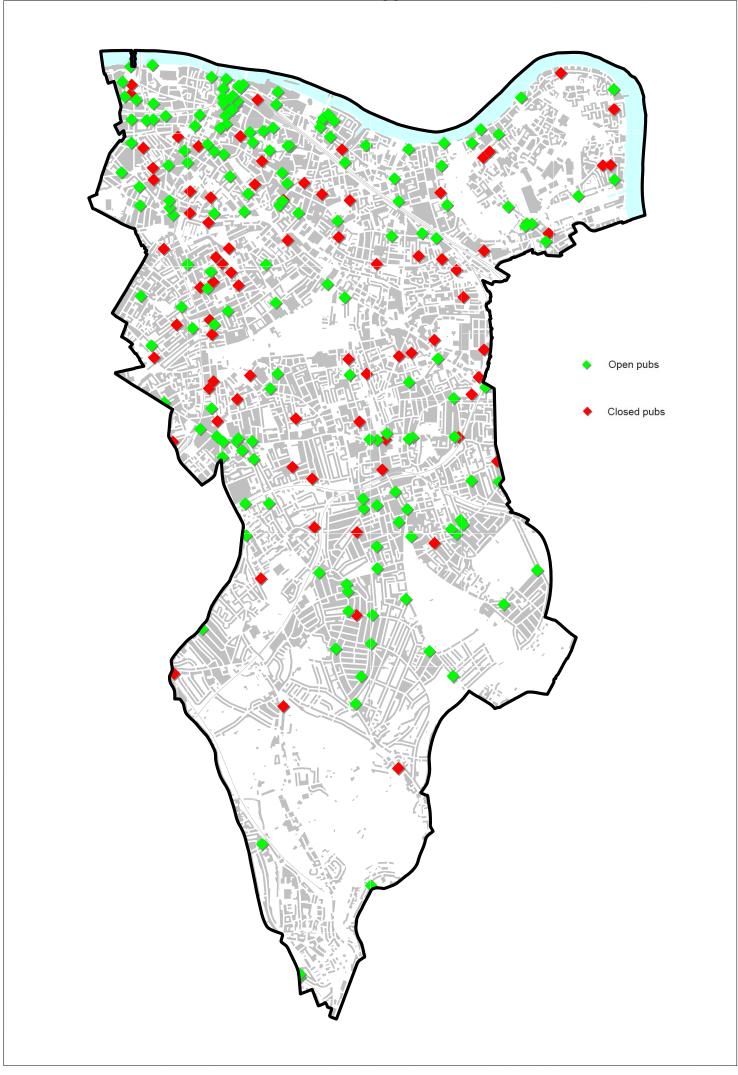
Individual site maps

35 APPENDIX B



Article 4 Directions: Public houses

No.	Title
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to proposed Article 4 Direction
Appendix D	Maps of public houses subject to proposed Article 4 Direction
Appendix E	Equalities analysis





No.	Title
Appendix A	Draft Article 4 Directions to withdraw Permitted Development Rights granted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended)
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Name	Address	Postcode	Listed building?	Conservation area?	Local heritage asset/townsc ape merit?	Town centre?	Only pub or only pub with specific facility within 600m radius?	Protected shopping frontage?	ACV?	Dart board / Pool table?	Sport TV License?	Rooms/areas for hire (e.g. meetings, parties)?	Hold regular events (e.g. music nights, quiz nights, karaoke, poetry recitals)?	WiFi?	N° Community Benefits	Any other specific community benefit? Sources: Pubs websites, CAMRA WhatPub		
Article 4 relating to Change of Use and A	Alteration only	T		T						I		1	1		1			
The Ivy House	40 Stuart Road	SE15 3BE	Yes	No	No	No	No	No	Yes	No	No	Yes	Yes	Yes	4	Traditional pub games (board games), live music, function room, dog/family friendly		
The Beehive	60-62 Carter Street	SE17 3EW	No	Yes	No	No	No	No	Yes	No	No	No	No	No	1	Dog friendly / family friendly		
The Wheatsheaf	6 Stoney Street	SE1 9AA	Yes	Yes	Yes	Yes	No	No	No	No	No	No	Yes	No	1	Regularly holds live music events and plays major sporting events		
Rockingham Arms	119 Newington Causeway	SE1 6DQ	Yes	No	No	Yes	No	No	No	No	No	No	No	Yes	1	Family friendly		
Hermits Cave	28 Camberwell Church Street	SE5 8QU	No	Yes	No	Yes	No	Yes	No	No	No	No	No	No	0	Dog friendly. Terrestrial live sport shown. Dates back to 1902		
The Nags Head	231-235 Rye Lane	SE15 4TP	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	No	No	1	Live sport shown		
Rose & Crown	65-67 Union Street	SE1 1SG	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes	1	Upper floors provide hostel accommodation. Family friendly. Dog friendly. Traditional pub games.		
The Market Porter	9 Stoney Street	SE1 9AA	No	Yes	Yes	Yes	No	No	No	No	No	Yes	No	No	1	Upstairs a restaurant is available for private hire in the evenings.		
The Kentish Drovers	71-79 Peckham High Street	SE15 5RS	No	Yes	Yes	Yes	No	Yes	No	No	No	No	No	Yes	1	2 main beer festivals a year plus a cider one and a microbrewery one. Family friendly		
The Mug House	1-3 Tooley Street	SE1 2PF	Yes	Yes	No	Yes	No	No	No	No	No	No	No	No	0			
The Duke Of York	47-48 Borough Road	SE1 1DR	Yes	No	Yes	Yes	No	No	No	No	Yes	No	No	No	1	Live sport regularly shown		
The Hope	3 Melon Road	SE15 5QW	No	Yes	No	Yes	No	No	No	No	No	No	No	No	0	Dog/family friendly, local street food traders provide fare		
The Horniman At Hays	Unit 26, Hays Galleria, Counter Street	SE1 2HD	Yes	Yes	No	Yes	No	No	No	No	No	Yes	No	No	1	Function room		
The Globe Tavern	8 Bedale Street	SE1 9AL	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	Yes	1	Family friendly, separate bar		
The Mudlark	Montague Close	SE1 9DA	No	Yes	No	Yes	No	No	No	No	No	No	No	No	0			
The Albert Arms	1 Gladstone Street	SE1 6EY	No	Yes	No	Yes	No	No	No	No	No	Yes	No	No	1	Two upstairs function rooms for hire, family friendly, freeview sports played		
The Rake	14 Winchester Walk	SE1 9AG	No	Yes	No	Yes	No	No	No	No	No	No	No	Yes	1	Regular events and beer festivals/sampling nights		
Old Dispensary	325 Camberwell New Road	SE5 OTF	No	Yes	No	Yes	No	Yes	No	No	Yes	No	Yes	Yes	3	Family friendly mixed crowd and popular with students. Live music is an emphasis on certain nights, especially jazz, with blues, folk and open mic. Traditional pub games - board games and table football.		
John The Unicorn	157-159 Rye Lane	SE15 4TL	No	Yes	No	Yes	No	Yes	No	No	No	No	Yes	No	1	Traditional pub games - board games. DJ on Saturday evenings.		
Phoenix	Windsor Walk, Denmark Hill	SE5 8BB	Yes	Yes	No	No	No	No	No	No	No	No	Yes	Yes	2	Freeview sport shown. Family friendly. Listed brick Victorian railway station building with a nice wrought-iron canopy.		
The Mad Hatter Hotel	3-7 Stamford Street	SE1 9NY	Yes	No	No	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly/dog friendly		
Slug And Lettuce	32-34 Borough High Street	SE1 1XU	Yes	Yes	No	Yes	No	Yes	No	No	No	Yes	No	Yes	2			
The Beer Shop London	40 Nunhead Green	SE15 3QF	No	Yes	Yes	Yes	No	Yes	No	No	No	No	No	Yes	1	Dog/family friendly. A wall showcases murals or other commissions by local artists.		
The Rose	123 Snowsfields	SE1 3ST	No	Yes	Yes	No	No	No	No	No	No	No	No	Yes	1	Family friendly / dog friendly		
The Hand And Marigold	244 Bermondsey Street	SE1 3UH	No	Yes	No	No	No	No	No	No	Yes	No	No	No	1	A selection of board games to choose from, a table-top arcade game offering a selection of classic arcade games and sports TV		
The Roebuck	50 Great Dover Street	SE1 4YG	Yes	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Board games		
Red Lion	407 Walworth Road	SE17 2AW	No	Yes	No	No	No	No	No	No	No	No	No	No	0			
The Angel at Rotherhithe	101 Bermondsey Wall East	SE16 4NB	Yes	Yes	No	No	No	No	No	No	No	No	No	No	0			
Pommeler's Rest	196-198 Tower Bridge Road	SE1 2UN	No	Yes	No	No	No	No	No	No	No	No	No	No	0	Beer festivals - 2 per year		
The Mayflower	117 Rotherhithe Street	SE16 4NF	No	Yes	No	No	No	No	No	No	No	Yes	No	No	1	Function room		
The Bridge House	218 Tower Bridge Road	SE1 2UP	No	Yes	No	No	No	No	No	No	No	Yes	No	No	1	Family friendly. Function room.		
The George	40 Tower Bridge Road	SE1 4TR	No	Yes	No	No	No	No	No	No	Yes	No	No	No	1	Family friendly. Traditional pub games.		
Draft House	206-208 Tower Bridge Road	SE1 2UP	No	Yes	No	No	No	No	No	No	No	No	No	Yes	1	Dog/family friendly, freeview major sporting events shown		
Other Room	60 Tower Bridge Road	SE1 4TR	No	Yes	No	No	No	Yes	No	No	No	No	Yes	No	1	Occasional cask events		
Kentish Drovers	720-722 Old Kent Road	SE15 1NG	Yes	No	No	No	Yes	No	No	No	No	Yes	No	No	1			
<u></u>		1	l .	l .	I		1			I .	I .	I .	ı		I .			

Simon The Tanner	231 Long Lane	SE1 4PR	Yes	Yes	Yes	No	No	No	No	No	No	No	Yes	Yes	2	Tuesday evening quiz. Dog friendly / family friendly. Live music			
Clarendon Arms	225 Camberwell New Road	SES OTH	No		No	No	No		No			No	No	No	2	roesday evening quiz. Dog mendiy / ranniy mendiy. Evenidate			
				Yes				No		Yes	Yes					Live music every night of the week apart from Sunday and Monday. Quiet basement meeting room has a table-top			
St Christopher's	121 Borough High Street	SE1 1NP	Yes	Yes	Yes	Yes	No No	No	No	No	No	Yes	Yes	Yes	3	war games club meeting every Tuesday. Freeview sports			
The Greyhound	109 Peckham High Street	SE15 5SE	No	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	No	4	Live music			
The Sheaf (Formerly Wheatsheaf)	24 Southwark Street	SE1 1TY	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	Yes	Yes	4	Dog friendly / family friendly. Traditional pub games. Function room			
Prince Of Wales	51 St Georges Road	SE1 6ER	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	No	4				
Man Of Kent	2 Nunhead Green	SE15 3QF	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	No	Yes	2	Dog family / Family friendly. Live music every Sunday			
The Horseshoe Inn	26 Melior Street	SE1 3QP	No	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes	No	3	Local dart leagues Mondays, Wednesdays and Saturdays. Small upstairs function room			
Shipwrights Arms	88 Tooley Street	SE1 2TF	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	2				
Old Kings Head	45 Borough High Street	SE1 1NA	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	5	Function room has tv and darts, 70 people capacity. Pub quiz			
Lord Clyde	27 Clennam Street	SE1 1ER	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	No	2	Function room			
The Crown	108 Blackfriars Road	SE1 8HW	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Function room. Dog friendly			
The Tankard	178 Walworth Road	SE17 1JL	No	Yes	Yes	Yes	No	No	No	No	Yes	No	No	Yes	2				
Joiners Arms	35 Denmark Hill	SE5 8RS	No	Yes	No	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	5	The pub is split into two bars, there is a small stage for live music. Board games and pool. Family friendly. Function room.			
The Libertine	125 Great Suffolk Street	SE1 1PQ	No	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	2	Live music / DJ, pub quiz. Traditional pub games. Freeview sport shown.			
The Anchor Bankside	34 Park Street	SE1 9EF	Yes	No	Yes	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly, Function room			
The Camberwell Arms	65 Camberwell Church Street	SE5 8TR	No	Yes	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Dog/family friendly, Function room			
Old Thameside Inn	Pickfords Wharf, Clink Street	SE1 9DG	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly. Function room.			
The Tiger	18 Camberwell Green	SE5 7AA	No	Yes	Yes	Yes	No	Yes	No	No	Yes	No	Yes	No	2	Pub quiz Tuesday evenings, DJs on Friday nights, singer/songwriters on Sunday evenings.			
The Kings Arms	65 Newcomen Street	SE1 1YT	Yes	No	Yes	Yes	No	No	No	No	No	Yes	Yes	No	2	Live music jazz on Saturday evenings. Function room. Family friendly			
Bunch Of Grapes	2 St Thomas Street	SE1 9RS	Yes	Yes	Yes	Yes	No	No	No	No	No	Yes	No	Yes	2	Function room (upstairs - 60 people). Traditional pub games (board games). Freeview sport played			
The Southwark Tavern	22 Southwark Street	SE1 1TU	No	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes	2	Holds a weekly wine club and a quiz night.			
The George Inn	75-77 Borough High Street	SE1 1NH	Yes	Yes	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Function room, family friendly			
Blue Eyed Maid	173 Borough High Street	SE1 1HR	No	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	4	Karaoke, function room			
Trinity	202-206 Borough High Street	SE1 1JX	No	Yes	No	Yes	No	No	No	No	No	No	Yes	Yes	2	Major sporting events on terrestrial TV are shown. Quiz night on Mondays. Live music at weekends.			
Barrow Boy & Banker	8 Borough High Street	SE1 9QQ	Yes	Yes	No	Yes	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly, function room			
The Winnicott (Formerly Old Justice)	94 Bermondsey Wall East	SE16 4TY	No	Yes	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Family friendly / dog friendly			
The Ship Aground	33 Wolseley Street	SE1 2BP	No	Yes	Yes	No	No	No	No	Yes	Yes	No	No	No	2	Darts			
George Canning	123 Grove Lane	SE5 8BG	No	Yes	No	No	No	No	No	No	Yes	No	Yes	Yes	3	Family friendly, live music, dog friendly.			
The Lord Nelson	386 Old Kent Road	SE1 5AA	Yes	Yes	No	No	Yes	No	No	Yes	Yes	No	No	No	2	Pool table			
The Leather Exchange	15 Leathermarket Street	SE1 3HN	Yes	Yes	Yes	No	No	No	No	No	Yes	Yes	No	Yes	3	Has one main ground floor bar and an upstairs restaurant / function room			
Anchor Tap	20A Horselydown Lane	SE1 2LN	Yes	Yes	Yes	No	No	No	No	Yes	No	Yes	No	No	2	Pool table. Function room.			
Prince Albert	111 Bellenden Road	SE15 4QY	No	Yes	Yes	No	No	No	No	No	Yes	No	No	Yes	2	Dog/family friendly, Traditional Pub games.			
Old Nuns Head	15 Nunhead Green	SE15 3QQ	No	Yes	No	No	No	No	No	No	No	No	Yes	Yes	2	Regularly hosts live comedy acts and a quiz. Freeview sport shown. Dog friendly/family friendly			
The Clockhouse	196A Peckham Rye	SE22 9QA	No	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	3	Has an upstairs function room with private bar. Quiz night.			
The Woodhouse	39 Sydenham Hill	SE26 6RS	No	Yes	No	No	Yes	No	No	No	No	Yes	Yes	Yes	3	Family friendly			
The Woolpack	98 Bermondsey Street	SE1 3UB	No	Yes	Yes	No	No	No	No	No	No	Yes	No	Yes	2	Function room, dog/family friendly			
Queen Elizabeth	42 Merrow Street	SE17 2NH	No	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	No No	4	Live music sunday afternoons, darts, separate bar			
									1						1				
Dean Swift	32 Lafone Street	SE1 2LX	No	Yes	No	No	No	No	No	No	Yes	Yes	No	Yes	3	Family friendly / dog friendly			
The Garrison	101 Bermondsey Street	SE1 3XB	No	Yes	Yes	No	No	No	No	No	No	Yes	No	Yes	2	Function room			

The Control Co	The Grand Union	26 Camberwell Grove	SE5 8RE	No	Yes	No	No	No	No	No	No	No	No	Yes	Yes	2	Quiz nights, live music, pub garden			
Parametrican Para	Pyrotechnists Arms	39 Nunhead Green	SE15 3QF	No	Yes	Yes	No	No	No	No	Yes	Yes	No	Yes	Yes	4	There is a separate pool room to the rear. Karaoke.			
Part	Article 4 relating to Change of Use, Demo	olition and Alteration																		
Process Proc	The Yellow House (formally Caulkers)	126 Lower Road	SE16 2UF	No	No	No	Yes	No	No	No	No	No	Yes	No	No	1				
Processed Processes Proc	Elephant And Castle	121 Newington Causeway	SE1 6BN	No	No	No	Yes	No	No	Yes	No	No	No	No	No	1	Designated as an ACV due to its unique characteristics and special benefit to the community			
Notice Control Contr	Thomas A Becket	320-322 Old Kent Road	SE1 5UE	No	No	Yes	No	No	No	Yes	No	No	Yes	Yes	Yes	4	Live music nights			
No. 10.00 No.	The Grange	103 Grange Road	SE1 3BW	No	No	No	No	No	No	Yes	No	Yes	Yes	No	Yes	4	Family friendly			
Property	Huntsman & Hound	70 Elsted Street	SE17 1QG	No	No	No	No	No	No	Yes	No	No	No	No	No	1	Designated as an ACV due to its unique characteristics and special benefit to the community			
Process	Nags Head	242 Camberwell Road	SE5 ODP	No	No	No	No	No	No	Yes	No	Yes	Yes	No	No	3	Areas available to hire for the local community			
Part	China Hall	141 Lower Road	SE16 2XL	No	No	No	No	No	No	Yes	No	Yes	No	No	Yes	3	Family friendly			
Profession Control of Pro	Ring	72 Blackfriars Road	SE1 8HA	No	No	No	Yes	No	No	No	No	No	No	No	Yes	1	Family friendly. Freeview sports. Associated with history of British boxing			
Part	Flowers Of The Forest	14 Westminster Bridge Road	SE1 7QX	No	No	No	Yes	No	No	No	No	Yes	No	No	Yes	2	Dog friendly / family friendly. Traditional pub games			
Proceedings	Rising Sun	98 Harper Road	SE1 6AQ	No	No	No	Yes	No	No	No	No	Yes	Yes	Yes	No	3	Live music venue			
Part	Lord Palmerston	91 Lordship Lane	SE22 8EP	No	No	No	Yes	No	Yes	No	No	No	Yes	No	No	1	Family friendly			
Purple P	The Lord Nelson	243 Union Street	SE1 OLR	No	No	No	Yes	No	No	No	No	No	No	No	No	0	Dog friendly, locally valued building			
Part	The Gladstone	24-26 King And Queen Street	SE17 1DQ	No	No	No	Yes	No	No	No	Yes	Yes	No	No	No	2	Pool table and darts available			
Notice Process Proce	Stormbird	25 Camberwell Church Street	SE5 8TR	No	No	No	Yes	No	Yes	No	No	No	No	No	Yes	1	Locally valued building			
Marie Nation Links Also Calistry Vision place 25 interview and part of the Section 1 for the Secti	Ship	68 Borough Road	SE1 1DX	No	No	No	Yes	No	No	No	Yes	Yes	Yes	No	Yes	4	Table football, darts and a selection of board games available.			
Fig. A Crown Prime	Whelan's Free House	11 Rotherhithe Old Road	SE16 2PP	No	No	No	Yes	No	No	No	Yes	Yes	No	Yes	No	3	Traditional pub games (pool and darts), Live music, Family friendly			
Price Willem Herry 227 Blockfriens Nove 10	The Union Jack Nolia Gallery	Union Jack 225 Union Street	SE1 OLR	No	No	No	Yes	No	No	No	No	Yes	No	Yes	No	2	One large bar with a smaller room to the rear. Has piped music. Family friendly			
Process Proc	Rose & Crown PH	47 Colombo Street	SE1 8DP	No	No	No	Yes	No	No	No	No	No	Yes	No	No	1	Dog/family friendly. Function room. Traditional pub games			
February	Prince William Henry	217 Blackfriars Road	SE1 8NL	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Traditional pub games. Family friendly. No separate function room but can reserve an area in the bar. The pub is closed on Sundays but can be booked for private parties.			
Strate S	Doggetts Coat & Badge	1 Blackfriars Bridge	SE1 9UD	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Family friendly. Function room.			
Service Serv	Farriers Arms	214 Lower Road	SE8 5DJ	No	No	No	Yes	No	Yes	No	Yes	Yes	No	No	Yes	3	Traditional pub games (darts and pool). Family friendly			
Fig. Charlie Claylin 26 New Kent Road SC1 6T No No No No No No No N	Founders Arms	52 Hopton Street	SE1 9JH	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	2	Family friendly. No function room but an area in the bar can be reserved			
No	Surrey Docks	185 Lower Road	SE16 2LW	No	No	No	Yes	No	No	No	No	No	No	No	Yes	1	2 main beer festivals a year plus a cider one and a microbrewery one			
Part	The Charlie Chaplin	26 New Kent Road	SE1 6TJ	No	No	No	Yes	No	No	No	Yes	Yes	No	No	Yes	3	Pool table			
Pack	White Hart	22 Great Suffolk Street	SE1 OUG	No	No	Yes	Yes	No	No	No	No	No	No	No	No	0	Dog friendly. Major freeview sport events shown			
The Blacksmiths Arms 257 Rotherhithe Street SE16 SEI No No No No Ves No No Ves No No Ves No No Ves 2 Family friendly/dog friendly Flying Pig S8-60 East Dulwich Road SE2 9AX No Ves No No Ves Ves 3 Family friendly (until 7pm) Live music. Ample forecourt seating available along with table football and board grainy days. Dee Dee's Jazz And The Funk 77 Herne Hill SE24 9NE No	The Bishop	25-27 Lordship Lane	SE22 8EW	No	No	No	Yes	No	Yes	No	No	Yes	No	Yes	No	2	Dog friendly, family friendly, traditional pub games (board games). Freeview sport played			
Flying Pig S8-60 East Dulwich Road SE22 9AX No	The Good Intent	24 East Street	SE17 2DN	No	No	No	No	No	Yes	No	No	Yes	No	Yes	No	2	Live music, separate bar			
Frying right Sa-bust Dumit India Set 29 M No	The Blacksmiths Arms	257 Rotherhithe Street	SE16 5EJ	No	No	No	No	Yes	No	No	No	Yes	No	No	Yes	2	Family friendly/dog friendly			
Canterbury Arms 2-4 Maddock Way SE17 3NH No No No No No No No No No	Flying Pig	58-60 East Dulwich Road	SE22 9AX	No	No	No	No	No	Yes	No	No	Yes	No	Yes	Yes	3	Family friendly (until 7pm) Live music. Ample forecourt seating available along with table football and board games for rainy days,			
The Olde Apple Tree 107 Sumer Road SE15 GJU No	Dee Dee's Jazz And The Funk	77 Herne Hill	SE24 9NE	No	No	No	No	No	Yes	No	No	No	No	Yes	No	1				
Alleyns Head Park Hall Road SE21 8BW No	Canterbury Arms	2-4 Maddock Way	SE17 3NH	No	No	No	No	No	Yes	No	No	Yes	No	No	No	1	This public house regularly televises live sport but also has a separate bar to cater to a variety of tastes.			
The Victoria 68-70 Pages Walk SE1 4HL No	The Olde Apple Tree	107 Sumner Road	SE15 6JU	No	No	No	No	Yes	No	No	No	Yes	No	No	No	1	Live sport regularly shown			
The Royal British Legion 34-40 Braganza Street SE17 3RJ No	Alleyns Head	Park Hall Road	SE21 8BW	No	No	No	No	Yes	No	No	No	No	No	Yes	No	1	Freeview sport played. Traditional pub games.			
Ship & Whale Public House 2 Gulliver Street SE16 7LT No	The Victoria	68-70 Pages Walk	SE1 4HL	No	No	No	No	No	No	No	No	No	No	No	Yes	1	Family friendly			
	The Royal British Legion	34-40 Braganza Street	SE17 3RJ	No	No	Yes	No	No	No	No	see description	on of communi	ty benefit			0	The Royal British Legion is a widely known and highly regarded charity which provides lifelong support for the Armed Forces community and their families			
	Ship & Whale Public House	2 Gulliver Street	SE16 7LT	No	No	No	No	No	No	No	No	No	No	No	Yes	1	Family friendly, dog friendly, traditional pub games			
Victoria Inn 77-79 Choumert Road SE15 4AR No No No No No No No No No N	Victoria Inn	77-79 Choumert Road	SE15 4AR	No	No	No	No	No	Yes	No	No	No	No	No	Yes	1	Dog/family friendly. Table football. Has a separate children's play room with a CCTV screen in the rear bar. 18 bedrooms on the upper floors.			

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Dover Castle PH	6A Great Dover Street	SE1 4XW	No	No	No	No	No	No	No	Yes	Yes	No	Yes	No	3	Live music Thursday evenings. Pool.
Moby Dick	6 Russell Place	SE16 7PL	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Family friendly / dog friendly
The Golden Anchor	16 Evelina Road	SE15 2DX	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	3	Jazz Jams Sundays, vinyl nights
Ancient Foresters	282 Southwark Park Road	SE16 2HB	No	No	No	No	No	No	No	Yes	No	No	Yes	No	2	Popular live music venue (Wed/Sat/Sun), pool and darts.
Sir Robert Peel	7 Langdale Close	SE17 3UF	No	No	No	No	No	No	No	Yes	Yes	No	Yes	Yes	4	Live music Sunday afternoons, darts
The Montpelier	43 Choumert Road	SE15 4AR	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Back-room cinema, weekly pub quiz
Miller Of Mansfield	96 Snowsfields	SE1 3SS	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	A variety of bands play in the room upstairs and also use the rehearsal space in the basement. Annual ciderdog festival occurs one day in July. Traditional pub games
The Ship	39-47 St Marychurch Street	SE16 4JE	No	No	No	No	No	No	No	No	Yes	No	No	Yes	2	Family/dog friendly, Traditional pub games (board games)
Kings Arms	251 Tooley Street	SE1 2JX	No	No	No	No	No	No	No	No	No	No	Yes	No	1	Quiz night on Mondays and Live music DJ on Friday evenings.
Black Horse	254 Tabard Street	SE1 4UN	No	No	No	No	No	No	No	Yes	No	No	No	No	1	Pool table
Hollydale Tavern	115 Hollydale Road	SE15 2TF	No	No	No	No	No	No	No	Yes	Yes	No	No	No	2	A large Victorian street corner pub which retains two rooms. The front room has a pool table, dartboard and a big screen for sporting events.
The Salt Quay	163 Rotherhithe Street	SE16 5QU	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Dog/family friendly. Function room. Traditional pub games. Live music
The Copper Tap At The Red Cow	190-192 Peckham High Street	SE15 5EG	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	3	Pub quiz Sunday, DJs Friday and Saturday. Dog/Family friendly.
St Georges Tavern	14 Coleman Road	SE5 7TG	No	No	No	No	No	No	No	No	No	No	Yes	No	1	Music every weekend
Duke Of Sussex	77 Friary Road	SE15 1QS	No	No	No	No	No	No	No	No	Yes	No	Yes	Yes	3	Quiz nights are on Thursdays at 8pm. Dog/Family friendly.
Spit And Sawdust (Formerly The Beehive)	21 Bartholomew Street	SE1 4AL	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Pub games (shuffleboard). Regular quiz and other events
The Fox On The Hill	149 Denmark Hill	SE5 8EH	No	No	No	No	No	No	No	No	No	No	No	Yes	1	2 main beer festivals a year plus a cider one and a microbrewery one. Family friendly
Flying Dutchman	156 Wells Way	SE5 7SY	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Dog/Family Friendly. Function room
Asylum Tavern	40-42 Asylum Road	SE15 2RL	No	No	No	No	No	No	No	Yes	Yes	No	No	No	2	Has pool table and a dart board
The Lordship	211 Lordship Lane	SE22 8HA	No	No	No	No	No	No	No	No	No	Yes	Yes	No	2	Function room, live music, dog/family friendly
The White Horse	20 Peckham Rye	SE15 4JR	No	No	No	No	No	No	No	Yes	No	Yes	Yes	Yes	4	Live music mondays, Function room, Dog/family friendly, traditional pub games (darts/pool/cribbage), freeview sport played
Marquis Of Wellington	21 Druid Street	SE1 2HH	No	No	No	No	No	No	No	No	No	No	No	Yes	1	Dog friendly, family friendly
Beer Rebellion	126 Gipsy Hill	SE19 1PL	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Live Music. Quiz night on Mondays.
The Beer Rebellion	129 Queens Road	SE15 2NB	No	No	No	No	No	No	No	No	No	No	Yes	No	1	Occasional Meet the Brewer evenings, BBQ food in summer, tap takeovers.
The Hour Glass	131 Beaconsfield Road	SE17 2BX	No	No	No	No	No	No	No	Yes	Yes	No	No	No	2	Pool table, Juke Box
Clayton Arms (Formerly Dolls House)	1 Clayton Road	SE15 5JA	No	No	No	No	No	No	No	No	No	Yes	No	No	1	
The Brittania	44 Kipling Street	SE1 3RU	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Pub quizes held / Dog friendly
East Dulwich Tavern	1 Lordship Lane	SE22 8EW	No	No	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	4	Jazz nights / theatre events / monthly film nights. Function room, dog friendly / family friendly, traditional pub games
The Blue Anchor	251 Southwark Park Road	SE16 3TS	No	No	No	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	5	Live music Friday and Saturday nights. Function room. Family friendly
Charles Dickens	160 Union Street	SE1 OLH	No	No	No	Yes	No	No	No	No	Yes	No	No	Yes	2	Dog friendly.
Gowlett Arms	62 Gowlett Road	SE15 4HY	No	No	Yes	No	No	No	No	No	Yes	Yes	Yes	No	3	Thursday vinyl night. Traditional Pub Games (bar billiards), function room, Sunday DJ
Stanley Arms	418 Southwark Park Road	SE16 2ET	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No	3	Live music or DJ Friday and Saturday night. The pub frequently holds fundraising events. Function room upstairs
Royal Oak	44 Tabard Street	SE1 4JU	No	No	No	No	No	No	No	No	No	Yes	Yes	No	2	Impromptu live music sessions. Upstairs room for private parties and functions. Traditional pub games.
Queen Victoria	148 Southwark Park Road	SE16 3RP	No	No	Yes	No	No	No	No	Yes	Yes	No	Yes	Yes	4	Weekends feature Karaoke, disco or live music
The Waverley Arms	202 Ivydale Road	SE15 3BU	No	No	Yes	No	No	No	No	No	No	Yes	No	Yes	2	Dog friendly
The Great Exhibition	193 Crystal Palace Road	SE22 9EP	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Dog/family friendly. Live music.
The Gregorian	96 Jamaica Road	SE16 4SQ	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Quiz night. Dog/family friendly. Function room. Traditional pub games (board games).
The Herne Tavern	2 Forest Hill Road	SE22 ORR	No	No	No	No	No	Yes	No	No	No	Yes	Yes	No	2	Occasional beer festivals are held. Popular sporting events (freeview) are shown on TV; board games are on offer and sometimes live music. Function room. Family friendly
The Plough	381 Lordship Lane	SE22 8JJ	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Live music. Family friendly. Freeview sport shown
The Colby Arms	132 Gipsy Hill	SE19 1PW	No	No	No	No	Yes	No	No	Yes	Yes	No	Yes	Yes	4	Traditional pub games (pool table), live music, family friendly
	1						I	ı	I	L		1	L			<u>L</u>

St James Of Bermondsey	72 St Jamess Road	SE16 4QZ	No	No	No	No	No	No	No	No	No	Yes	No	Yes	2	Family friendly
The Cherry Tree	31-33 Grove Vale	SE22 8EQ	No	No	No	No	No	Yes	No	No	Yes	No	Yes	No	2	Hosts a DJ at weekends.
Watson's General Telegraph	108 Forest Hill Road	SE22 ORS	No	No	No	No	No	Yes	No	No	No	Yes	Yes	Yes	3	Function room in a separate room at rear in garden. Live music. Dog/family friendly. Freeview sport played
The Brunel	47 Swan Road	SE16 4JN	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Dog friendly, family friendly, live music. Freeview sport played
The Rye	31 Peckham Rye	SE15 3NX	No	No	No	No	No	No	No	No	Yes	No	Yes	No	2	Quiz night. Family friendly, dog friendly, traditional pub games (board games and table tennis). Live music
The Castle	280 Crystal Palace Road	SE22 9JJ	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	4	Family friendly, live music sundays, function room.
The Actress	90 Crystal Palace Road	SE22 9EY	No	No	No	No	No	No	No	No	Yes	No	Yes	No	2	Dog friendly
Crooked Well (Formerly Kerfield)	16 Grove Lane, Camberwell	SE5 8SY	No	No	No	No	No	No	No	No	No	No	Yes	Yes	2	Live music. Family friendly.
The Windsor	888 Old Kent Road	SE15 1NQ	No	No	No	No	No	No	No	No	Yes	No	Yes	No	2	Live music events on Saturday nights. Dog friendly
The Bear (Formerly Jack Beards Station)	296a Camberwell New Rd	SE5 ORP	No	No	No	No	No	No	No	No	No	Yes	Yes	Yes	3	Traditional pub games. Upstairs space available to hire, swing dancing lessons. Sport is shown occasionally.

CLOSED PUBS

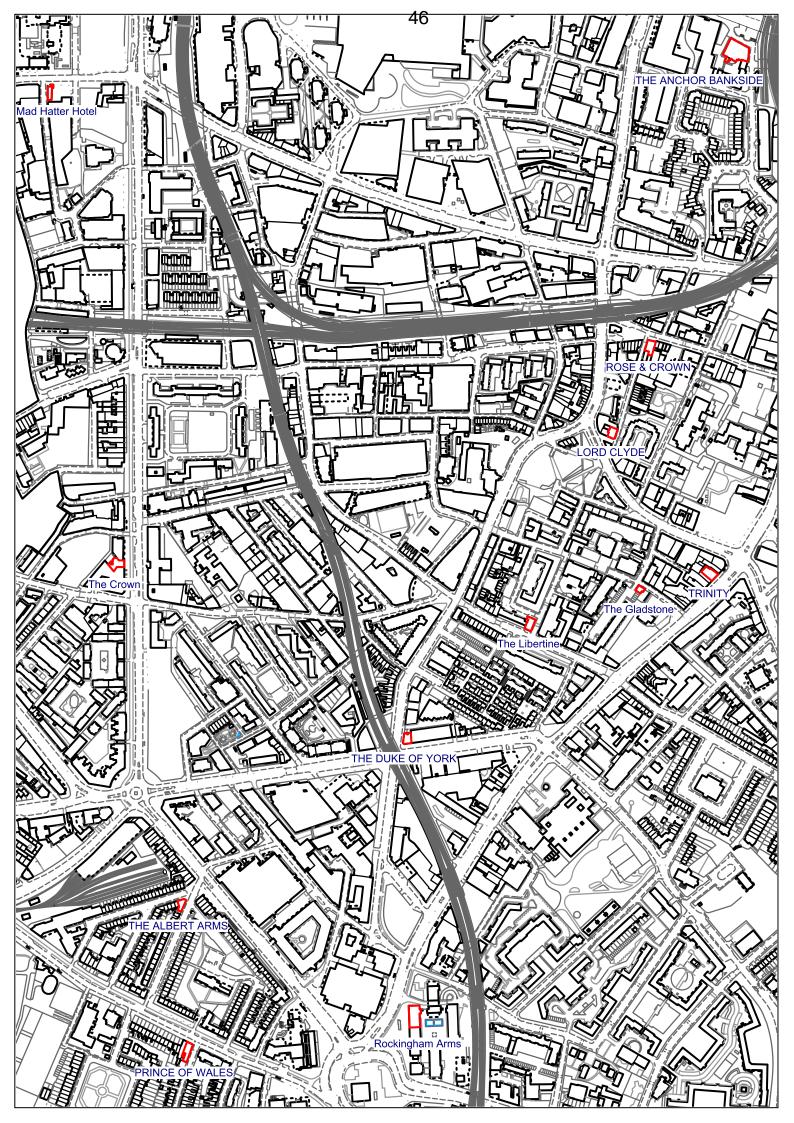
Name	Address	Postcode	ACV		Conservation area?	Local heritage asset/townsc ape merit?	Town centre?	Only pub or only pub with specific facility within 600m radius?	
Article 4 relating to Change of Use, Demolition and Alt	eration								
The Goldsmith (due to reopen)	96 Southwark Bridge Road	SE1 0EF	No	No	No	No	Yes	No	No
Rose & Crown (due to reopen)	96 Rodney Road	SE17 1BG	No	No	No	Yes	Yes	No	No
Crown And Anchor	116 New Kent Road	SE1 6TU	No	No	No	Yes	Yes	No	No
Masons Arms	109 East Street	SE17 2SB	No	No	No	No	Yes	No	No
Ship And Camel	146 Tanner Street	SE1 2HG	No	No	No	No	No	No	No
British Queen	34 Picton Street	SE5 7QH	No	No	No	No	No	No	No
The Deal Porter	346-352 Rotherhithe Street	SE16 5EF	No	No	No	No	No	No	No
The Ship York	375 Rotherhithe Street	SE16 5LJ	No	No	No	No	No	No	No
The Cadeleigh Arms	43 Lyndhurst Grove	SE15 5AN	No	No	No	No	No	No	No
Little Crown	56 Albion Street	SE16 7JQ	No	No	No	No	No	No	No
The Drum	49 North Cross Road	SE22 9ET	No	No	No	No	Yes	No	Yes
Canterbury Arms	871 Old Kent Road	SE15 1NX	No	No	No	No	No	No	No
Duke Of Edinburgh	57 Nunhead Lane	SE15 3TR	No	No	No	No	No	No	No
The Brewers	54 Southampton Way	SE5 7TT	No	No	No	No	No	No	No
Article 4 relating to Change of Use and Alteration only									
The Half Moon	10 Half Moon Lane	SE24 9PU	Yes	Yes	Yes	No	Yes	Yes	No
The Gladstone	64 Lant Street	SE1 1QN	Yes	No	Yes	Yes	Yes	No	No
Crown & Greyhound (due to reopen)	73 Dulwich Village	SE21 7BJ	Yes	Yes	No	Yes	Yes	Yes	Yes
Liam Ogs	374 Walworth Road	SE17 2NF	No	No	Yes	No	Yes	No	No
The Hope	66 Rye Lane	SE15 5BY	No	No	Yes	No	Yes	No	Yes

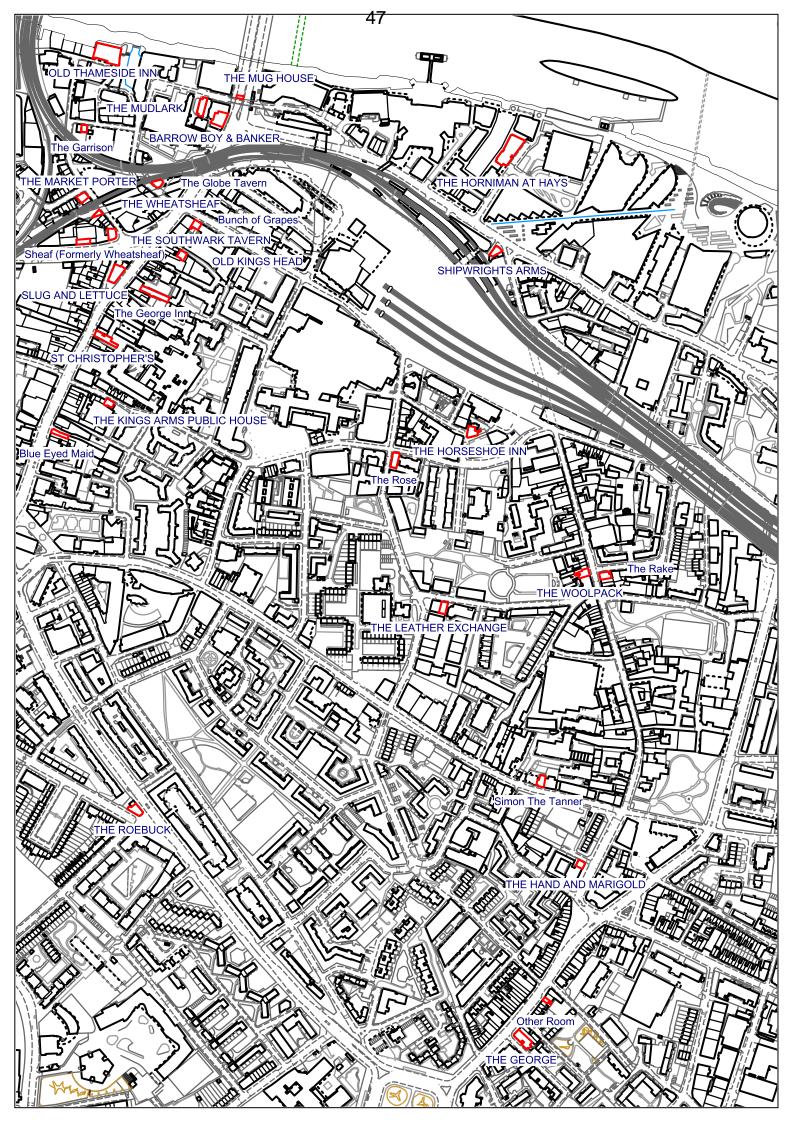
Duke Of Sutherland	51 Lorrimore Road	SE17 3LX	No	No	Yes	No	No	No	No
The Planet Nollywood (formerly Father Red Cap)	319 Camberwell Road	SE5 0HQ	No	No	Yes	Yes	No	No	No
The Grove Tavern	520 Lordship Lane	SE22 8LF	Nom	No	Yes	No	No	Yes	No
The Albion	20 Albion Street	SE16 7JQ	Nom	No	No	No	No	No	No
Article 4 relating to Demolition and Alteration only									
The Bell	51 East Street	SE17 2DJ	No	No	No	No	Yes	No	Yes
Hampton Court Palace	35 Hampton Street	SE17 3AN	No	No	No	Yes	Yes	No	No
Carlton Tavern	45 Culmore Road	SE15 2RQ	No	No	No	No	No	No	No
Queens Arms	78 Spa Road	SE16 3QT	No	No	No	No	No	No	No
The Bramcote Arms	58 Bramcote Grove	SE16 3BW	No	No	No	No	No	Yes	No
Article 4 relating to Alteration only									
The Hartley	64 Tower Bridge Road	SE1 4TR	No	No	Yes	No	No	No	Yes

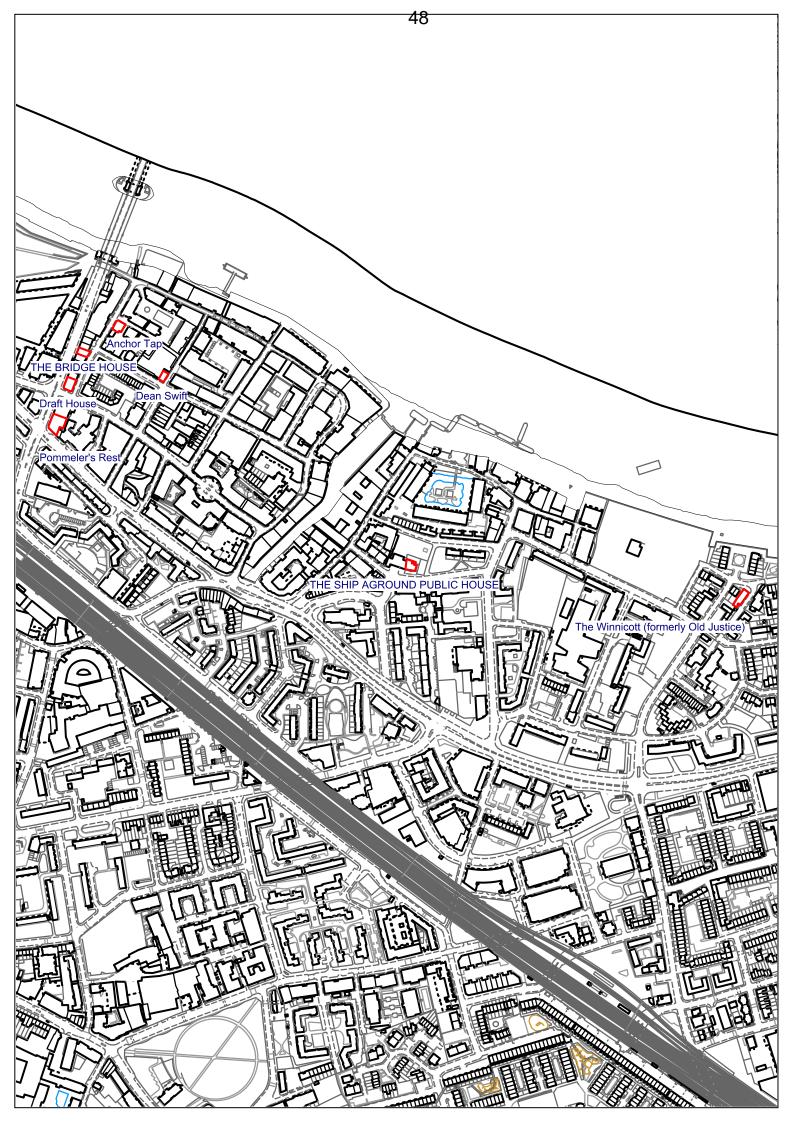


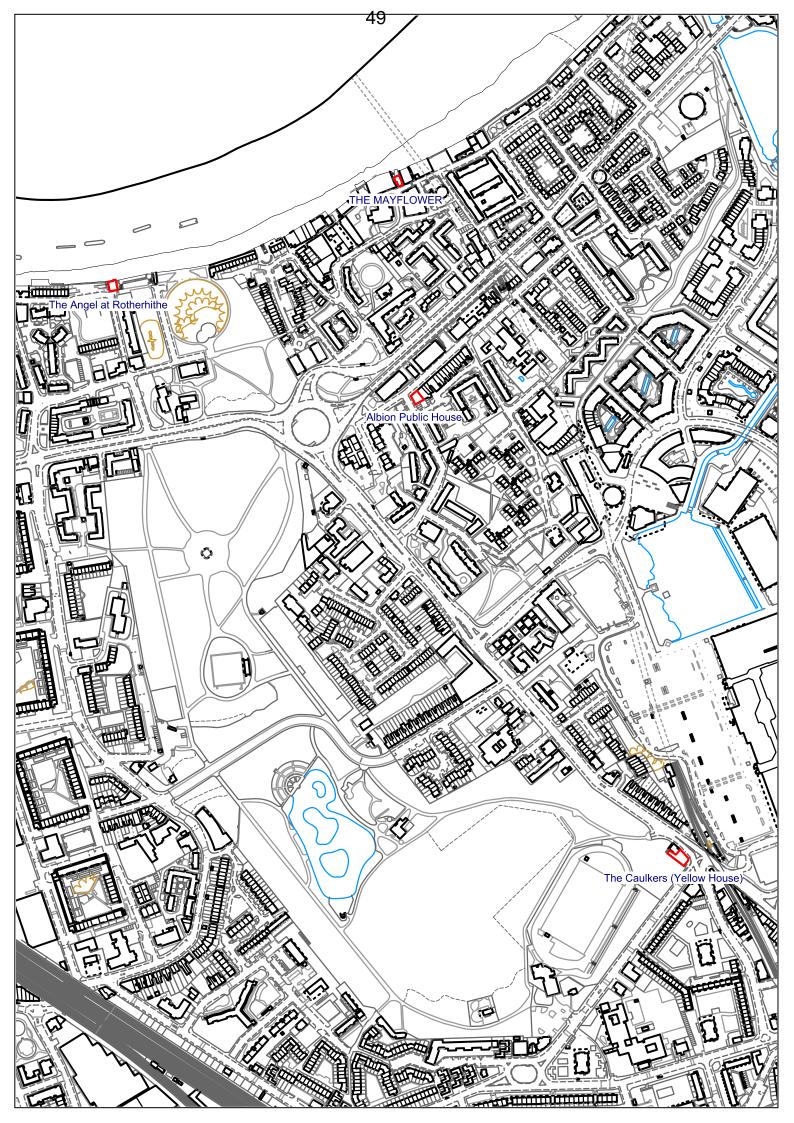
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Appendix B	Map of open and closed pubs in Southwark
Appendix C	Schedule of pubs subject to proposed Article 4 Direction
Appendix D	Maps of public houses subject to proposed Article 4 Direction
Appendix E	Equalities analysis

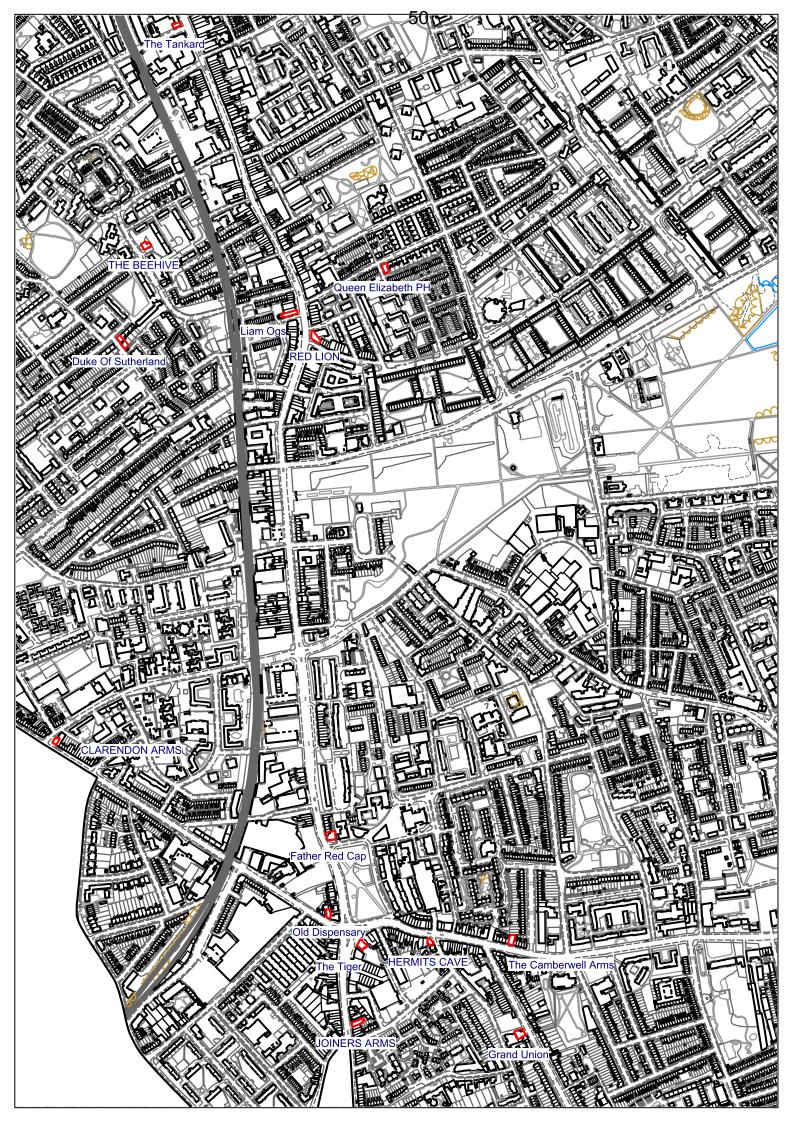
1. Pubs subject to Article 4 Change of Use and Alteration

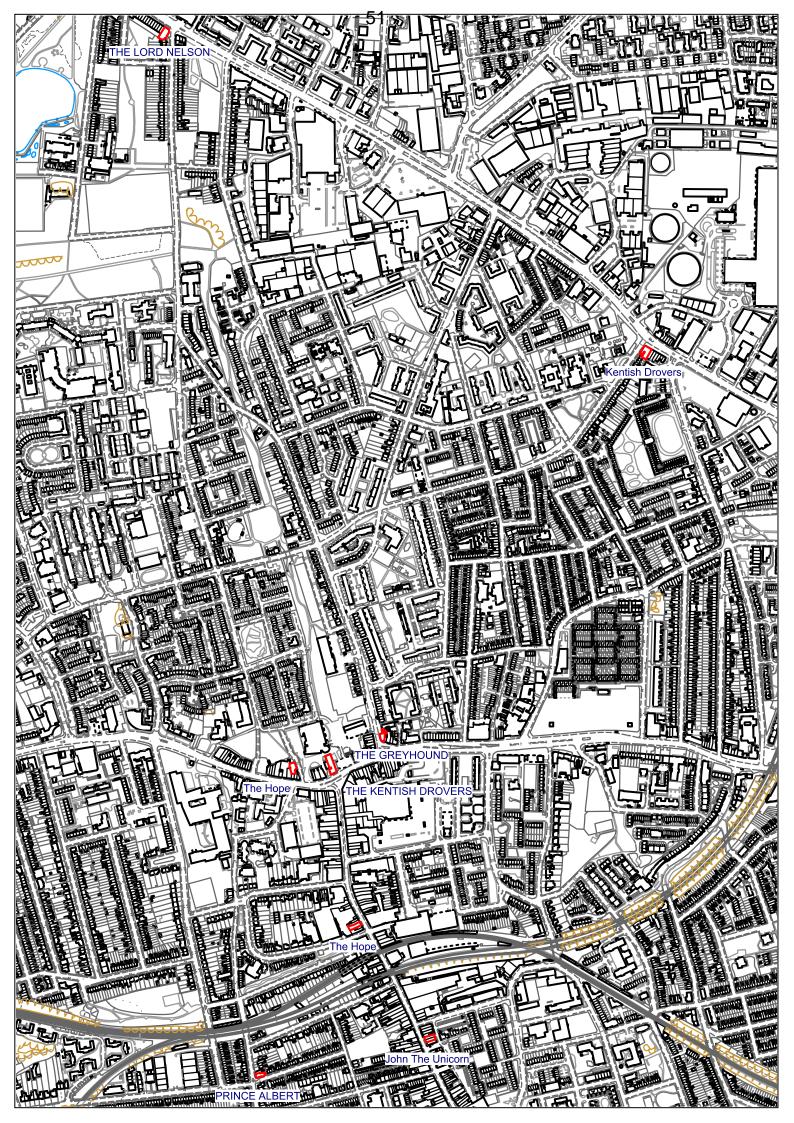


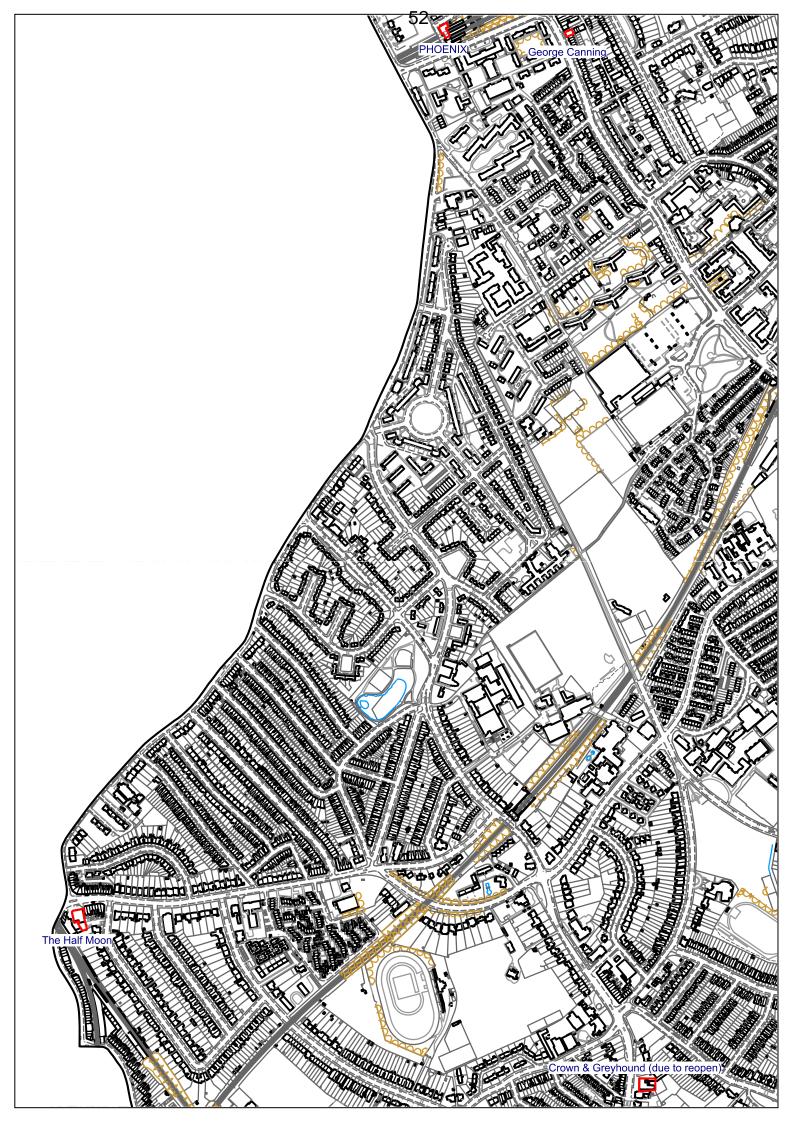


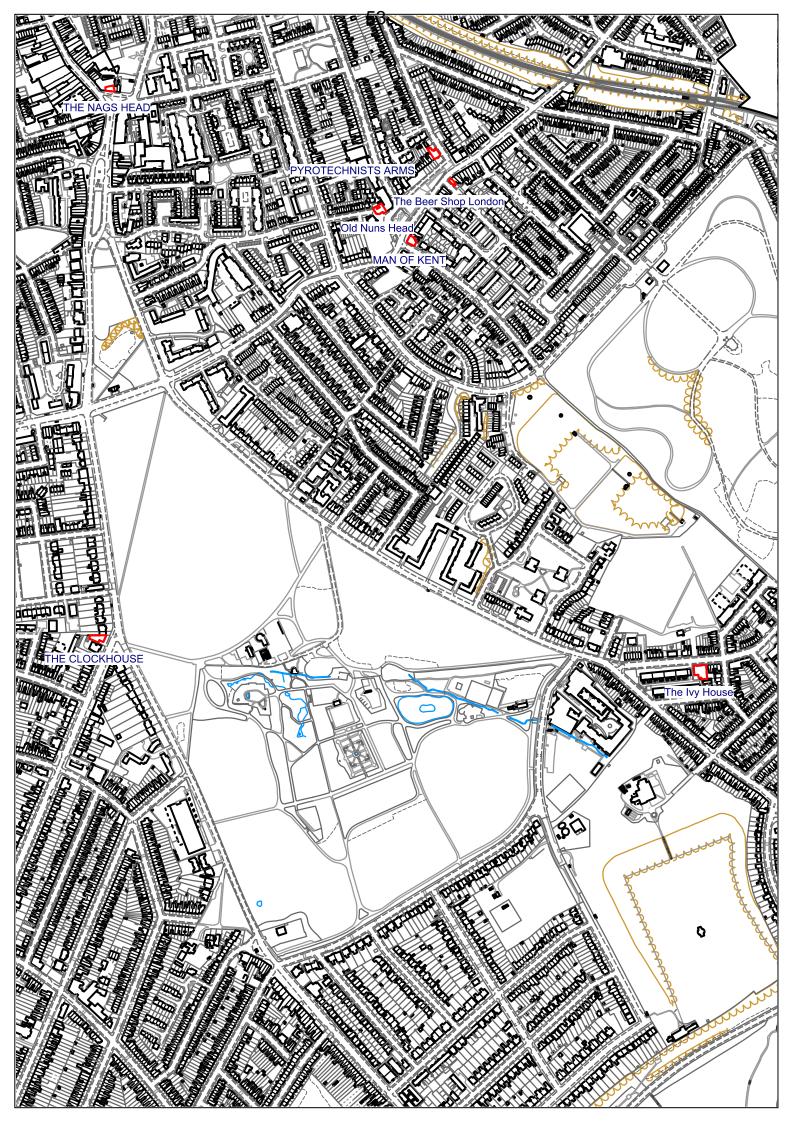


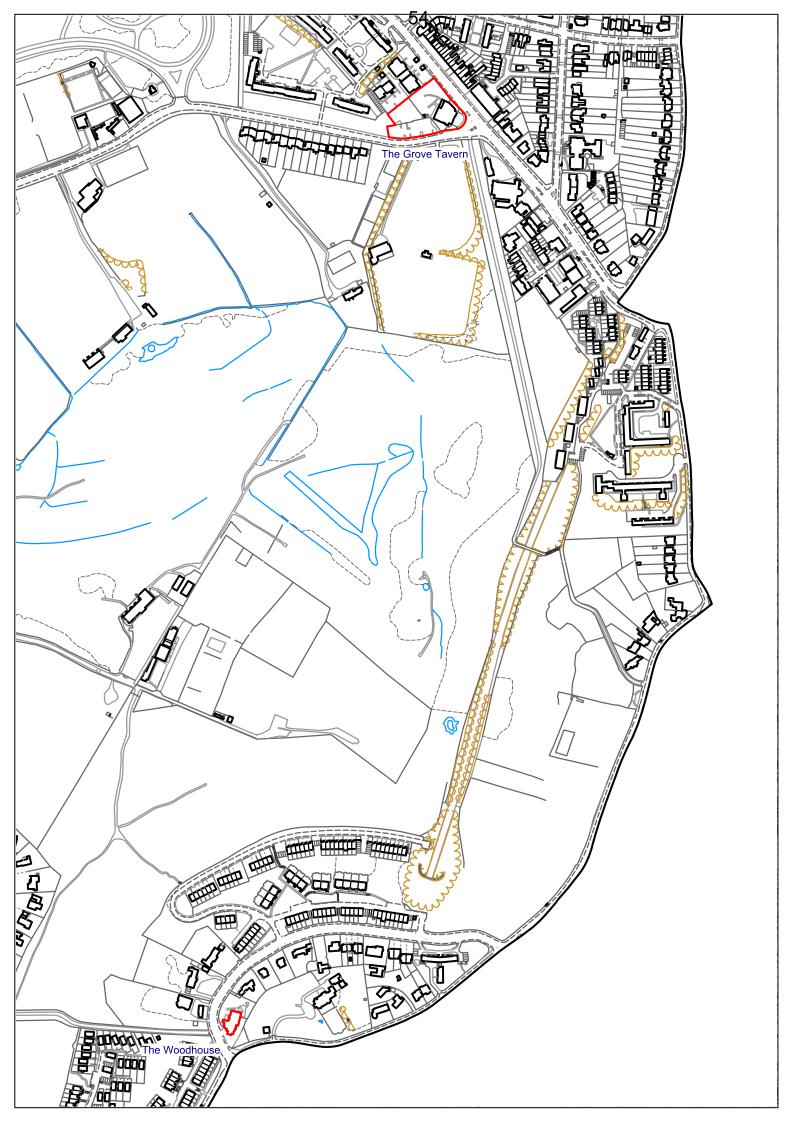














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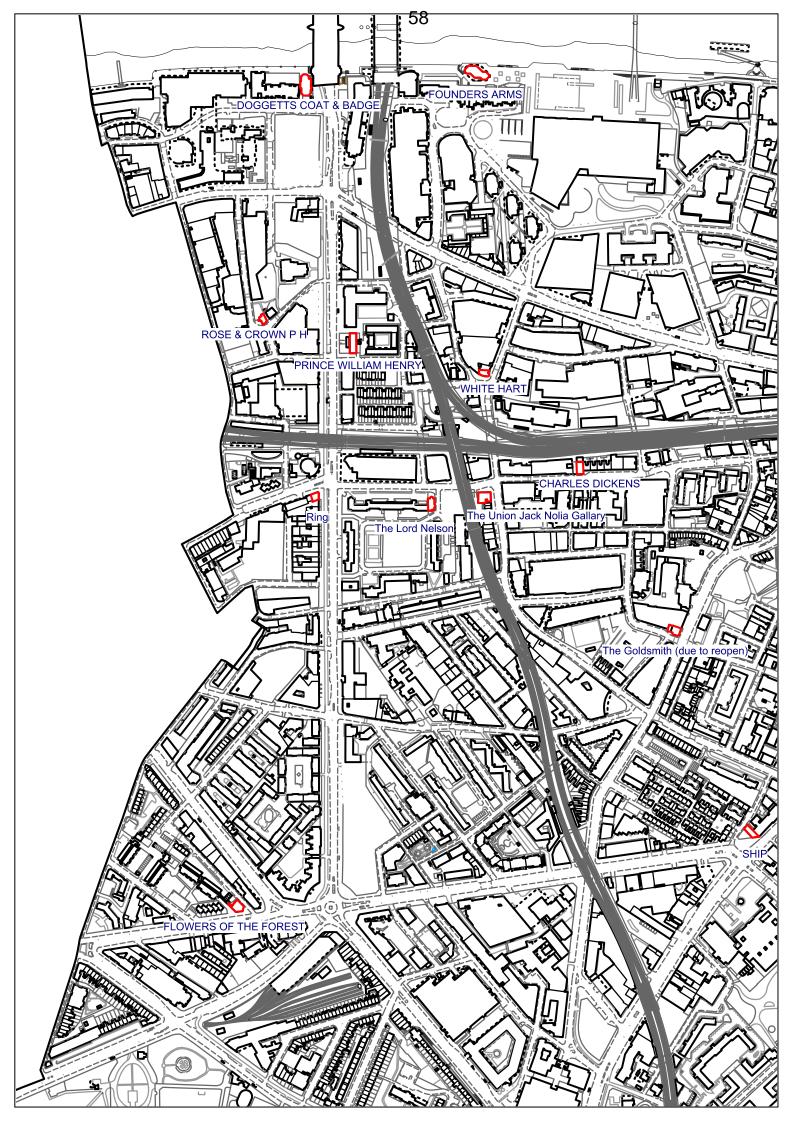
2. Pubs subject to Article 4 Alteration only

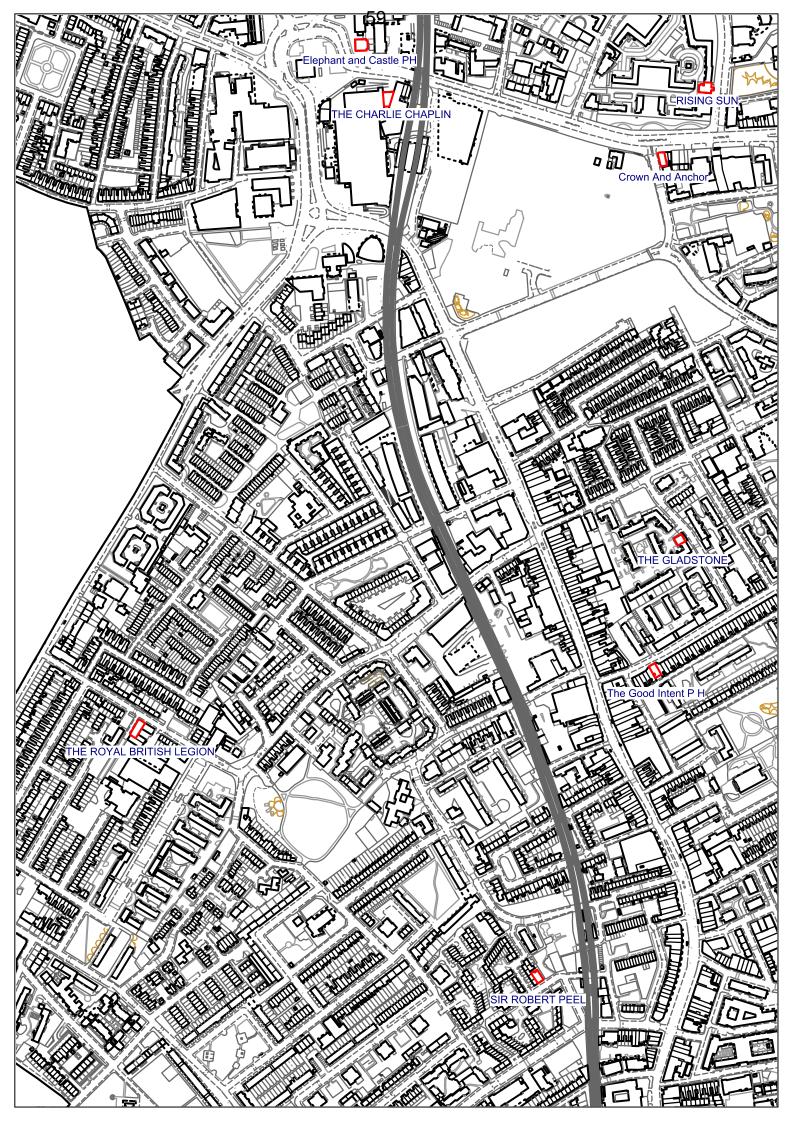


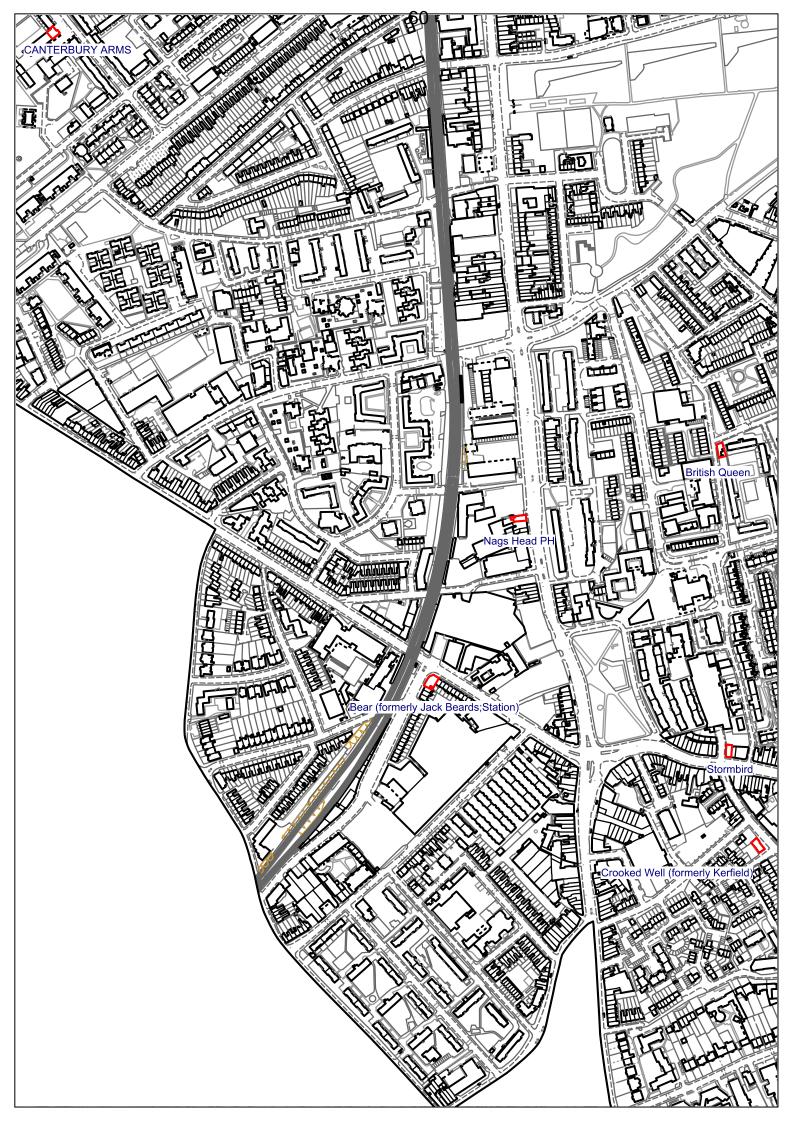


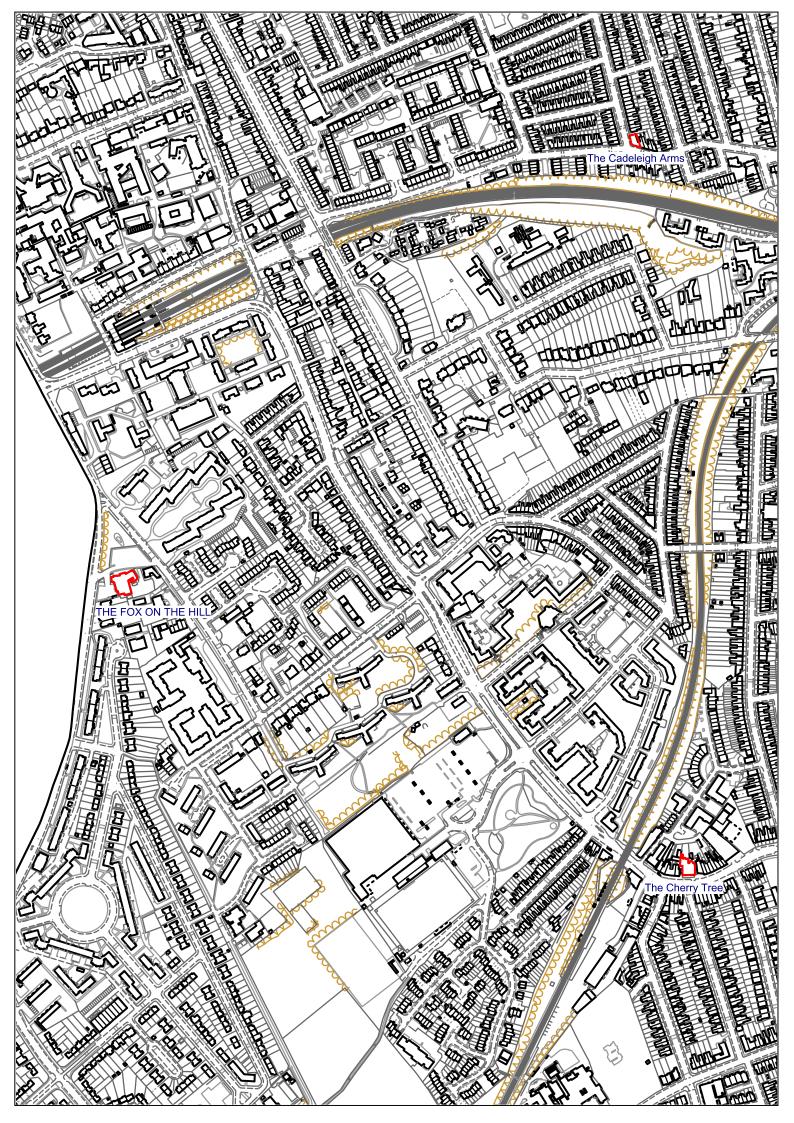
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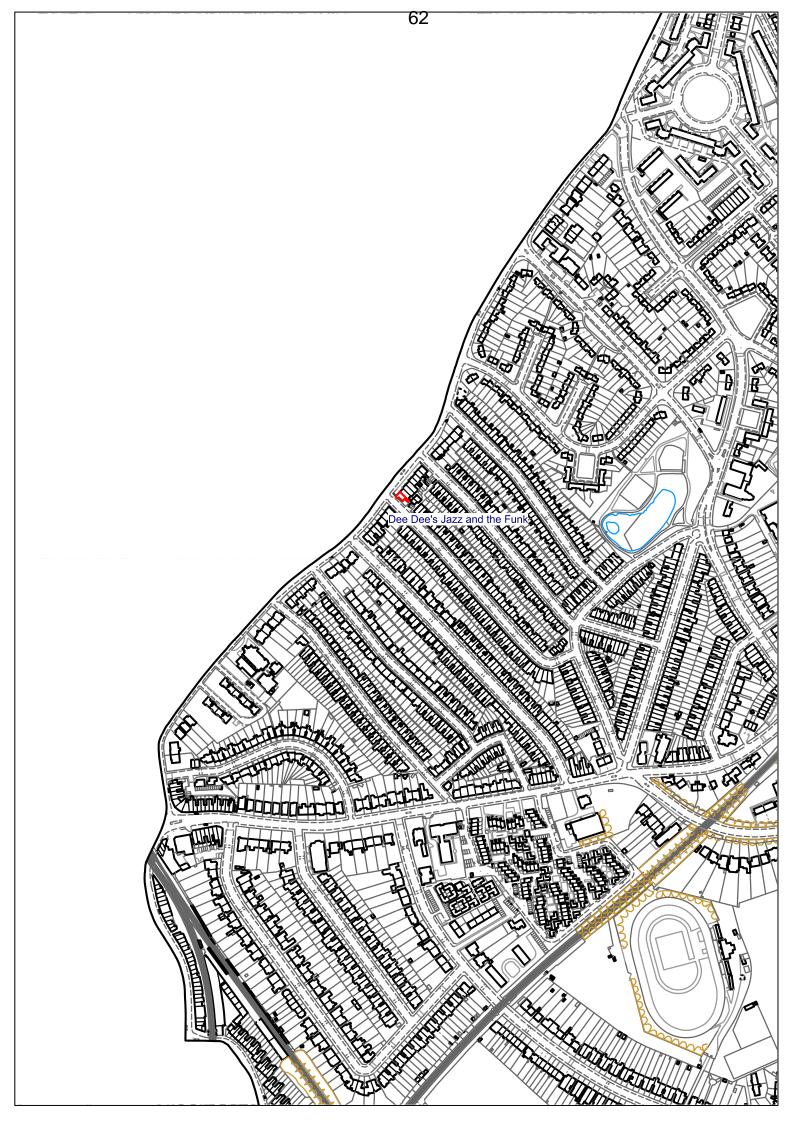
3. Pubs subject to Article 4 Change of Use, Demolition and Alteration

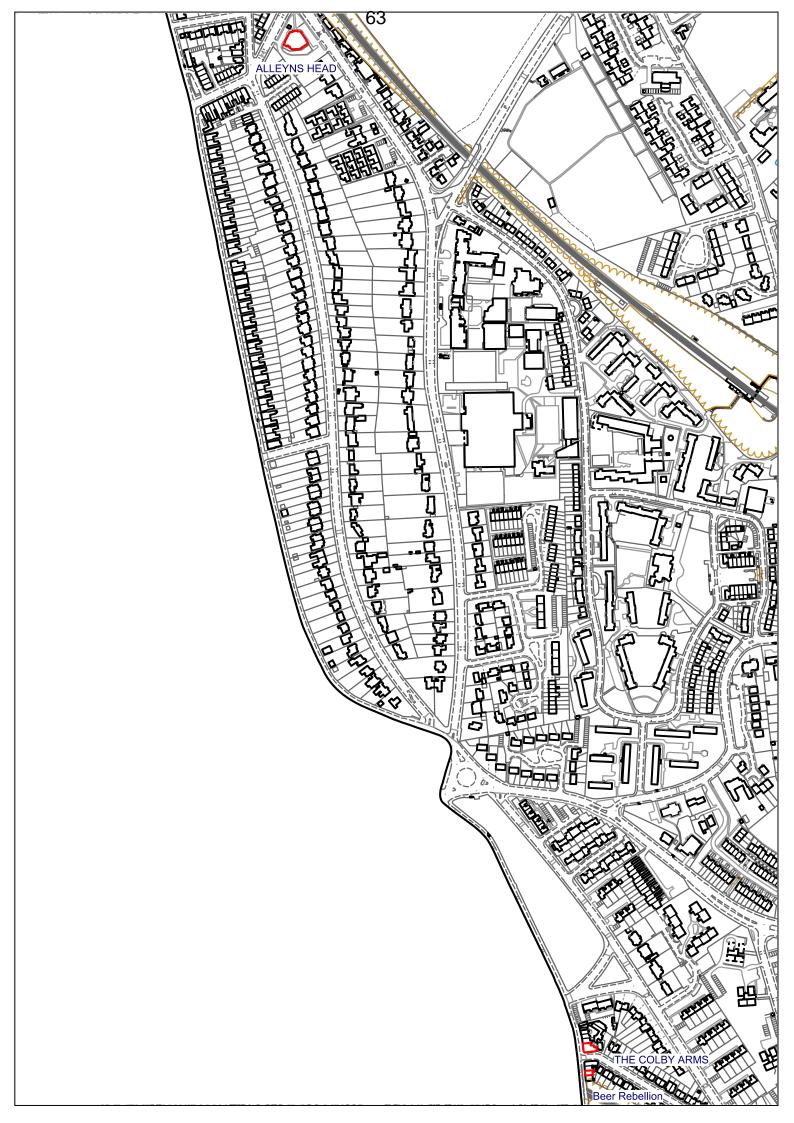


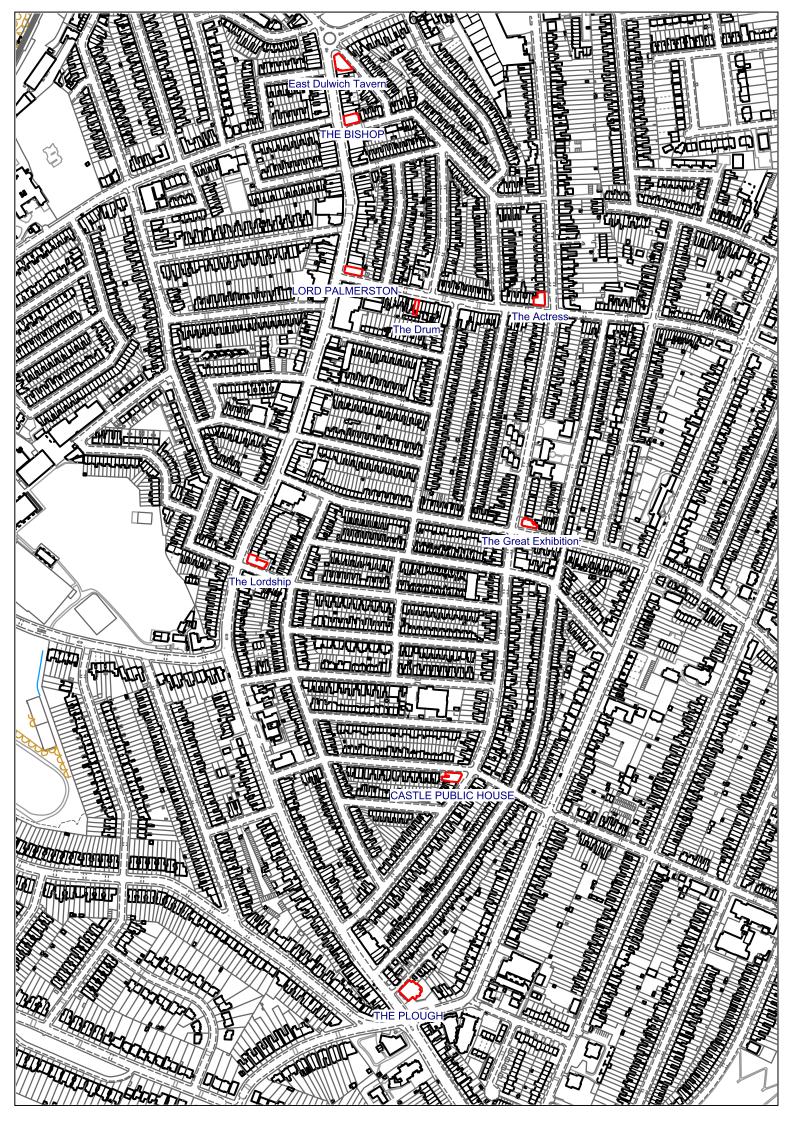


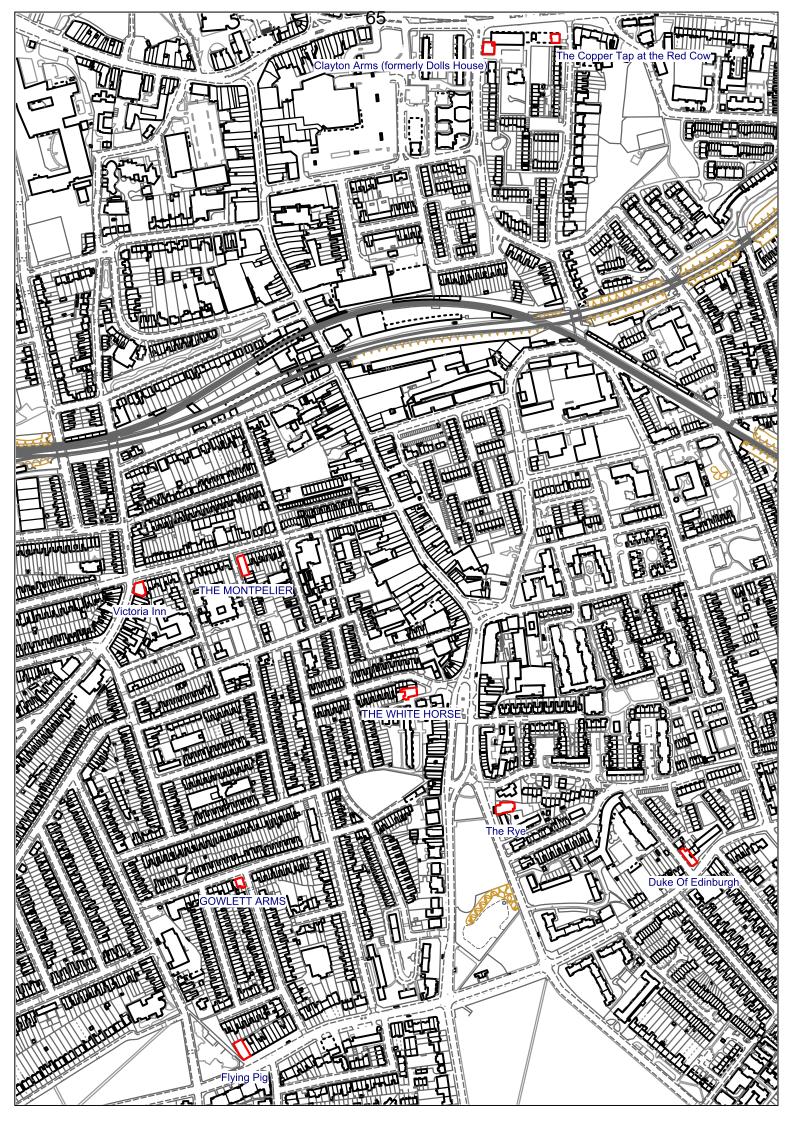


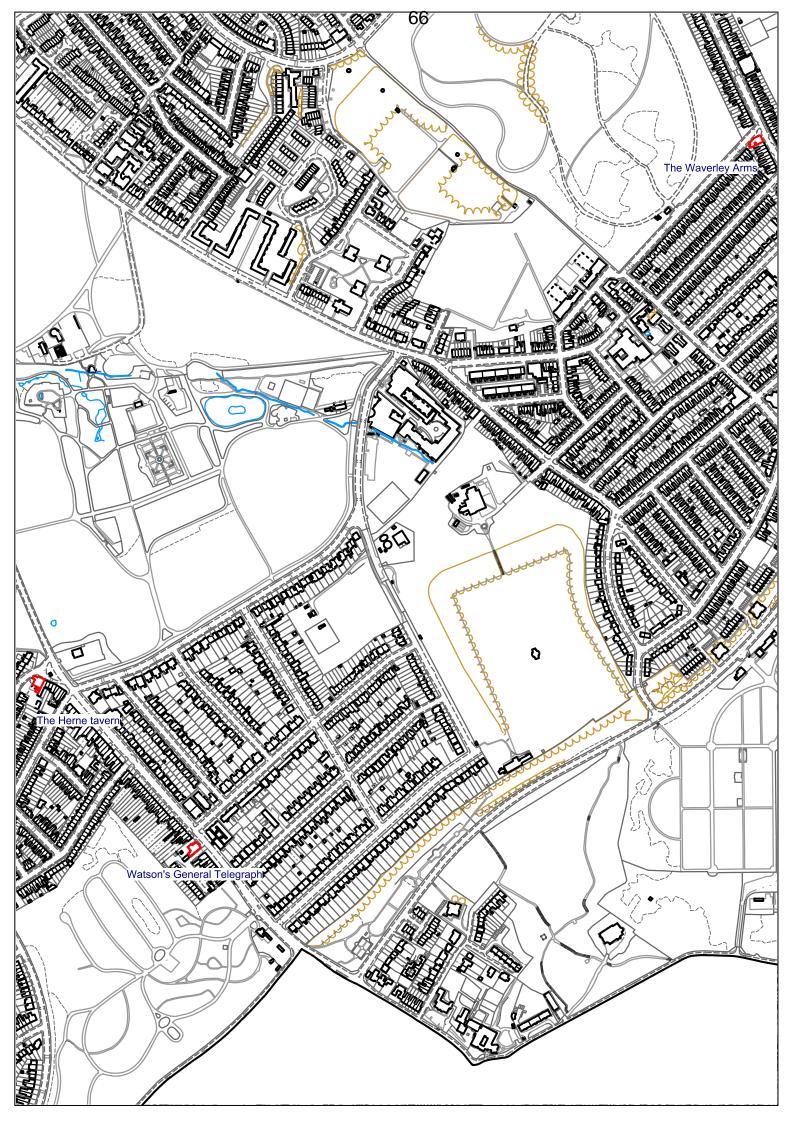


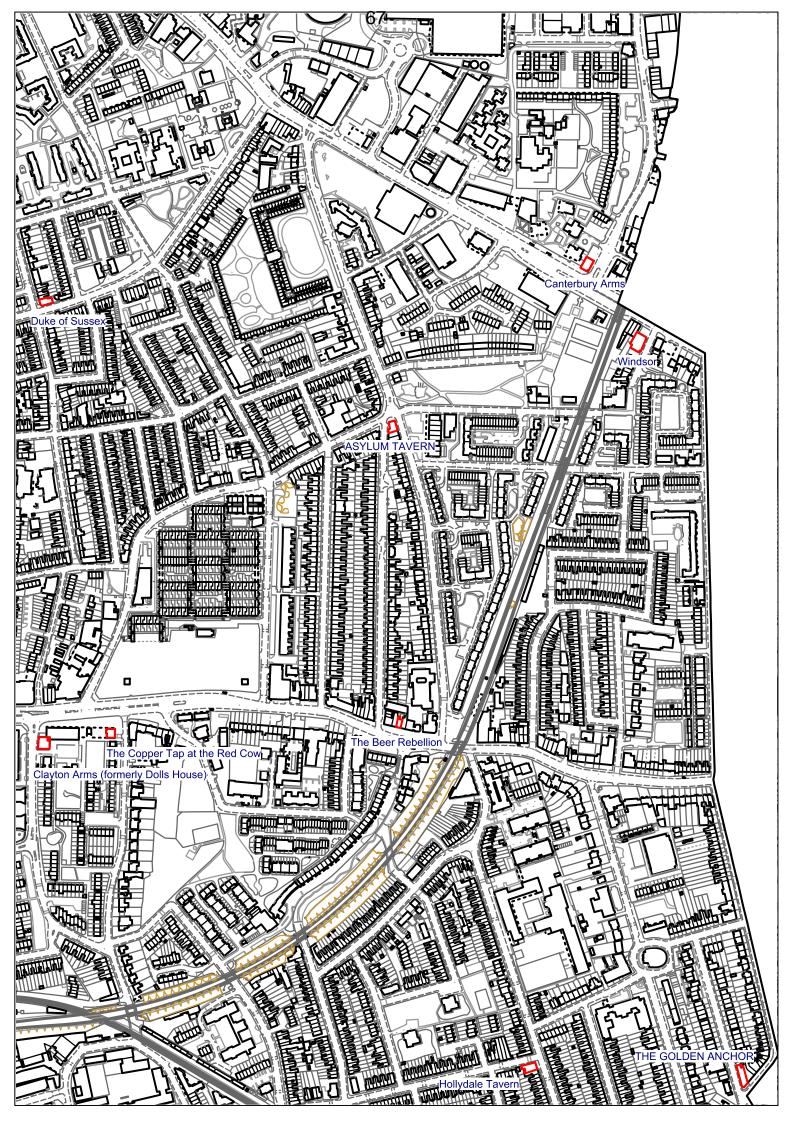


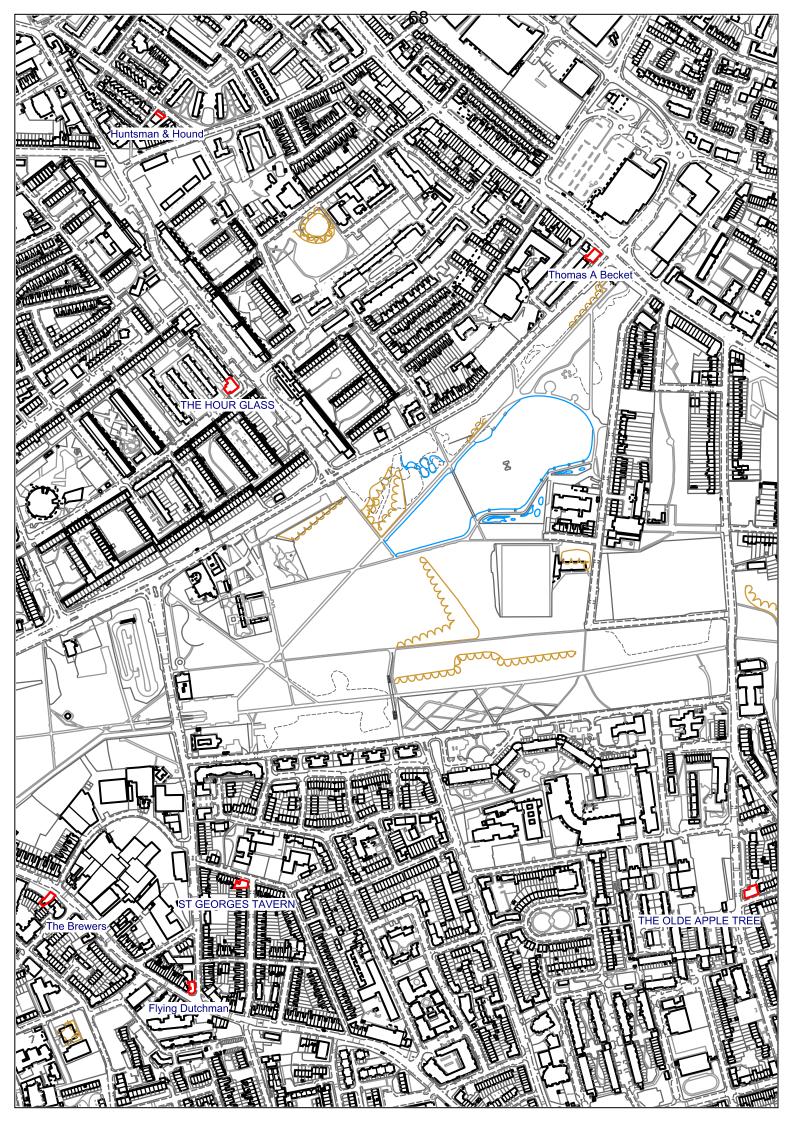


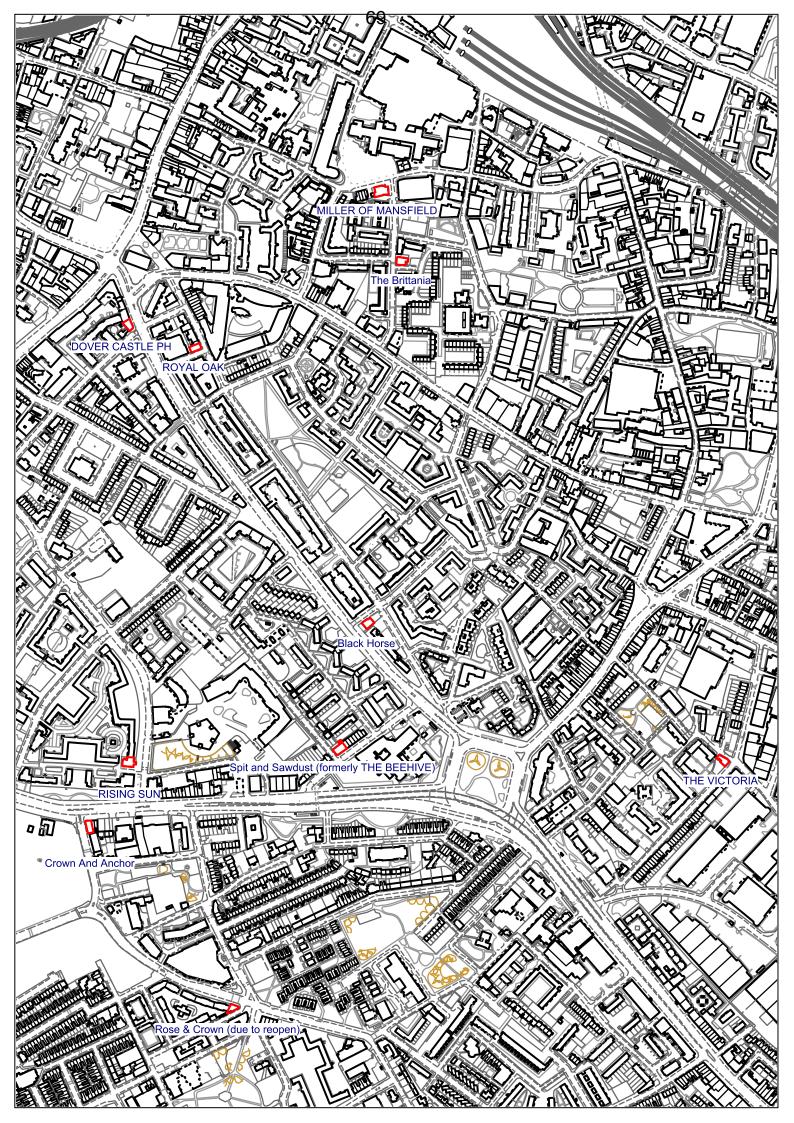


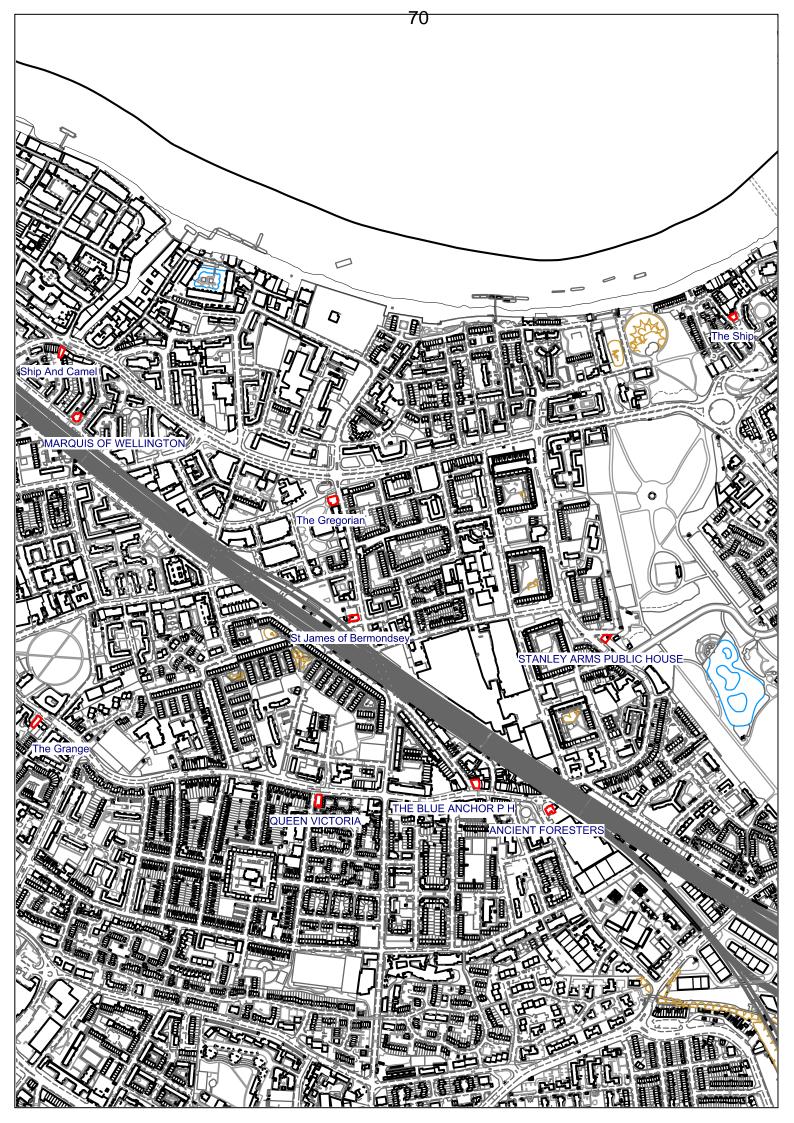


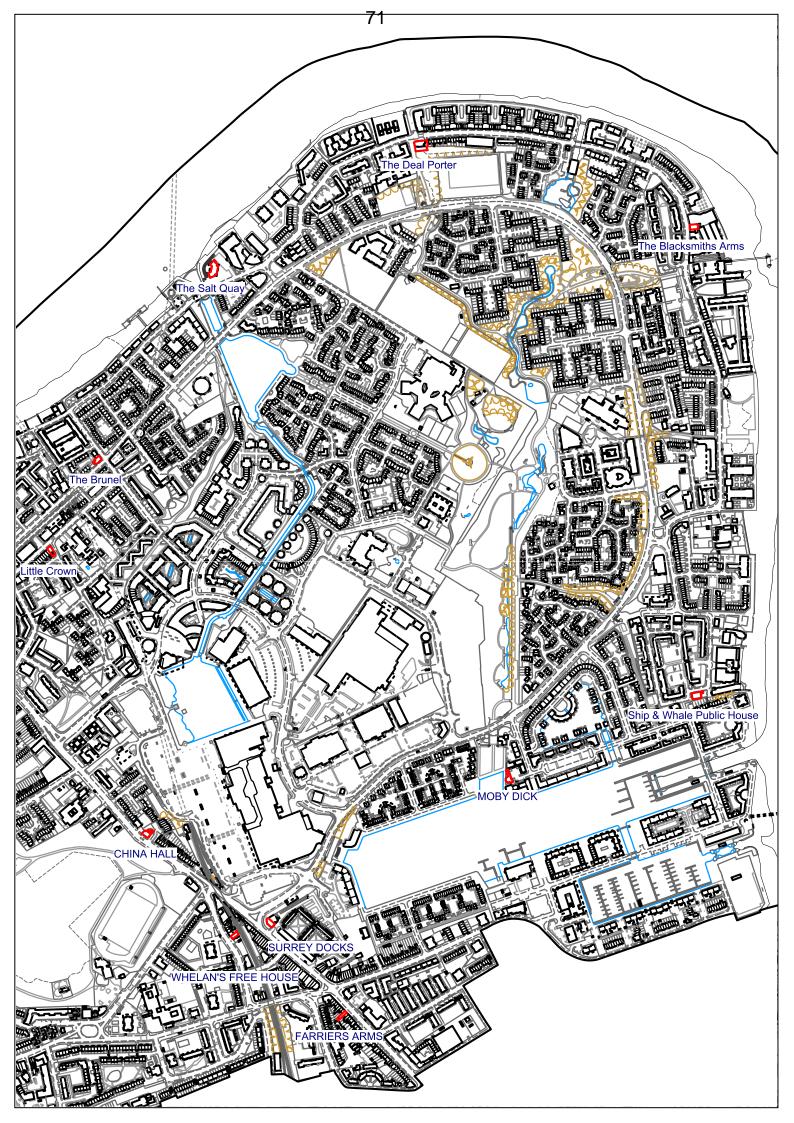










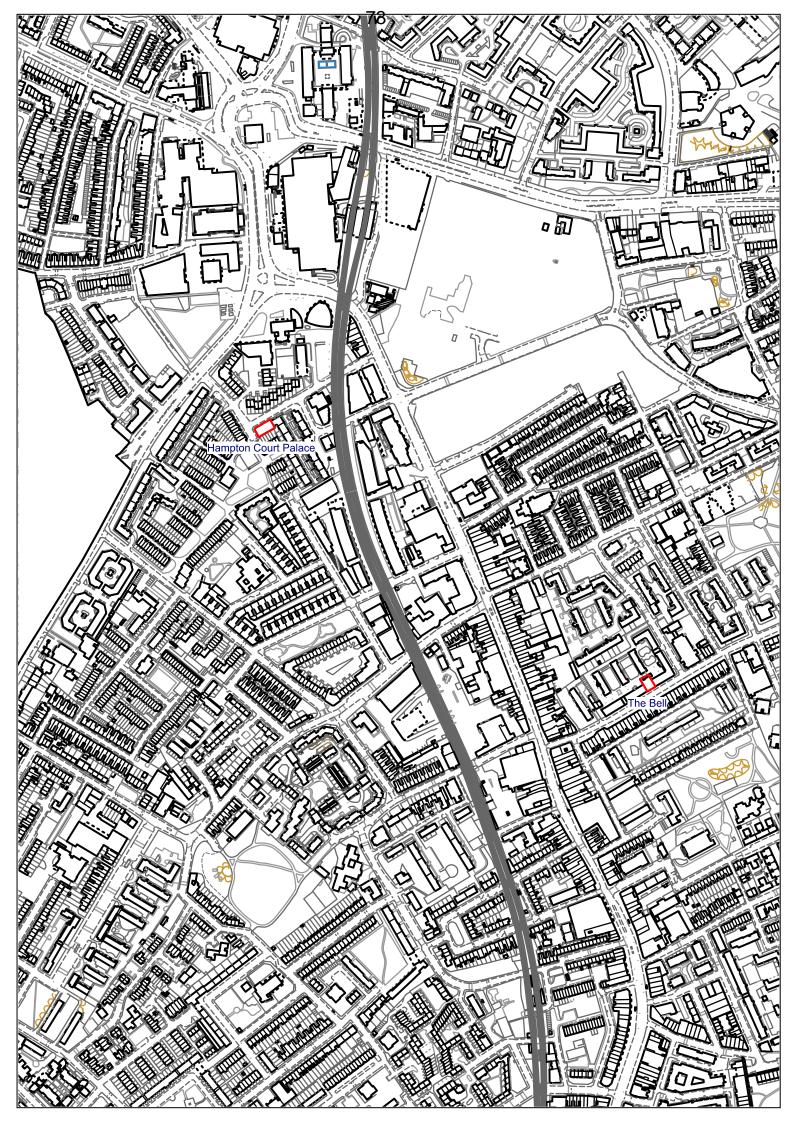


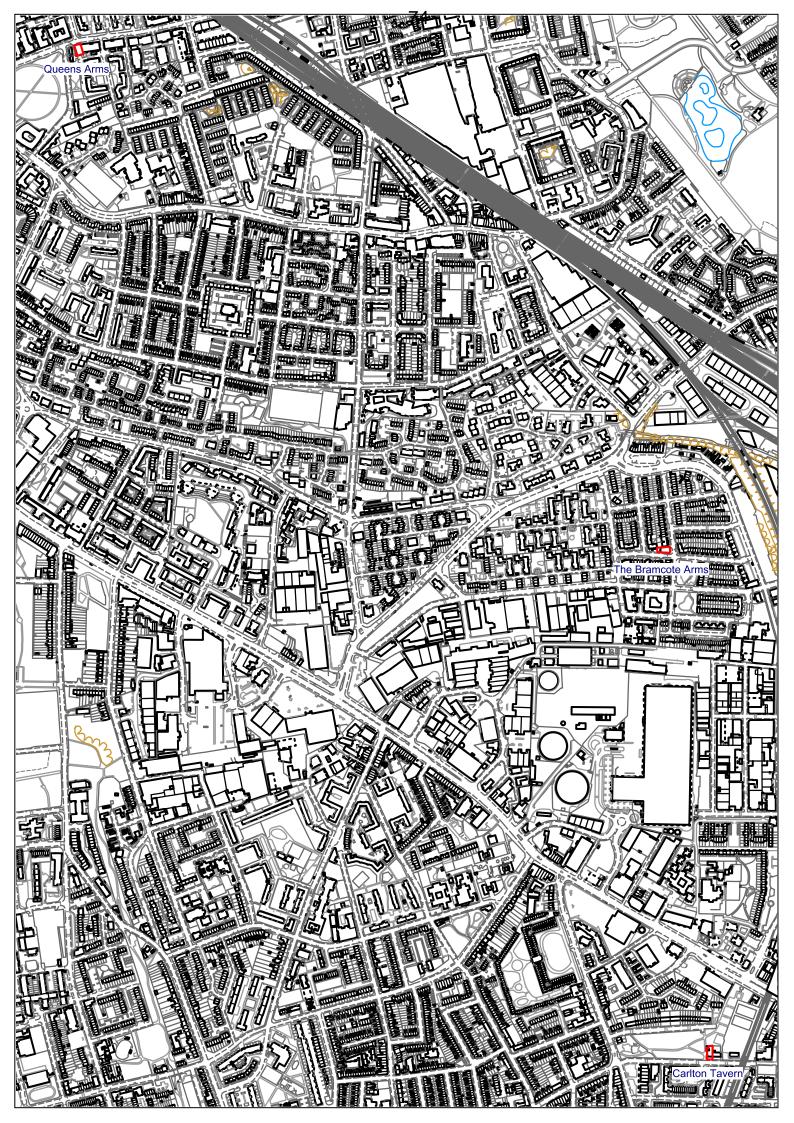


Article 4 Directions: Public houses

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Appendix E	Equalities analysis	

4. Pubs subject to Article 4 Demolition and Alteration only







Article 4 Directions: Public houses

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Initial Equalities Analysis Stage 1

February 2017

Section 1: Equality analysis details

	Article 4 Directions to withdraw the permitted
Proposed policy/decision/business plan	development rights associated with the change of
to which this equality analysis relates	use, demolition and alteration of public houses in Southwark
	Couliwant

Equality analysis author		Laura Hills					
Strategic Director:		Simon Bevan					
Department		Chief Executive	Division			Planning Policy	
Period analysis undertaken		February 2017					
Date of review (if applicable)		Tbc. A review could take place at the time when the Article 4 Direction is confirmed.			when the Article 4		
Sign- off	Juliet Seymour	Position	ng Policy er	Date	February 2017		

Section 2: Brief description of policy/decision/business plan

1.1 Brief description of policy/decision/business plan

This equalities analysis report supports the report to Planning Committee on 7 March 2017 which requests approval and consultation on the introduction of immediate Article 4 Directions to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark.

The General Permitted Development Order (GDPO) (2015) (as amended) consolidated permitted development rights for England and introduced new provisions. The GDPO includes changes of use of public houses or bars (Use Class A4 – drinking establishments) to shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3) or temporary use as offices (Use Class B1) without the need for a full planning application. The GPDO also allows for the demolition of buildings outside of conservation areas and alteration of buildings (including means of enclosure or exterior painting) which could have an impact on the loss or alteration of public houses which are important to the local community and/or of local heritage value.

The GPDO 2015 (as amended) includes changes of use to public houses without the need for a full planning application. There are a number of concerns with regard to the loss of public houses which have unique heritage and community benefits and should be subject to a robust analysis in determining whether such a use would be acceptable. It is therefore considered appropriate to implement Article 4 Directions to remove certain permitted development rights which relate to changes of use of public houses.

An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether, but instead ensure that development requires planning permission. A planning application for the proposal would need to be submitted that would then be determined in accordance with the development plan.

Article 4 Directions can either be immediate or non-immediate depending upon whether notice is given of the date on which they come into force. In the case of this report, the council is proposing to make immediate Article 4 Directions to withdraw the permitted development rights for the changes of use listed above in public houses in accordance with the pubs specified in Appendix C of the committee report.

Section 3: Overview of service users and key stakeholders consulted

2. Service users and stakeholders		
Key users of the department or service	Planning is a statutory function carried out by local authorities. The development of planning policies and the impacts of planning decisions can affect everyone with an interest in land in the borough. This can include residents, landowners, developers, local businesses and their employees, community organisations, statutory consultees and interest groups.	
Key stakeholders were/are involved in this policy/decision/bu siness plan	The key stakeholders involved in this proposal include: Cabinet Member for Regeneration and New Homes, Southwark Councillors, Overview and Scrutiny Committee, Development Management, Community Engagement and Planning Policy officers, Regeneration and Property divisions. The Development Management team will be responsible for monitoring the Article 4 Directions and to determine any subsequent planning applications submitted for change of use. The Planning Policy team have received corporate equalities training and Equalities Analysis report writing training. A number of the service deliverers within the Council will also have received corporate equalities training.	

Section 4: Pre-implementation equality analysis

This section considers the potential impact (positive and negative) of the proposals on the key 'protected characteristics' in the Equality Act 2010 and Human Rights Act. The Planning Committee report sets out detail on the local data and other equality information on which the analysis is based and mitigating actions to be taken.

The making of the Article 4 Directions does not have a direct impact on any groups with protected characteristics. Decisions on planning applications made as a result of the direction may have a potential impact on certain protected characteristics.

It is considered however that the effect of the direction will promote good relations between people who do not share the protected characteristic and those who do, in that it is likely to result in a more balanced and mixed community.

Age - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).

Potential impacts (positive and negative) of proposed policy/decision/business plan

The implementation of the Article 4 Directions and the requirement for planning permission is to help prevent the loss of public houses as heritage and community assets in the borough.

Public houses often provide a number of community benefits and act as a social hub for residents in the local area. Pubs often host events, games, sports clubs, live music and live sport. They act as landmark buildings in the neighbourhood context and often have a rich history and architectural value. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy.

Whilst drinking alcohol in public houses is legal only for those over the age of 18, many pubs now focus on family friendly dining, private family functions, children's play areas and outside terraces suitable for all ages. Additionally adults benefit from the sense of community and social interactions that pubs can offer, particularly where they host sports clubs, games, events and live music.

The Article 4 Directions will help to ensure that a key part of community infrastructure is maintained in the borough which supports the needs of all age groups in society. Overall there will be a positive impact on for all age groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Direction will largely give rise to positive impacts.

Disability - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.

Possible impacts (positive and negative) of proposed policy/decision/business plan

The implementation of the Article 4 Directions and the requirement for planning permission is to help prevent the loss of public houses as heritage and community assets in the borough. Local pubs, particularly those in neighbourhood focal points, act as local community facilities which benefit all groups, including those with physical or mental disabilities.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Gender reassignment - The process of transitioning from one gender to another.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based.

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Marriage and civil partnership - Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. (Only to be considered in respect to the need to eliminate discrimination.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Race - Refers to the protected characteristic of Race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.

Possible impacts (positive and negative) of proposed policy/decision/business plan

Public houses often provide a number of community benefits and act as a social hub for residents in the local area. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy. Some public houses celebrate particular sectors of the community through food menus, music or events, open to all, and may be popular with specific ethnic groups. The loss of pubs as community assets or meeting places may have a negative impact on particular community or ethnic groups.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Religion and belief - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Sex - A man or a woman.

Possible impacts (positive and negative) of proposed policy/decision/business plan

No identifiable impacts are identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Sexual orientation - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes

Possible impacts (positive and negative) of proposed policy/decision/business plan

Public houses often provide a number of community benefits and act as a social hub for residents in the local area. Public houses contribute to the vitality and viability of town centres, offering complementary services to the retail environment and the evening economy. Some public houses celebrate particular sectors of the community which may include the LGBTQ+ community. The loss of pubs as community assets or meeting places may have a negative impact on people with this protected characteristic.

The Article 4 Directions will help to ensure that public houses offering heritage and community assets in the borough are maintained. Overall there will be a positive impact on for all equality groups.

Equality information on which above analysis is based

This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.

Mitigating actions to be taken

The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Human Rights

There are 16 rights in the Human Rights Act. Each one is called an Article. They are all taken from the European Convention on Human Rights. The Articles are The right to life, Freedom from torture, inhuman and degrading treatment, Freedom from forced labour, Right to Liberty, Fair trial, Retrospective penalties, Privacy, Freedom of conscience, Freedom of expression, Freedom of assembly, Marriage and family, Freedom from discrimination and the First Protocol

Possible impacts (positive and negative) of proposed policy/decision/business plan

The Council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of those affected by the proposed Article 4 Directions have been considered under the Human Rights Act 1998 and it has been determined that none of the Articles will be triggered.

Information on which above analysis is based

Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making and considering the Article 4 Directions, including under Articles 1 and 8 of the First Protocol. The European Court has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole". Both public and private interests are to be taken into account in the exercise of the Council's powers and duties as a local planning authority. Any interference with a Convention Right must be necessary and proportionate.

Mitigating actions to be taken

N/A

Section 5: Further actions and objectives

5. Further actions

Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions.

Number	Description of Issue	Action	Timeframe
1	The initial decision would be to support the Article 4 Directions, to be followed by formal consultation. Any new issues would be assessed as part of that consultation and reported when the local authority decides whether to confirm the direction. Guidance suggests that the need and effectiveness for Article 4 Directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected in any recommendations at this stage.	Tbc	Tbc

Item No. 8.	Classification: Open	Date: 7 March 2017	Meeting Name: Planning Committee	
Report title:		Development Management		
Ward(s) or groups affected:		All		
From:		Proper Constitutional Officer		

RECOMMENDATIONS

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

BACKGROUND INFORMATION

4. The council's powers to consider planning business are detailed in Part 3F which describes the role and functions of the planning committee and planning subcommittees. 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	Constitutional Team	Victoria Foreman	
23 May 2012	160 Tooley Street 020 7525 5485		
	London SE1 2QH		
Each planning committee item has a	Development	The named case	
separate planning case file	Management,	officer as listed or	
	160 Tooley Street,	General Enquiries	
	London SÉ1 2QH	020 7525 5403	

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Cons	Chidilim Agada, Constitutional Manager (Acting)			
Report Author	Victoria Foreman, Co	Victoria Foreman, Constitutional Officer			
	Jonathan Gorst, Hea	Jonathan Gorst, Head of Regeneration and Development			
Version	Final				
Dated	27 February 2017				
Key Decision	No				
CONSULTATION	CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET				
MEMBER					
Officer Title Comments sought Comments included					
Director of Law and	Director of Law and Democracy Yes Yes				
Director of Planning No No					
Cabinet Member No No			No		
Date final report s	Date final report sent to Constitutional Team27 February 2017				

ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Tuesday 07 March 2017

Full Planning Application Reg. No. 16-AP-3974 Appl. Type

Site 10-18 UNION STREET, LONDON, SE1 1SZ

TP No. TP/1474-10

Ward Cathedrals

Officer Alex Cameron

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT **Proposal**

Item 8.1

Demolition of existing buildings and redevelopment of the site to provide a building 4-6 storeys in height, comprising 7,926m2 (GIA) office floor space (Use Class B1a), and flexible A1/A2/A3 ground floor retail unit (54m2 GIA), together with ancillary ground floor and basement plant and storage, and hard landscaping works.

Council's Own Development - Reg. 3

Site ACORN NEIGHBOURHOOD OFFICE, 95A MEETING HOUSE LANE, LONDON, TP No. TP/2445-A

SE15 2TU

Ward Livesey

Reg. No. 16-AP-4124

Officer Michael Glasgow

Recommendation GRANT PERMISSION **Proposal**

Item 8.2

Demolition of existing basement and redevelopment of the site to provide 29 residential units (9 x 1 bed, 14 x 2 bed and 6 x 3 bed)(Class C3) and a community hall (Class D1) in a part 3/part 4 storey block, together with associated amenity space, landscaping and ancillary works

Full Planning Application Reg. No. 16-AP-4569

Site 133 PARK STREET, LONDON SE1 9EA AND 105 SUMNER STREET LONDON TP No. SE1 9HZ

TP/1523-133

Ward Cathedrals

Officer Terence McLellan

GRANT PERMISSION Recommendation **Proposal**

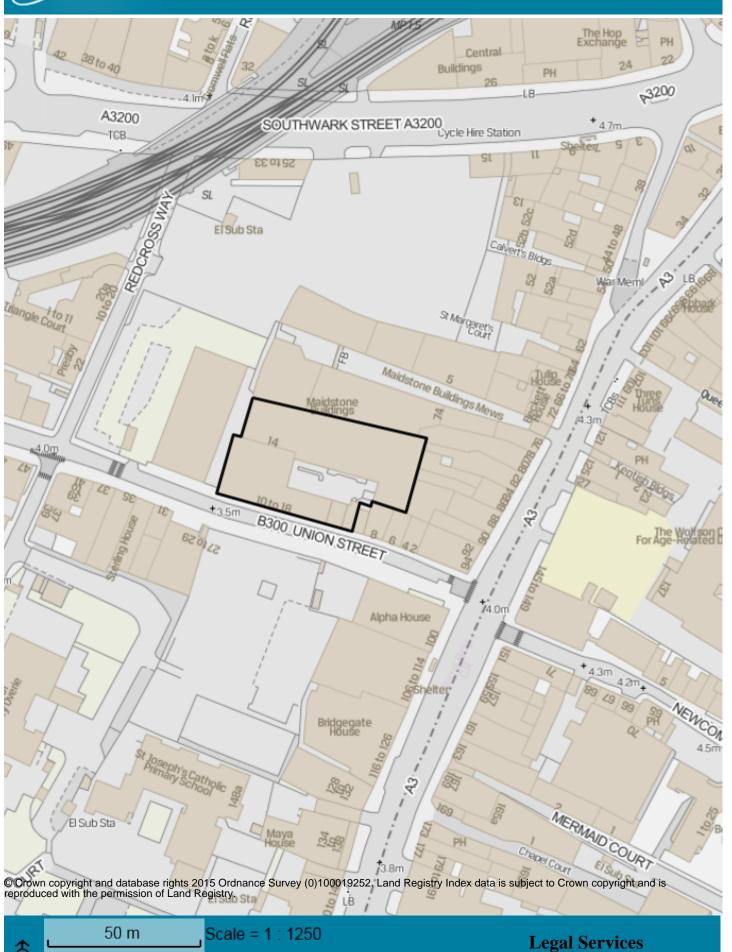
Item 8.3

Demolition of existing buildings and redevelopment to provide two Class B1 office buildings of nine storeys and ten storeys plus plant (41m AOD on Sumner Street and 42.85m AOD on Park Street). The development will include the creation of a new basement; new public realm; provision of a retail (Class A1/A3/A5) kiosk; hard and soft landscaping and other associated works.



⅌

AGENDA 8.1 - 10-18 UNION STREET, SE1 1SZ



23-Feb-2017

Item No. 8.1	Classification: Open	Date: 7 March 2017	7	Meeting Name: Planning committee
Report title:	Development Management planning application: Application 16/AP/3974 for: Full Planning Permission			
	Address: 10 - 18 UNION STE	REET, LONDO	ON SE1	1SZ
	Proposal: Demolition of existing buildings and redevelopment of the site to provide a building 4 - 6 storeys in height, comprising 7,926m2 (GIA) office floor space (use class B1a), and flexible A1/A2/A3 ground floor retail unit (54m2 GIA), together with ancillary ground floor and basement plant and storage, and hard landscaping works.			
Ward(s) or groups affected:	Cathedrals			
From:	Director of Planning			
Application 9	Start Date 27/09/20)16 Ap	plicatio	n Expiry Date 27/12/2016
Earliest Deci	Earliest Decision Date 12/11/2016			

RECOMMENDATIONS

- 1. a) That planning permission be granted subject to the completion of a legal agreement.
 - b) That in the event that the legal agreement is not completed by 31 May 2017, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 84.

BACKGROUND INFORMATION

Site location and description

- 2. The application site is located on the northern side of Union Street and has a frontage to Union Street of approximately 46.5 metres. It contains a four storey commercial building built in the 1980s in a warehouse style with arcaded granite and red-brick base, a robust yellow-stock brick facade with arched windows, and a mansard extension on part of the roof. To the rear of the site is a yard and a heavily altered nineteenth century warehouse building. The warehouse building is enclosed on three sides by historic and modern development with only its western gable end exposed as viewed from the west along Union Street.
- 3. The site is located in the Borough High Street conservation area which is characterised by a mix of industrial, Victorian and Georgian buildings. Brick-built warehouse buildings of

light and heavy industry sit side-by-side with Georgian town houses give this area its rich heritage.

- 4. The primary frontage is Union Street and the site is flanked to the east by the Crossbones burial ground. Further to the east is Borough High Street, which is the heart of the conservation area. While Borough High Street itself has a continuous historic frontage on both sides giving it a strong sense of enclosure, this part of Union Street is punctuated by open spaces, school yards and the forecourts of council estates, with a less uniform streetscape with prevailing heights being between three and five storeys.
- 5. The site is also located in the:
 - Central activity zone
 - Air quality management area
 - Bermondsey, Borough and Rivers archaeological priority zone
 - Bankside and Borough district town centre
 - Bankside, Borough and London Bridge strategic cultural area
 - Bankside Borough and London Bridge opportunity area.
- 6. Adjoining the site to the rear is Kent House, Maidstone Buildings, which have a Grade II listed and accessed from Maidstone Buildings Mews.

Details of proposal

- 7. The proposal is for the demolition of the existing buildings and redevelopment of the site to provide a building four to six storeys in height, comprising 7,926m² office floor space (use class B1a), and flexible A1/A2/A3 ground floor unit of 54m². In addition, ground floor and basement plant and storage would be provided along with hard landscaping works.
- 8. The proposed frontage onto Union Street would be four storeys in height. Two additional storeys would be tiered with a recessed fourth floor and further recessed fifth floor on top of the building. The fourth and fifth floors would also be recessed away from the Maidstone and Devonshire buildings to the north of the site. A courtyard is proposed in the central area of the building.
- 9. The proposal would provide an increase in office floor space in the site from an existing 6045m² up to 7926m² as well as increasing the basement accommodation from 637m² up to 1494m². The proposal would also provide a retail unit which would be 54m² as well as a roof terrace associated with the office building.
- 10. The existing offices (approximately 4,650m² NIA) can accommodate up to 465 employees. The applicants note that when fully occupied the proposed office floor space (6,901m² NIA) could accommodate between 531 and 690 employees (at 1 person per 10m² 13m² NIA depending on the type of office occupier), an increase in the site's employment capacity of between 66 and 225 employees (14% 48%).

11. Plant, secure cycle storage and shower/change facilities would be in the basement. Visitor cycle stands are proposed at street level in the central yard and adjacent the office entrance halls. Refuse storage would be located at ground floor level. The ground floor would have a full height glazed frontage with decorative metal panels surrounding the entrance into the building. The upper floors would consist of brickwork facing from the first to third floors with further decorative metal panels and grey anodised aluminium windows, at the fourth floor level, the same brickwork would be proposed albeit with recessed areas containing herringbone bond. The top floor would consist of a grey anodised aluminium cladding with aluminium windows.

12. Planning history

11/AP/1804 Application type: Advertisement Consent (ADV) - Wall fixed logo non-illuminated at ground floor height to facade of office building.

Decision date: 28/07/2011

Decision: Granted (GRA)

14/EQ/0038 Application type: Pre-Application Enquiry (ENQ) - Redevelopment to create high-quality, mixed tenure residential accommodation

Decision date: 26/06/2014

Decision: Pre-application enquiry closed (EQ). This proposal was for a 5-storey building on the Union Street frontage, rising to 8-storeys to the rear of the site. The proposal which was for residential purposes and as such would resulted in an unacceptable loss of office space in the CAZ and an unacceptable impact on the surrounding residential users amenities.

15/EQ/0170 Application type: Pre-Application Enquiry (ENQ) - Redevelopment to provide 4,900sqm replacement B1 office floor space and 22 residential units (comprising 1 studio, 4 1-bed, 10 2-bed and 3 3-bed units), together with ancillary basement facilities, including refuse storage, plant, 3 car parking spaces and cycle parking.

Decision date: 12/11/2015

Decision: This proposal was for a part 4 and part 5-storey building on the Union Street frontage, rising to 7-storey to the rear of the site. The proposal which was for part office and part residential and would have resulted in an unacceptable loss of office space in the CAZ.

Planning history of adjoining sites

13. 14/AP/2757 – Crossbones Burial Ground, 18 - 22 Redcross Way SE1 1HG: Planning permission was granted for the change of use from disused work site to a community garden with managed access to the public.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 14. The main issues to be considered in respect of this application are:
 - a) Principle of development, including land uses
 - b) Density
 - c) Amenity impacts
 - d) Design and conservation matters, including the impact on heritage assets
 - e) Quality of office accommodation
 - f) Transport impacts
 - g) Planning obligations (s106 undertaking or agreement)
 - h) Mayoral community infrastructure levy
 - i) Sustainable development implications.

Planning policy

- 15. National Planning Policy Framework (the framework) 2012
 - Section 1 Building a strong, competitive economy
 - Section 2 Ensuring the vitality of town centres
 - Section 4 Promoting sustainable transport
 - Section 8 Promoting healthy communities
 - Section 7 Requiring good design
 - Section 10 Meeting the challenge of climate change, flooding and coastal change
 - Section 11 Conserving and enhancing the natural environment
 - Section 12 Conserving and enhancing the historic environment.
- 16. The London Plan 2016
 - Policy 2.9 Inner London
 - Policy 2.10 Central Activities Zone strategic priorities
 - Policy 2.11 Central Activities Zone strategic functions
 - Policy 2.12 Central Activities Zone predominantly local activities
 - Policy 2.15 Town centres
 - Policy 4.1 Developing London's economy
 - Policy 4.2 Offices
 - Policy 4.3 Mixed use development and offices
 - Policy 4.7 Retail and town centre development
 - Policy 5.1 Climate change mitigation
 - Policy 5.2 Minimising carbon dioxide emissions
 - Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.13 Parking

Policy 7.4 Local character

Policy 7.6 Architecture

Policy 7.8 Heritage assets and archaeology

Policy 7.14 Improving air quality

Policy 7.15 Reducing noise and enhancing soundscapes

Policy 8.2 Planning obligations

Mayors Guidance Documents - Central Activities Zone (CAZ) SPG (2016).

17. Core Strategy 2011

Strategic policy 1 - Sustainable development

Strategic policy 2 - Sustainable transport

Strategic policy 3 - Shopping, leisure and entertainment

Strategic policy 12 - Design and conservation

Strategic policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

- 18. The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
 - 1.4 Employment sites outside the preferred office locations and preferred industrial locations
 - 1.7 Development in town and local centres
 - 3.2 Protection of amenity
 - 3.7 Waste reduction
 - 3.11 Efficient use of land
 - 3.12 Quality in design
 - 3.13 Urban design
 - 3.15 Conservation of the Historic Environment
 - 3.16 Conservation Areas
 - 3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites.
 - 3.19 Archaeology
 - 5.2 Transport impacts
 - 5.3 Walking and cycling.

19. Supplementary planning documents:

Section 106 Planning Obligations/CIL (2015) Sustainable Design and Construction SPD (2009) Sustainability Assessment SPD (2009) Sustainable Transport SPD (2010).

Consultation replies

Summary of consultation responses

- 20. Statutory and other external consultation responses:
 - Environment Agency had no objections.
 - TfL had no objections to the proposal subject to the servicing arrangement being agreed by Southwark, as highways authority, and a delivery service plan/construction logistics plan forming part of the planning conditions.
 - Metropolitan Police had no objections, however they request that a secure by design condition is added.
 - Thames Water had no objections, however recommend condition in relation to piling method.

21. Internal Consultee responses:

- Flood and drainage team No objection.
- Environmental protection No objection.
- Ecology officer Suggested that the roofing material could be improved to increase biodiversity. Also proposed conditions for bird and bat boxes.
- Highways No objection, requested works to be included in the legal agreement via \$278 works.

Neighbour consultee responses

- 22. A total of 25 objections have been received in relation to the application. The objections have raised the following concerns:
 - Impacts on daylight and sunlight.
 - Overlooking into the adjoining properties windows and roof terrace.
 - Scale and massing would exceed the surrounding building heights.
 - Impacts on the conservation area through the loss of heritage asset and potential impacts on adjacent listed wall.

- Impacts on archaeology of the site.
- Increased traffic and Impacts on the highway from increased servicing.
- Environmental impacts during construction.
- Proposed use of part of ground floor as a shop/restaurant is unacceptable.
- Noise and ventilation impacts from the proposed development.
- Green roofs could be improved.

Principle of development

- 23. The NPPF promotes sustainable development which means improving the built and natural environment while creating jobs, improving the design and function of places and providing a wide choice of good quality homes. This site is in the central activity zone, an opportunity area and a town centre where a mix of uses and intensification is encouraged. The land uses proposed are considered appropriate under policies for the central activities zone (CAZ), town centres and opportunity areas.
- 24. The building is used for offices (class B1) which this scheme seeks to re-provide and enhance, providing additional office accommodation.
- 25. The re-provision and significant increase of almost 50% of B1 office space in the CAZ is consistent with the aims of the Southwark Plan and Core Strategy, as well as the London Plan and associated guidance. The redevelopment of the site would provide a more efficient use of the site, giving access to an increase in the site's employment capacity of up to 225 employees (48%). The principle of development is acceptable.

Environmental impact assessment

- 26. An environmental impact assessment is mandatory for development described under Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The proposed scheme does not fall under any of the categories of projects listed under Schedule 1 of the Act and so there is no mandatory requirement for an EA.
- 27. Notwithstanding this there is a need to assess whether it would fall under the list of projects listed under Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, and if so to determine if the scheme is likely to have significant environmental effects.
- 28. Schedule 2 lists a range of projects and relevant thresholds that must be considered when screening a project for EA. Taking account of the provisions set out in the schedule it is considered that the scheme is capable of being considered a 10 (b) 'urban development project' as the scheme proposes the demolition of buildings, construction works and the change of land use of existing buildings in an urban area. The relevant threshold applicable for these projects is for the development area to exceed 0.5 hectares.

29. The site, measuring 0.19ha, falls below this threshold and so is likely to not have significant environmental effects. Notwithstanding this, consideration has been given to Schedule 3 of the EA regulations and taking account of the nature of the development, the environmental sensitivity of the location.

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

30. The applicant has submitted a daylight and sunlight assessment which looks at the potential impacts on the surrounding residential properties. Following concerns raised by the occupiers of the adjoining office building, a further assessment has been provided specifically detailing the impact that would occur on office buildings.

Impact on daylight for residential users

- 31. The Building Research Establishment (BRE) guidelines have been used to assess the impact on daylight and sunlight. The daylight assessment uses the vertical sky component (VSC) methods. Absolute VSC considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the residential windows which look towards the site. The BRE guidance advises that a target figure for VSC is 27% or greater to maintain good levels of daylight (the maximum value being 40% for a completely unobstructed wall).
- 32. The BRE guidance advises that, if following development, the VSC is below 27% and the reduction is less than 0.8 (or 80%) of the original value, the change would be noticeable.
- 33. The VSC assessment on the adjoining residential buildings in Maidstone Mews (North and South buildings), properties in 92 94 Borough High Street and the residential use in 6 Union Street. The VSC calculations outline that 65 out of 68 of the windows would meet the VSC requirements as outlined in the BRE guidance, indeed 38 of these windows would benefit from an increase in daylight. The three affected windows for which daylight would be reduced by a noticeable amount are in the Maidstone Buildings South.
- 34. A further daylight assessment in the form of a no sky line (NSL) assessment was also conducted. For the no sky line assessment, the BRE guidance says that of the area of the working plane in the room that has the view of the sky is reduced by to less than 0.8 times its present level, an adverse impact may occur.
- 35. This assessment details that out of the 53 rooms tested 23 would benefit from an improvement of daylight distribution. Five rooms would experience a noticeable reduction (four in the Maidstone Buildings Mews South and 1 in 92 94 Borough High Street). The reduction for three rooms would be just above the noticeable level at 23 27%. There would be an adverse impact on two rooms in separate flats on the fourth floor of Maidstone Buildings South. While the reductions would be relatively high (65 57%), the resultant VSC would be adequate (between 11 and 17%) and not an unusual situation in a central London location.

Impact on sunlight for residential properties

36. The assessment of the impact on sunlight identifies that all of the individual windows apart from three in the Maidstone Mews South building would meet the requirement for annual

- probable sunlight hours assessment.
- 37. One of the windows that would be affected is in a small light well at third floor of Maidstone Buildings Mews South where the access to direct sunlight is currently very low. The change in sunlight received would be small but because the baseline is very low the small reduction of change presents as a high proportionate change.
- 38. The other two windows that would be affected are on the fourth floor of the Maidstone Buildings Mews South where the access to sunlight is actually very good and will remain so for a dense urban location such as this despite the level of reduction recorded. Moreover, one of these windows serves a room which has a second window that would receive more than adequate levels of sunlight.

Daylight impacts on the offices

- 39. The BRE guidance highlights requirements to assess existing office space when considering the design of new buildings. The applicant's daylight study for the adjoining office building at 8 Union Street outlines that six of the 12 rooms assessed would comfortably comply with the with the BRE guidance for daylight in VSC terms. They also note that the majority of those rooms would experience benefits to the light received. This is due to the main building line being pulled back from the eastern boundary of the site to allow more light to reach the neighbouring property in this direction than the existing condition currently permits.
- 40. Four of the 12 rooms assessed would comfortably comply with the BRE guidance for daylight in No Sky Line terms. The assessment suggests that the windows for which there would be an improvement in daylight serve offices. This is not the case, they are other rooms such as toilets and stairwells.
- 41. There is an expectation that offices would generally make use of artificial light in order to improve their lighting situations. In particular, this would normally be expected in areas such as the application site, which is located in an area of high densities and in the CAZ.
- 42. Some office windows would be adversely affected but existing light levels are so low (under 10% VSC) that artificial light is very likely to be needed at present. A situation that would not change.

Sunlight impacts on the adjoining office building

43. As the applicant's assessment notes that the rear elevation of 8 Union Street facing the development site is north facing there is no requirement for sunlight assessment as advised by the BRE guidelines. Therefore, the development proposals will have no material effects on 8 Union Street in sunlight terms due to orientation.

Overlooking

- 44. A number of the objections received have raised concerns in relation to overlooking from the building and the proposed roof terraces into the surrounding buildings. These points will be considered in turn.
- 45. In terms of the overlooking from the site into the buildings situated along Borough High

Street, windows are proposed in the eastern elevation which would face directly onto habitable residential rooms which are situated on the upper floors. These windows range from approximately 9m and 13m between first and third floors before increasing up to 15.5m at fourth floor and 21m at fifth floor. To address the potential for overlooking, a condition is recommended that would require windows in this elevation at these floors to be obscure glazed up to a height of 1.8m from the finished internal floor level which would ensure that no direct overlooking would occur

- 46. In terms of overlooking from the proposed development to the buildings to the north of the site, there is potential at fourth and fifth floors in the north elevation, for overlooking into rooms in the Maidstone Building and Devon House as well as the established roof terrace at Maidstone buildings. Again it is deemed appropriate to ensure that a condition is attached here to ensure that these windows are obscure glazed up to a height of 1.8m.
- 47. Concerns have also been raised by residents in Wiltshire House in relation to overlooking from the proposed terrace located at fourth floor into the adjoining windows and roof terrace. A condition is proposed to require the inclusion of a 1.8m high privacy screen here in order to ensure that overlooking would be overcome.

Sense of enclosure

- 48. In terms of the impacts on the buildings along Borough High Street, the relationship here would be improved as a result of the proposed building line being set back further from the boundary with these properties. There would be some impact on the occupiers of 8 Union Street. However, given the already enclosed nature here and the fact that it is non-residential use where expectations of outlook are not the same, the impact would be acceptable. Details of materials of this flank elevation have not been provided in the submission, in order to ensure that the materials to lessen any impact are used a condition is recommended to ensure reduce any impact that this wall may have.
- 49. For dwellings to the north, the existing flank wall at third floor level would be lowered, improving the outlook from some windows in the southern elevation of these properties. Additional storeys at fourth and fifth floor would also be added but as they step away from the dwellings, their effect would be modest.

Noise

- 50. Objectors have raised a concern that the roof terraces could be a source of noise. A condition controlling the hours of use from 8am until 9pm would ensure that they would not be used at times that are most sensitive and is recommended.
- 51. It is true, as objectors have identified, that details of plant have not been provided. Such a situation is common at this stage in the development process and it is recommended that details of plant noise mitigation be provided before it be installed to protect local amenity.
- 52. Overall, officers are satisfied that, subject to conditions, the proposal would not result in significant impacts on the amenity of people living and working nearby.

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

53. There are no uses nearby that would adversely affect occupiers of the proposed scheme.

Transport issues

- 54. The applicant has submitted a transport statement which confirms the PTAL level at 6b and that the majority of trips to the site are currently by public transport and on foot. No parking is proposed and as the site is located in a controlled parking zone, a condition is proposed prohibiting future occupiers from applying for parking permits.
- 55. The statement says that the proposed development is expected to generate seven additional vehicular trips during the morning peak (between 08:00 and 09:00) and six additional vehicular trips in the evening (between 17:00 and 18:00). Additional trip generation data has also been provided from a recent development site which also predicts lower levels of non-public transport trips. Officers are satisfied that there would not be a significant uplift in vehicular trips so it is not considered that this would have a significant impact on the local highway network; the majority of additional trips would be made either by public transport or cycling.
- 56. A travel plan has also been submitted which identifies the predicted travel modes and proposes annual monitoring for a period of five years. A clause is proposed for the legal agreement requiring the applicants to monitor this and submit details to the council.
- 57. The proposal would provide 94 cycle spaces (83 for long stay and 11 for visitors) which would accord with the required levels of cycle storage as outlined in the London Plan 2016. This would be located in the basement area, and a dedicated cycle lift would be provided in order to provide access for cyclists into the basement without having to use stairs. The storage would be secure, weatherproof and accessible and as such is considered acceptable.

Servicing

- 58. The servicing and delivery strategy says that there are estimated to be two large deliveries per day (7.5 tonne box van type vehicle) and in the region of 50 small deliveries (11 additional to the existing office) which can be accommodated in the existing road capacity on Union Street. There is a service bay to the west of the site which does and would continue to accommodate larger vehicles. A vehicle tracking analysis shows that there would be sufficient road width to allow for the safe passage of other road vehicles while servicing occurs. In essence the servicing would remain the same as the existing arrangement, and the modest increase in vehicle numbers would not cause any harm.
- 59. Refuse would be serviced from Union Street and an informative is recommended reminding the developer that no refuse bins should be stored on the highway at any time.
- 60. The site is fronted by permit bays, double yellow lines and an on street loading bay which can be used by the applicant although it is noted that the on street loading bay cannot be tied to the development. The applicant has provided tracking demonstrating that the site will not have an adverse impact on the free flowing movement of other road users while vehicles servicing the site are parked on street.

- 61. It should be noted that vehicles can load/unload from a double yellow line for a maximum of 40 mins if there are no double or single stripes which indicate that loading is not permitted at any time or only permitted during certain hours. Vehicles are also permitted to load/unload from a controlled parking bay for a maximum of 20 mins during controlled hours.
- 62. The applicant has proposed to service the site on-street and officers have noted that, given Union Street is a one-way street and that the existing servicing arrangements are already on-street, the increase in the level of servicing for the proposed building would not have an adverse impact on the safety of pedestrians, cyclists and other road users.

Highways works

63. The council's highways team have requested that further details are provided in relation to the retaining walls of the basement area and to require any re-paving of the footway fronting the development site on Union Street including is to be with York stone and 300mm wide new silver granite kerbing. These requirements are proposed to be secured via a S278 agreement which would be included in any planning obligations agreement.

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

- 64. The site is located at the eastern end of Union Street and it is in the Borough High Street conservation area. To the north of the site, it borders the Grade II listed Maidstone Buildings. To the west is a London underground substation and to the east are a number of narrow fronted properties typical of this part of the Borough High Street conservation area. To the south west are the listed buildings at 31 37 Union Street.
- 65. The application site consists of a 1980s post-modern office building along the principal Union Street frontage and, behind that, yard space and a heavily altered nineteenth century warehouse building. The warehouse building is enclosed on three sides by historic and modern development with only its gable end exposed as viewed from the west along Union Street and, as such, is generally not appreciated from public vantage points.
- 66. Policy 3.11 states that all developments should ensure that they maximise the efficient use of land while ensuring that, among other things, the proposal positively responds to the local context and complies with all policies relating to design. The comprehensive redevelopment of the site would result in a large modern footprint which provides for a far more efficient and useable office layout which would meet the requirements of today's office spaces. It would also provide a significant uplift in office space which would help towards providing a number of additional jobs in Southwark. The removal of the residential and parking elements of the previous application (reference 16/AP/0878) has allowed further efficiency gains and officers are of the view that the efficiency gains could be regarded as a significant public benefit, to be weighed against the heritage harm of the loss of the nineteenth century warehouse on the site.
- 67. The present Union Street frontage building is a 1980s attempt at a warehouse-style. As such it has a considerably bigger bulk and height than the more delicate narrow frontage buildings that abut it immediately to the east. It steps up again at the Union Street/Redcross Way corner such that its main elevation along Redcross Way is very

similar in scale and bulk to the adjacent listed Wiltshire House warehouse at Maidstone Building Mews. Together with this building it forms a symmetrical pair around the gable end of the nineteenth century warehouse on the site.

- 68. The proposed building has a uniform and relatively large scale along both the Union Street and the Redcross Way frontages of the site. Its shoulder height is slightly lower than the large corner element of the present building. However, it has two further storeys in set back tiers. As experienced from close up from the immediate streetscape, the upper tiers would not be visible. As experienced from the more open setting across the open space of the Cross Bones burial ground, and in more distant views along Union Street from the west, the two upper tiers would be reasonably prominent. They would also be visible in the glimpsed view down Union Street from Borough High Street.
- 69. However, these are middle distance views and while the building would be more prominent it would not be overbearing. In addition, the building is not dissimilar in scale to some warehouse buildings elsewhere in the area. Given that this part of the conservation area was subject to considerable change in the 1980s, the additional bulk and prominence of the building would have little effect on the historic character of the conservation area.
- 70. The 1980s development is of no particular architectural merit in itself. Its replacement is acceptable. The new development is described in the design and access statement as following a 'modern warehouse' aesthetic and while the building does not follow the more traditional aesthetic, it is not too dissimilar to slightly later warehouses (and the then newly invented office buildings) which feature large panels of vertically stacked windows. At this time, warehouses and other large bulky buildings were transforming from a heavyweight bearing brick construction to the use of thinner and more vertically proportioned 'curtain walls'.
- 71. The elevations have been altered as compared to the previous application. The changes have added a degree of texture and detail that was previously lacking. It is also evident that there is sufficient depth in the wall construction to allow for a distinction between recessed panels and projecting, more prominent ribs this being a key part of the aesthetic of later warehouse and office buildings.
- 72. To summarise, while the development represents a general increase in scale it will not have an undue effect on the special character and appearance of the conservation area.
- 73. Some objections refer to the loss of the historic warehouse building. It is surrounded on three sides by other buildings. Only its gable end facing out across Redcross Way and the Cross Bones burial ground is visible.
- 74. This elevation is typical of nineteenth century warehouse buildings and is thus an interesting historic feature. However, even from this view it is partly hidden by a substation. Bulky buildings either side also result it in looking a little lost. Overall it is not a particularly strong townscape feature. The building has also been subject to considerable change and does not have significant architectural or historic significance in itself.
- 75. The relationship between the proposed development and the immediately abutting listed Wiltshire House (Maidstone Buildings) is an important one. The proposals have been revised such that the upper tiers of the new building are deeply cut back to create a visual slot at high level between the two buildings, with the shoulder of the new building abutting

- the listed building just below the cornice of its parapet. This arrangement is a sensitive one and would prevent the new building from overwhelming its neighbour.
- 76. The site is also close to 31 37 Union Street, a group of listed town houses with shops below, and 22 Redcross Way, a listed church. However, given the mixed townscape character of the area, the development would not affect the settings of these buildings.
- 77. Overall, officers are satisfied that the demolition of the existing buildings, notably the nineteenth century warehouse building to the rear of the site, is acceptable as the less than substantial harm to the heritage assets (the building itself and the conservation area) would be outweighed by the public benefit that the proposal, including the provision of increased office floor space and the high quality of office accommodation in the site which would increase jobs in the locality. As such, the application would accord with saved policy 134 of the NPPF.
- 78. The proposed building would read as a robust and assertive piece of architecture that would address the street scene appropriately and indeed, would improve the visual amenity of the street scene by replacing the existing building which fronts onto Union Street. Replacing the 1980s building fronting Union Street with the proposed building would enhance the conservation area.
- 79. For the above reasons, officers are of the view that the design approach, including the bulk, massing and detailed design, is appropriate.

Impact on trees

80. The proposal would not impact on any trees.

Planning obligations (section 106 undertaking or agreement)

- 81. In accordance with the requirements of the council's section 106 Planning Obligations and CIL SPD (2015), the scale of the proposed development would require a number of contributions in order to mitigate certain aspects of the development. These would be secured by way of a legal agreement that would include the following:
 - Employment and enterprise (jobs during construction period): 20, with a maximum offset of £86,000.00 (based on £4300 per job)
 - Training or funding short courses for Southwark residents:
 20, with a maximum offset of £3000 (based on £150 per course)
 - 5 apprenticeships, with a maximum offset of £7500 (based on £1500 per apprenticeship)
 - Employment and enterprise:
 General and end-user phase (skills, training and employment) target of 69 jobs, with a maximum offset of £ £296,700.00 (based on £4300 per job)
 - Archaeology: £6,778 for 5,000 - 9,999sqm of development

- Energy: £81,000 contribution - £1,800 per tonne of carbon dioxide x Shortfall of 45 tCO2/year.
- 82. Highways works section 278/38 agreement to complete the following works:
 - 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.
 - Re-paving of the footway fronting the development site on Union Street including is to be with York stone and 300mm wide new silver granite kerbing.
- 83. Without these contributions, the proposal would be contrary to saved policies 1.1 access to employment opportunities, 2.5 planning obligations; and 3.19 archaeology of the Southwark Plan 2007; strategic policies 10 jobs and businesses, 12 design and conservation and 13 high environmental standards of the Core Strategy 2011, policies 5.2 minimising carbon dioxide emissions and 8.2 planning obligations of the London Plan 2016.
- 84. In the event that a legal agreement is not signed it is recommended that the Director of Planning be authorised to refuse planning permission for the following reason:

'The proposal, by failing to provide an appropriate mechanism for securing employment contributions, carbon offset, an archaeology contribution and highway works would be contrary to strategic planning policies and fail to adequately mitigate the particular impacts associated with the development in accordance with saved policy 2.5 planning obligations of the Southwark Plan 2007, Strategic Policy 14 delivery and implementation of the Core Strategy 2011, and policy 8.2 planning obligation of the London Plan 2016 and guidance in the council's s106 planning obligations and Community Infrastructure Levy SPD 2015.'

Sustainable development implications

- 85. In line with the approach advocated in the London Plan, the energy strategy includes a baseline energy demand assessment based London Plan Policy 5.2 which seeks a 35% improvement on this energy demand in carbon terms. The proposed strategy for the building then applies energy efficient means by enhancing the thermal envelope and using robust energy efficient mechanical and electrical service techniques. Finally, the technical and economic feasibility of renewable technologies is considered: photovoltaic panels are the only practical technology in this case.
- 86. The submitted energy statement notes that the proposed scheme can achieve an 11% reduction in CO₂ emissions over 2013 requirements. The applicants have advised that this is considered to represent the maximum achievable on site. Officers recognise that given the site constraints with surrounding development on three sides, the options on renewable energy technologies are limited. As such, the use of PV panels on the roof is considered appropriate. However, as the scheme would not meet the required 35% saving, a planning contribution would be required in order to off-set this shortfall. The required amount is detailed in the planning obligation section above.

87. The applicants have also provided a BREEAM 2014 new construction pre-assessment for the proposed offices has been assessed by Hoare Lea. The assessment is based on a fully fitted (Cat A) fit out outlines that the development is targeting an 'Excellent' rating as a minimum, which would accord with Core Strategy Policy 13. A condition is proposed in order to ensure that this required standard is met.

Archaeology

- 88. The site is located in the Borough, Bermondsey and Rivers archaeological priority zone (APZ) and has the potential to contain very significant archaeological remains which should be appropriately managed.
- 89. A desk based assessment and an archaeological pre-determination evaluation have been carried out.
- 90. The evaluation shows that important archaeological deposits survive well on this site. On present evidence it is expected 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. The desk based assessment and evaluation indicate that it is probable that these remains will have been affected by post-depositional impacts from later construction in localised areas (such as the deep basements to the south and the foundations of the 15 floor support columns in the standing building). The assessment and evaluation does not indicate that deposits demonstrably of equivalent significance to a scheduled monument and requiring preservation in situ are present. No evidence for human burials relating to the nearby Crossbones/St Saviour's burial ground was encountered.
- 91. As determining archaeological significance is fundamental to whether or not the application should be granted, the predetermination evaluation provides sufficient information to reach an informed view, and to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that suitable robust archaeological conditions are applied to any consent. This is in accordance with current policy and guidance, and is consistent with advice for nearby sites.
- 92. However, officers propose a number of archaeological conditions in relation to archaeological evaluation and geo-archaeological sampling, archaeological mitigation, archaeological foundation design

Contamination

93. The council's environmental protection team have reviewed the desk based assessment and have suggested that further assessments are required prior to the commencement of any development in order to ascertain the levels of contamination on site. This is included as a condition

Air quality

94. The scheme would meet the requirement of being air quality neutral in the London Plan. A clause in the legal agreement requiring the submission of a travel plan would identify measures to make travel to the site more sustainable.

Flood risk

- 95. The applicants have submitted a flood risk assessment and basement impact assessment to address the issue of tidal and surface water flooding as well as the impacts of the development on groundwater flows.
- 96. The Environment Agency has commented on the submitted and did not raise any objections to the proposal. However, they did ask for clarification in relation to the floor levels to ensure that these would be a minimum of 300mm above the 1 in 200 year breach level plus climate change, the applicants have confirmed that this is the case.
- 97. The council's flood and drainage team have also commented on the application and noted that the applicants should prepare an emergency flood plan and sign up to Environment Agency flood warnings and asked for clarification on the run-off rate calculations. Additional information was subsequently provided and as such there would not be any concerns in relation to floor risk on this site.
- 98. The council's flood and drainage team are satisfied with the basement impact assessment and subject to a condition relating to a condition to assess the groundwater conditions of the site, are satisfied that the proposal would not result in any impacts on groundwater flows.

Other matters

99. Community infrastructure levy:

Mayoral CIL: £118,055

Local CIL: £204,208.

Conclusion on planning issues

- 100. The development proposed would result in a significant uplift in the number of jobs on the site of up to 225 which is in line with local, regional and national policy and guidance to increase employment in the central activity zone and town centres.
- 101. The design approach of the proposed building, including the bulk, massing and detailed design are appropriate in this setting and while there would be some harm to the conservation area from the loss of the historic warehouse, the less than substantial harm would be outweighed by the significant public benefits of the scheme.
- 102. The proposed building, subject to conditions, would not result in any unacceptable impact on the surrounding residents or workers.
- 103. Overall, subject to a legal agreement and planning conditions, the proposal is considered acceptable in planning terms and as such it is recommended that planning permission is granted.

Community impact statement

- 104. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
 - 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.
 - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

105. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1 and details of people who replied to the consultation are set out in Appendix 2.

Consultation replies

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

Human rights implications

- 107. 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.
- 108. This application has the legitimate aim of providing a new office 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/1474-10	Chief Executive's	Planning enquiries telephone:
Application file: 16/AP/3974	Department	020 7525 5403
Southwark Local	160 Tooley Street	Planning enquiries email:
Development Framework	London	planning.enquiries@southwark.gov.uk
and Development Plan	SE1 2QH	Case officer telephone:
Documents		020 7525 5416
		Council website:
		www.southwark.gov.uk

APPENDICES

No.	Title		
Appendix 1	Consultation undertaken		
Appendix 2	Consultation responses received		
Appendix 3	Recommendation		
Appendix 4	Computer Generated Images		

AUDIT TRAIL

Land Office of Discourse Discourse of Discourse					
Lead Officer	Simon Bevan, Director of Planning				
Report Author	Alex Cameron, Team Leader				
Version	Final				
Dated	22 February 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			23 February 2017		

APPENDIX 1

Consultation undertaken

Site notice date: 20/10/2016

Press notice date: 13/10/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 07/10/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

8 Unison Street SE1 1SZ Flat 6 Wiltshire House SE1 1GH Flat 7 Wiltshire House SE1 1GH 10-18 Union Street London SE1 1SZ Flat 8 Wiltshire House SE1 1GH Flat 10 Wiltshire House SE1 1GH Flat 11 Wiltshire House SE1 1GH Flat 9 Wiltshire House SE1 1GH 5 Maidstone Buildings Mews London SE1 1GN 25-33 Southwark Street London SE1 1RQ Boot And Flogger 10-20 Redcross Way SE1 1TA 62 Borough High Street London SE1 1XF Art House Redcross Way SE1 1TA 48 Union Street London SE1 1TD 8 Union Street London SE1 1SZ 37a Union Street London SE1 1SD A M House 106-114 Borough High Street SE1 1LB St Saviours House 39-41 Union Street SE1 1SD 88 Borough High Street London SE1 1LL 52a Borough High Street London SE1 1XN 39 Redcross Way London SE1 1HG 76 Borough High Street London SE1 1LL

St Josephs School House 148a Borough High Street SE1 1LB

9 Triangle Court 10-18 Redcross Way SE1 1TA Landlord Part Fifth Floor Maya House SE1 1XF First Floor Room 12 Tulip House SE1 1XF Room 3 Ground Floor Tulip House SE1 1XF Room 14 Second Floor Tulip House SE1 1XF Ground Floor Rear Tulip House SE1 1XF First Floor Rear Tulip House SE1 1XF Room 15 Second Floor Tulip House SE1 1XF Room 23 Third Floor Tulip House SE1 1XF Room 26 Fourth Floor Tulip House SE1 1XF Room 18 Second Floor Tulip House SE1 1XF Room 19 Third Floor Tulip House SE1 1XF Third Floor Flat 6 Union Street SE1 1SZ 72-74 Borough High Street London SE1 1XF Flat A Sterling House SE1 1SD Flat D Sterling House SE1 1SD Basement And Ground Floor Sterling House SE1 1SD Flat B Sterling House SE1 1SD Flat C Sterling House SE1 1SD Third Floor 64 Borough High Street SE1 1XF Second Floor 64 Borough High Street SE1 1XF First Floor 64 Borough High Street SE1 1XF Basement 64 Borough High Street SE1 1XF

Apartment 2 Sussex House SE1 1GF 1 Bridgegate House 116-118 Borough High Street SE1 Apartment 3 Sussex House SE1 1GF 10 Bridgegate House 116-118 Borough High Street SE1 1LB Flat 12 Wiltshire House SE1 1GH Ground Floor 64 Borough High Street SE1 1XF Apartment 1 Sussex House SE1 1GF Part Fifth Floor Maya House SE1 1XF 35 Union Street London SE1 1SD Basement And Ground Floor 6 Union Street SE1 1SZ Basement And Ground Floor Left 5 Maidstone Buildings Apartment 6 Sussex House SE1 1GF Mews SE1 1GN Ground Floor Right 5 Maidstone Buildings Mews SE1 1GN Apartment 7 Sussex House SE1 1GF Flat 2 31 Union Street SE1 1SD Apartment 4 Sussex House SE1 1GF Apartment 5 Sussex House SE1 1GF Ground Floor Left 1b Maidstone Buildings Mews SE1 1GD Room 46 Fourth Floor Alpha House SE1 1LB Flat 3 31 Union Street SE1 1SD Room 41 Fourth Floor Alpha House SE1 1LB Basement And Ground Floor 116-118 Borough High Street SE1 1LB First Floor Bridgegate House SE1 1LB 18 Triangle Court 10-18 Redcross Way SE1 1TA Room 42 Fourth Floor Alpha House SE1 1LB 1 Triangle Court 10-18 Redcross Way SE1 1TA Room 45 Fourth Floor Alpha House SE1 1LB 8 Bridgegate House 116-118 Borough High Street SE1 Room 54 Fifth Floor Alpha House SE1 1LB 9 Bridgegate House 116-118 Borough High Street SE1 1LB Room 43 Fourth Floor Alpha House SE1 1LB 2 Triangle Court 10-18 Redcross Way SE1 1TA Room 44 Fourth Floor Alpha House SE1 1LB 5 Triangle Court 10-18 Redcross Way SE1 1TA Pilot Plus 6 Maidstone Buildings Mews SE1 1GD 6 Triangle Court 10-18 Redcross Way SE1 1TA Room 2 Basement Tulip House SE1 1XF 20 Triangle Court 10-18 Redcross Way SE1 1TA Basement To First Floor 58 Borough High Street SE1 1XF 4 Triangle Court 10-18 Redcross Way SE1 1TA Second Floor 1 St Margarets Court SE1 1XF 7 Bridgegate House 116-118 Borough High Street SE1 Room 1 Basement Tulip House SE1 1XF 13 Bridgegate House 116-118 Borough High Street SE1 1LB 14 Bridgegate House 116-118 Borough High Street SE1 Second To Third Floor 58 Borough High Street SE1 1XF 1LB Stuff International Design Limited 6 Maidstone Buillings Mews SE1 11 Bridgegate House 116-118 Borough High Street SE1 1LB First Floor 7 Maidstone Budlings Mews SE1 1GD 12 Bridgegate House 116-118 Borough High Street SE1 1LB 48a Union Street London SE1 1TD 2 Bridgegate House 116-118 Borough High Street SE1 7 Maidstone Buildings Mews 72-76 Borough High Street SE1 1GD 5 Bridgegate House 116-118 Borough High Street SE1 92 Borough High Street London SE1 1LL 6 Bridgegate House 116-118 Borough High Street SE1 27-29 Union Street London SE1 1SD 3 Bridgegate House 116-118 Borough High Street SE1 84-86 Borough High Street London SE1 1LN 4 Bridgegate House 116-118 Borough High Street SE1 90 Borough High Street London SE1 1LL Room 8 First Floor Tulip House SE1 1XF 58 Borough High Street London SE1 1XF Second Floor And Third Floor Bridgegate House SE1 1LB 2 Union Street London SE1 1SZ Third Floor 82 Borough High Street SE1 1LL 22 Redcross Way London SE1 1TA Basement The Ragged School SE1 1SG Rooms 57 And 58 Fifth Floor Alpha House SE1 1LB Fourth Floor Maya House SE1 1LB Basement To Second Floor 82 Borough High Street SE1 1LL Room 51 Fifth Floor Alpha House SE1 1LB Room 55 Fifth Floor Alpha House SE1 1LB Room 52 Fifth Floor Alpha House SE1 1LB Room 56 Fifth Floor Alpha House SE1 1LB Flat E Sterling House SE1 1SD Basement And Ground Floor Maple Building SE1 1LB Basement And Ground Floor 92-94 Borough High Street SE1 1LL First Floor 72-76 Borough High Street SE1 1XF Third Floor Rear 1 St Margarets Court SE1 1XF Third Floor Front 1 St Margarets Court SE1 1XF First Floor Right 1b Maidstone Buildings Mews SE1 1GD Ground Floor West 48 Union Street SE1 1TD First Floor Bridgegate House SE1 1LB Excluding Ground Floor West 48 Union Street SE1 1TD First Floor Flat 6 Union Street SE1 1SZ Flat 1 Wiltshire House SE1 1GH Second To Fourth Floor 72-76 Borough High Street SE1 Unit 3 The Ragged School SE1 1SG

The Cathedral School Of St Saviour And St Mary Overy Redcross Way SE1 1HG
First Floor Flat 31 Union Street SE1 1SD
Flat 10 Maple Building SE1 1LB
St Josephs Catholic Primary School Little Dorrit Court SE1 1NJ
Unit 4 The Ragged School SE1 1SG
Ground Floor 78-80 Borough High Street SE1 1LL
First Floor 78-80 Borough High Street SE1 1LL
Basement And Ground Floor 60 Borough High Street SE1 1XF

First Floor Maya House SE1 1LB Second Floor Maya House SE1 1LB 94 Borough High Street SE1 1LL First Floor Left Maidstone Buildings Mews 1b SE1 1GD Flat 7 92 Borough High Street SE1 1LL Flat 8 92 Borough High Street SE1 1LL Third Floor 60 Borough High Street SE1 1XF

Basement 78-80 Borough High Street SE1 1LL	Fifth Floor Alpha House SE1 1LB
Flat 9 Maple Building SE1 1LB	First Floor Beckett House SE1 1XF
Flat 2 Maple Building SE1 1LB	First And Second Floors 60 Borough High Street SE1 1XF
Flat 3 Maple Building SE1 1LB	Rooms 10 To 13 First Floor Alpha House SE1 1LB
Flat 1 Maple Building SE1 1LB	Flat 6 92 Borough High Street SE1 1LL
Flat 4 Maple Building SE1 1LB	Room 14a First Floor Alpha House SE1 1LB
Flat 7 Maple Building SE1 1LB	Room 14b First Floor Alpha House SE1 1LB
Flat 8 Maple Building SE1 1LB	Second Floor 5 Maidstone Buildings Mews SE1 1GN
Flat 5 Maple Building SE1 1LB	Third Floor 5 Maidstone Buildings Mews SE1 1GD
Flat 6 Maple Building SE1 1LB	Flat 1 92 Borough High Street SE1 1LL
Basement And Ground Floor 31 Union Street SE1 1SD	Flat 4 92 Borough High Street SE1 1LL
Basement And Ground Floor 37 Union Street SE1 1SD	Flat 5 92 Borough High Street SE1 1LL
The Ragged School 47 Union Street SE1 1SG	Flat 2 92 Borough High Street SE1 1LL
Second Floor Flat 6 Union Street SE1 1SZ	Flat 3 92 Borough High Street SE1 1LL
	Room G4 Ground Floor Alpha House SE1 1LB
Fourth Floor 78-80 Borough High Street SE1 1LL	
Fifth Floor 78-80 Borough High Street SE1 1LL	Kitchen Basement Alpha House SE1 1LB
Second Floor 78-80 Borough High Street SE1 1LL	Room 4 Ground Floor Tulip House SE1 1XF
Third Floor 78-80 Borough High Street SE1 1LL	Room G2 Ground Floor Alpha House SE1 1LB
Ground Floor Right Maya House SE1 1LB	Meeting Room Basement Alpha House SE1 1LB
Railway Arch 23 Redcross Way SE1 1TA	Room B4 Basement Alpha House SE1 1LB
First Floor 1 St Margarets Court SE1 1XF	Room B1 Basement Alpha House SE1 1LB
Third Floor Maya House SE1 1LB	Room 36 Third Floor Alpha House SE1 1LB
Railway Arch 22 Redcross Way SE1 1TA	Car Parking Spaces Alpha House SE1 1LB
Flat 1 Devon House SE1 1GE	Room 5 Ground Floor Tulip House SE1 1XF
Flat 2 Devon House SE1 1GE	Room 16 Second Floor Tulip House SE1 1XF
Apartment 14 Sussex House SE1 1GF	Room 24 Fourth Floor Tulip House SE1 1XF
Apartment 15 Sussex House SE1 1GF	Room 9 First Floor Tulip House SE1 1XF
Flat 3 Devon House SE1 1GE	Room 17 Second Floor Tulip House SE1 1XF
Flat 6 Devon House SE1 1GE	Room 25 Fourth Floor Tulip House SE1 1XF
Flat 7 Devon House SE1 1GE	Room 21 Third Floor Tulip House SE1 1XF
Flat 4 Devon House SE1 1GE	7 Triangle Court 10-18 Redcross Way SE1 1TA
Flat 5 Devon House SE1 1GE	Room 22 Third Floor Tulip House SE1 1XF
Apartment 13 Sussex House SE1 1GF	Room 20 Third Floor Tulip House SE1 1XF
Flat 4 Wiltshire House SE1 1GH	Room 33 Third Floor Alpha House SE1 1LB
Flat 5 Wiltshire House SE1 1GH	Room 34 Third Floor Alpha House SE1 1LB
Flat 2 Wiltshire House SE1 1GH	Room 32 Third Floor Alpha House SE1 1LB
Flat 3 Wiltshire House SE1 1GH	Room 31 Third Floor Alpha House SE1 1LB
Apartment 8 Sussex House SE1 1GF	Rooms 38 And 39 Third Floor Alpha House SE1 1LB
Apartment 11 Sussex House SE1 1GF	Ground Floor Right 1b Maidstone Buildings Mews SE1
Apartment 12 Suggest House SE1 1CE	1GD 1a Maidetona Buildinga Mayra Landan SE1 1CD
Apartment 12 Sussex House SE1 1GF	1a Maidstone Buildings Mews London SE1 1GD
Apartment 9 Sussex House SE1 1GF	Room 37 Third Floor Alpha House SE1 1LB
Apartment 10 Sussex House SE1 1GF	Ground Floor And First Floor Left 1b Maidstone Buildings
FLIEN CHILL OF LICE	Mews SE1 1GD
Flat 5 Norfolk House SE1 1GJ	Room 30 Third Floor Alpha House SE1 1LB
Flat 6 Norfolk House SE1 1GJ	Fourth Floor Alpha House SE1 1LB
Flat 3 Norfolk House SE1 1GJ	Room 21 Second Floor Alpha House SE1 1LB
Flat 4 Norfolk House SE1 1GJ	Room B2 Basement Alpha House SE1 1LB
Flat 7 Norfolk House SE1 1GJ	Ground Floor Left Maya House SE1 1LB
Flat 10 Norfolk House SE1 1GJ	Room 22 Second Floor Alpha House SE1 1LB
Flat 8 Norfolk House SE1 1GJ	Room 24 Second Floor Alpha House SE1 1LB
Flat 9 Norfolk House SE1 1GJ	Room 35 Third Floor Alpha House SE1 1LB
Flat 2 Norfolk House SE1 1GJ	Room 25 Second Floor Alpha House SE1 1LB
Flat 10 Devon House SE1 1GE	Room 23 Second Floor Alpha House SE1 1LB
Flat 11 Devon House SE1 1GE	82 Borough High Street London SE1 1LL
Flat 8 Devon House SE1 1GE	22 Trinity Church Square London SE1 4HY
Flat 9 Devon House SE1 1GE	
Flat 12 Devon House SE1 1GE	·
I Ial 12 Devoil I louse SET TGE	27 Southdown Ave Brighton BN1 6EH
	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf
Flat 15 Devon House SE1 1GE	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH
Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE
Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ Flat 13 Devon House SE1 1GE	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE 8 Devon House 1 Maidstone Buildings SE11GE
Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ Flat 13 Devon House SE1 1GE Flat 14 Devon House SE1 1GE	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE 8 Devon House 1 Maidstone Buildings SE11GE 48a Union Street London SE1 1TD
Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ Flat 13 Devon House SE1 1GE Flat 14 Devon House SE1 1GE Room 53 Fifth Floor Alpha House SE1 1LB	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE 8 Devon House 1 Maidstone Buildings SE11GE 48a Union Street London SE1 1TD 13 Devon House Maidstone Buildings Mews SE1 1GE
Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ Flat 13 Devon House SE1 1GE Flat 14 Devon House SE1 1GE Room 53 Fifth Floor Alpha House SE1 1LB Room G3 Ground Floor Alpha House SE1 1LB	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE 8 Devon House 1 Maidstone Buildings SE11GE 48a Union Street London SE1 1TD 13 Devon House Maidstone Buildings Mews SE1 1GE 12 Sussex House Maidstone Buildings Mews Se1 1gf
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Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ Flat 13 Devon House SE1 1GE Flat 14 Devon House SE1 1GE Room 53 Fifth Floor Alpha House SE1 1LB Room G3 Ground Floor Alpha House SE1 1LB First Floor Room 10 Tulip House SE1 1XF Room G1a Ground Floor Alpha House SE1 1LB Concierges Office Maidstone Buildings Mews SE1 1GD	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE 8 Devon House 1 Maidstone Buildings SE11GE 48a Union Street London SE1 1TD 13 Devon House Maidstone Buildings Mews SE1 1GE 12 Sussex House Maidstone Buildings Mews Se1 1gf 9 Sussex House Maidstone Buildings Mews SE1 1GF 4 Devon House Maidstone Buildings 8 Union Street London SE1 1SZ
Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ Flat 13 Devon House SE1 1GE Flat 14 Devon House SE1 1GE Room 53 Fifth Floor Alpha House SE1 1LB Room G3 Ground Floor Alpha House SE1 1LB First Floor Room 10 Tulip House SE1 1XF Room G1a Ground Floor Alpha House SE1 1LB Concierges Office Maidstone Buildings Mews SE1 1GD 12 Triangle Court 10-18 Redcross Way SE1 1TA	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE 8 Devon House 1 Maidstone Buildings SE11GE 48a Union Street London SE1 1TD 13 Devon House Maidstone Buildings Mews SE1 1GE 12 Sussex House Maidstone Buildings Mews Se1 1gf 9 Sussex House Maidstone Buildings Mews SE1 1GF 4 Devon House Maidstone Buildings 8 Union Street London SE1 1SZ 8 Union Street London SE1 1SZ
Flat 15 Devon House SE1 1GE Flat 1 Norfolk House SE1 1GJ Flat 13 Devon House SE1 1GE Flat 14 Devon House SE1 1GE Room 53 Fifth Floor Alpha House SE1 1LB Room G3 Ground Floor Alpha House SE1 1LB First Floor Room 10 Tulip House SE1 1XF Room G1a Ground Floor Alpha House SE1 1LB Concierges Office Maidstone Buildings Mews SE1 1GD	27 Southdown Ave Brighton BN1 6EH 47 Burnham Estate Burnham Street e2 0jf 4 Crescent Grove London SW4 7AH 5 Devon House 1 Maidstone Mews SE1 1GE 8 Devon House 1 Maidstone Buildings SE11GE 48a Union Street London SE1 1TD 13 Devon House Maidstone Buildings Mews SE1 1GE 12 Sussex House Maidstone Buildings Mews Se1 1gf 9 Sussex House Maidstone Buildings Mews SE1 1GF 4 Devon House Maidstone Buildings 8 Union Street London SE1 1SZ

3 Triangle Court 10-18 Redcross Way SE1 1TA 8 Triangle Court 10-18 Redcross Way SE1 1TA 10 Triangle Court 10-18 Redcross Way SE1 1TA 11 Triangle Court 10-18 Redcross Way SE1 1TA

Re-consultation: n/a

3rd Floor, Charter Place, St Helier JE4 0WH 5 Wiltshire House Maidstone Building Mews SE1 1GH 18 Great Guilford Street London SE1 0FD Flat 6 35 West Lane Chairman Southside Freehold Ltd Maidstone Buillings SE1 1GE

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning

Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Chairman Southside Freehold Ltd Maidstone Buidlings SE1 1GE

Email representation

Flat 14 Devon House SE1 1GE

Flat 15 Devon House SE1 1GE

Flat 15 Devon House SE1 1GE

Flat 3 Wiltshire House SE1 1GH

Flat 4 Devon House SE1 1GE

Flat 4 22 Trinity Church Square SE1 4HY

Flat 5 Wiltshire House SE1 1GH

Flat 5 Wiltshire House SE1 1GH

11 Wiltshire House Maidstone Building Mews SE1 1GH

12 Sussex House Maidstone Buildings Mews Se1 1gf

13 Devon House Maidstone Buildings Mews SE1 1GE

18 Great Guilford Street London SE1 0FD

27 Southdown Ave Brighton BN1 6EH

3rd Floor, Charter Place, St Helier JE4 0WH

4 Crescent Grove London SW4 7AH

47 Burnham Estate Burnham Street e2 0jf

47 Burnham Estate Burnham Street e2 0jf

48a Union Street London SE1 1TD

48a Union Street London SE1 1TD

48a Union Street London SE1 1TD

5 Devon House 1 Maidstone Mews SE1 1GE

5 Wiltshire House Maidstone Building Mews SE1 1GH

8 Devon House 1 Maidstone Buildings SE11GE

8 Union Street London SE1 1SZ

9 Bridgegate House 116-118 Borough High Street SE1 1LB

9 Sussex House Maidstone Buildings Mews SE1 1GF

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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 Paul Harrington Reg. Number 16/AP/3974

PWC

Application Type Full Planning Application

Recommendation Grant subject to Legal Agreement Case TP/1474-10

Number

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment of the site to provide a building 4-6 storeys in height, comprising 7,926m2 (GIA) office floor space (Use Class B1a), and flexible A1/A2/A3 ground floor retail unit (54m2 GIA), together with ancillary ground floor and basement plant and storage, and hard landscaping works.

At: 10-18 UNION STREET, LONDON, SE1 1SZ

In accordance with application received on 27/09/2016 12:10:33

and Applicant's Drawing Nos.

Existing plans:

Site location plan - F 0001 REV P1 28/09/2016

Plan - existing - F 0099 REV P1 - EXISTING BASEMENT - CONTEXT

Plan - existing - F 0100 REV P1 - EXISTING GROUND FLOOR - CONTEXT

Plan - existing - F 0101 REV P1 - EXISTING FIRST FLOOR - CONTEXT

Plan - existing - F 0102 REV P1 - EXISTING SECOND FLOOR - CONTEXT

Plan - existing - F 0103 REV P1 - EXISTING THIRD FLOOR - CONTEXT

Plan - existing - F 0104 REV P1 - EXISTING PLANT ROOM - CONTEXT

Plan - existing - F 0105 REV P1 - EXISTING ROOF PLAN - CONTEXT

Plan - existing - F 0200 REV P1 - EXISTING UNION STREET ELEVATION

Plan - existing - F 0201 REV P1 - EXISTING REDCROSS WAY

Plan - existing - F 0202 REV P1 - EXISTING EASTERN ELEVATION

Plan - existing - F 0203 REV P1 - EXISTING NORTHERN SECTIONAL ELEVATION

Plan - existing - F0300 REV P1 - EXISTING SECTIONS WEST TO EAST

Plan - existing - F0301 REV P1 - EXISTING SECTIONS SOUTH TO NORTH

Plan - existing - D1200 REV P2 - PROPOSED UNION STREET ELEVATION WITH EXISTING BUILDING RED LINE

OVERLAY

Proposed plans:

Plan - proposed - D 0099 REV P5 - PROPOSED BASEMENT FLOOR - CONTEXT

Plan - proposed - D 0100 REV P4 - PROPOSED GROUND FLOOR - CONTEXT

Plan - proposed - D 0101 REV P4 - PROPOSED FIRST FLOOR - CONTEXT

Plan - proposed - D 0102 REV P4 - PROPOSED SECOND FLOOR - CONTEXT

Plan - proposed - D 0103 REV P4 - PROPOSED THIRD FLOOR - CONTEXT

Plan - proposed - D 0104 REV P4 - PROPOSED FOURTH FLOOR - CONTEXT

Plan - proposed - D 0105 REV P4 - PROPOSED FIFTH FLOOR - CONTEXT

Plan - proposed - D 0106 REV P3 - PROPOSED ROOF PLAN - CONTEXT

Plan - proposed - D0200 REV P2 - PROPOSED UNION STREET ELEVATION

Plan - proposed - D 0201 REV P2 - PROPOSED REDCROSS WAY ELEVATION

Plan - proposed - D 0202 REV P2 - PROPOSED EASTERN ELEVATION

Plan - proposed - D 0203 REV P2 - PROPOSED NORTHERN SECTIONAL ELEVATION

Plan - proposed - D0300 REV P3 - PROPOSED EAST - WEST SECTION

Plan - proposed - D0301 REV P3 - PROPOSED NORTH - SOUTH SECTION

Plan - proposed - D 1099 REV P4 - PROPOSED BASEMENT FLOOR

Plan - proposed - D 1100 REV P4 - PROPOSED GROUND FLOOR

Plan - proposed - D 1101 REV P4 - PROPOSED FIRST FLOOR

Plan - proposed - D 1102 REV P4 - PROPOSED SECOND FLOOR

Plan - proposed - D 1103 REV P4 - PROPOSED THIRD FLOOR

Plan - proposed - D 1104 REV P4 - PROPOSED FOURTH FLOOR

Plan - proposed - D 1105 REV P4 - PROPOSED FIFTH FLOOR

Plan - proposed - D 1106 REV P3 - PROPOSED ROOF PLAN

Plan - proposed - D1203 REV P3 - SECTIONAL ELEVATION NORTHERN ELEVATION

Plan - proposed - D1301 REV P5 - SECTIONS AS PROPOSED WITH EXISTING BUILDING RED-LINE OVERLAY

Plan - proposed - D 1203 REV P2 - PROPOSED SECTIONAL ELEVATION NORTHERN WITH EXISTING BUILDING

RED LINE OVERLAY

Documents:

Air quality assessment - REVISED AQA

Archaeology assessment

Archaeology assessment -

Archaeology assessment - PRE-DETERMINATION ARCHAEOLOGICAL EVALUATION REPORT

Daylight/Sunlight assessment

Daylight/Sunlight assessment - DAYLIGHT ASSESSMENT - ADJOINING OFFICE IMPACTS

Design and access statement

PHASE 1 GEO-ENVIRONMENTAL DESK STUDY REPORT -

DELIVERY AND SERVICING PLAN - PART

BASEMENT IMPACT ASSESSMENT

JUSTIFICATION FROM APPLICANT THAT LISTED BUILDING CONSENT NOT REQUIRED

BREEAM UK NEW CONSTRUCTION 2014 DESIGN-STAGE ASSESSMENT FOR LAND USE AND ECOLOGY

Energy statement

Flood risk assessment

Heritage statement

Noise impact assessment

Planning statement

Sustainability statement

Transport statement

Transport statement - Technical Note - Revised Traffic Generation

Travel plan

Subject to the following twenty-seven conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Plan - proposed - D 0099 REV P5 - PROPOSED BASEMENT FLOOR - CONTEXT

Plan - proposed - D 0100 REV P4 - PROPOSED GROUND FLOOR - CONTEXT

Plan - proposed - D 0101 REV P4 - PROPOSED FIRST FLOOR - CONTEXT

Plan - proposed - D 0102 REV P4 - PROPOSED SECOND FLOOR - CONTEXT

Plan - proposed - D 0103 REV P4 - PROPOSED THIRD FLOOR - CONTEXT

Plan - proposed - D 0104 REV P4 - PROPOSED FOURTH FLOOR - CONTEXT

Plan - proposed - D 0105 REV P4 - PROPOSED FIFTH FLOOR - CONTEXT

Plan - proposed - D 0106 REV P3 - PROPOSED ROOF PLAN - CONTEXT

Plan - proposed - D0200 REV P2 - PROPOSED UNION STREET ELEVATION

Plan - proposed - D 0201 REV P2 - PROPOSED REDCROSS WAY ELEVATION

Plan - proposed - D 0202 REV P2 - PROPOSED EASTERN ELEVATION

Plan - proposed - D 0203 REV P2 - PROPOSED NORTHERN SECTIONAL ELEVATION

Plan - proposed - D0300 REV P3 - PROPOSED EAST - WEST SECTION

Plan - proposed - D0301 REV P3 - PROPOSED NORTH - SOUTH SECTION

Plan - proposed - D 1099 REV P4 - PROPOSED BASEMENT FLOOR

Plan - proposed - D 1100 REV P4 - PROPOSED GROUND FLOOR

Plan - proposed - D 1101 REV P4 - PROPOSED FIRST FLOOR

Plan - proposed - D 1102 REV P4 - PROPOSED SECOND FLOOR

Plan - proposed - D 1103 REV P4 - PROPOSED THIRD FLOOR

Plan - proposed - D 1104 REV P4 - PROPOSED FOURTH FLOOR

Plan - proposed - D 1105 REV P4 - PROPOSED FIFTH FLOOR

Plan - proposed - D 1106 REV P3 - PROPOSED ROOF PLAN

Plan - proposed - D1203 REV P3 - SECTIONAL ELEVATION NORTHERN ELEVATION

Plan - proposed - D1301 REV P5 - SECTIONS AS PROPOSED WITH EXISTING BUILDING RED-LINE

OVERLAY

Plan - proposed - D 1203 REV P2 - PROPOSED SECTIONAL ELEVATION NORTHERN WITH EXISTING

BUILDING RED LINE OVERLAY

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.

- a) Prior to the commencement of any development except for demolition, a site investigation, risk assessment and remediation strategy shall be submitted to the local planning authority for approval. The remediation strategy shall 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. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
 - b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
 - c) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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

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

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

Before any work hereby authorised begins, except for demolition to ground level, the applicant shall secure the implementation of a programme of archaeological evaluation and geo-archaeological sampling 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 applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

Before any work hereby authorised begins, except for demolition to ground level, the applicant shall submit a written scheme of investigation for a programme of archaeological excavation and recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

Before any work hereby authorised begins, except for demolition to ground level, 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.

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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007.

No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;

Site perimeter automated noise and dust monitoring;

Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc

Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;

Site traffic - routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;

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

Reason

To ensure that occupiers of neighbouring premises and the wider environment 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).

Prior to commencement of development, intrusive investigation of the rear wall of 14 Union St shall be undertaken and a report should be submitted to the local planning authority for approval in writing which will describe the scope of works required to demolish the existing unlisted 14 Union St building and erect the application proposal, and the degree to which this might involve any works to the adjoining listed building that would require submission of Listed Building Consent application.

Reason:

In order to preserve the architectural and historic significance of the neighbouring listed building in accordance with the NPPF (2012), Strategic Policy SP12 (Design & Conservation) of the Core Strategy and saved policy 3.17

(Listed buildings) of the Southwark Plan (2007).

Details of 6 swift bricks & 6 other nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

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

Reason:

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

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

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 a BREAAM excellent standard has 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.

- 13 Detailed sections and elevation drawings shall be provided at a scale of 1:5 through:
 - Typical bay of the building;
 - roof edges; and
 - heads, cills and jambs of all fenestrations;

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing before any work in connection with this permission is commenced; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

Notwithstanding the submitted drawings, before any above grade work hereby authorised begins, details of the biodiversity green/brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green/brown roofs shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; 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). Incorporate green/brown roofs below the proposed photovoltaic panels.

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 roofs shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roofs are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the

agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Prior to above grade works commencing, material samples/sample-panels/sample-boards of all external facing materials and materials of the southern flank elevation facing onto the rear elevation of 8 Union Street to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

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

Before the first occupation of the building the cycle storage facilities as shown on drawing noS.D0099 REV P5 and D0100 REV P4 shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

Before the first occupation of the building hereby permitted a Service Management Plan that would be specific to the end user of the development, 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.

The rating sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at any noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level at any noise sensitive premises. 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.

Prior to the commencement of the authorised use, a written acoustic report detailing the proposed scheme shall be submitted to and approved by the Local Planning Authority. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

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).

19 There shall be no primary cooking from any A3 use that may occupy the A class unit hereby approved.

Reason

This restriction has been applied because no provision has been made for a high level exhaust for cooking odours for this unit and a low level terminus is likely to cause harm to local amenity contrary to 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.

Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawing ref:D 1100 P4 shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

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

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

The office roof terrace hereby permitted shall only be in use between the hours of 08:00 and 22:00 hours on any day.

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.

The boundary screening for the northern elevation of the proposed office roof terrace located at fourth floor level shall contain obscure glazed screening to a height of 1.8m above the finished floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

The windows on the northern elevation of the building at fourth and fifth floors, facing onto the properties at Wiltshire House and the Maidstone Buildings shall be obscure glazed up to a height of 1.8m above the finished floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties and their associated roof terrace within Wiltshire House and the Maidstone Buildings from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

The windows on the eastern elevation of the building at first, second and third floors, facing onto the properties along Borough High Street shall be obscure glazed up to a height of 1.8m above the finished floor level and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties along Borough High Street from undue overlooking in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

Any A3 use that may take place in the A class unit hereby approved shall be between the hours of 07:00 to 23:00 on any day.

Reason

To safeguard the amenity 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.

Any deliveries or collections to the commercial units shall only be between the following hours: 07:00 to 20:00 on Monday to Saturday or 10:00 to 16:00 on Sundays and Bank Holidays.

Reason

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

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

Reason

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

Statement of positive and proactive action in dealing with the application

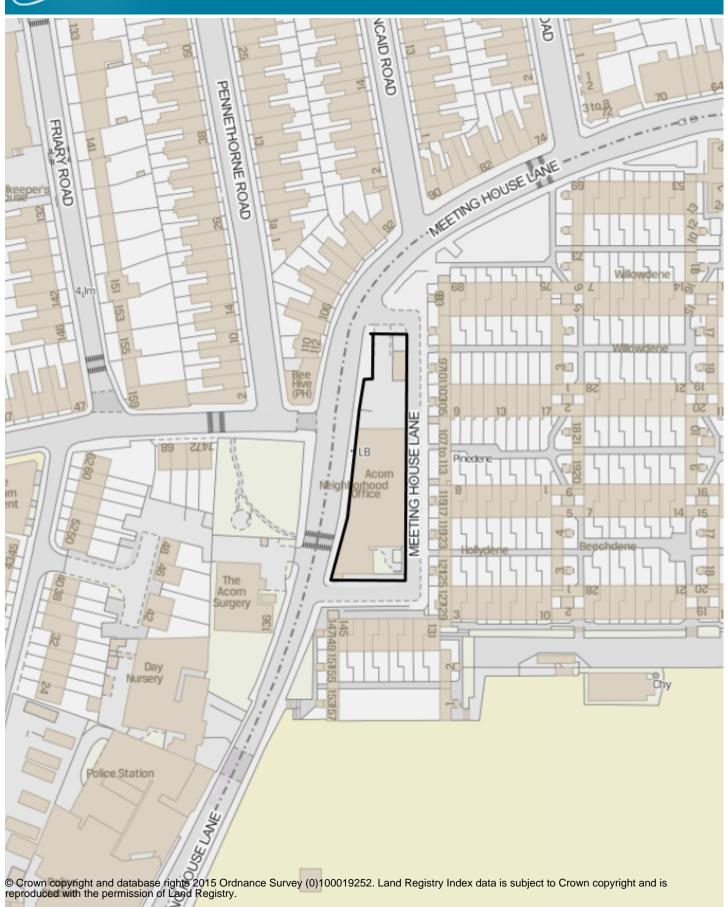
The Council has published its development plan and core strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to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

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





AGENDA 8.2 - 95A MEETING HOUSE LANE SE15 2TU



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50 m

Scale = 1 : 1250 23-Feb-2017

Item No. 8.2	Classification: Open	Date: 7 March 20)17	Meeting Name: Planning committee	
Report title:	Development Man	agement n	lanning a	polication:	
Noport and	Development Management planning application: Council's own development Application 16/AP/4124 for: Council's Own Development - Reg. 3				
	Address: ACORN NEIGHBOURHOOD OFFICE, 95A MEETING HOUSE LANE, LONDON SE15 2TU				
	Proposal: Demolition of existing basement and redevelopment of the site to provi 29 residential units (9 x 1 bed, 14 x 2 bed and 6 x 3 bed)(Class C3) and community hall (Class D1) in a part 3/part 4 storey block, together w associated amenity space, landscaping and ancillary works				
Ward(s) or groups affected:	Livesey				
From:	Director of Planning				
Application Start Date 28/10/2016		16	Application	n Expiry Date 27/01/2017	
Earliest Decision Date 04/01/2017					

RECOMMENDATIONS

- 1. That planning permission is granted subject to completion of a unilateral undertaking and planning conditions.
- 2. That in the event that the unilateral undertaking is not completed by 30 April 2017, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 63 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is the former Acorn Neighbourhood Housing Office, which has been vacant since 2009. The site is effectively an island site and one that sits at a lower level than the roads that surround it. At present, the site is bounded by a 2m brick wall topped with further wire mesh screens that separates it from Meeting House Lane to the west and an estate road that wraps around it on three sides to serve the Acorn Estate to the immediate south and east. The site of the former Wood Dene Estate is located further south between this site and Queens Road. The Acorn Estate is typically three storeys in height, while the buildings opposite on Meeting House Lane tend to be two to three storeys in height. The area is predominantly residential, though the Acorn Surgery and Nell Gwynn Nursery are located in close proximity to the site on Meeting House Lane.

- 4. The site is located within the:
 - Peckham and Nunhead action area specifically the core action area
 - Peckham Village archaeological priority zone
 - Air quality management area.

Details of proposal

- 5. It is proposed to develop a single part three part four storey linear block containing 29 flats (use class C3) and a 138sqm community hall (use class D1). The development forms part of the council's direct delivery programme and all units would be secured as social rented, council homes. The community facility will comprise a central meeting space with its own private garden, as well as kitchen and toilet facilities.
- 6. The new building will be predominantly brick built with metallic bronze and/or copper detailing. The existing estate road will be transformed to create a landscaped, 'mews style' street that will act as a shared space for new and existing residents. This will incorporate informal planting and a limited amount of car parking, as a replacement of the existing spaces rather than new provision. Photovoltaic panels will be installed at roof level.

7. Planning history

10/AP/3781 Application type: Full Planning Application (FUL)

The erection of a part two storey with lower ground and three-storey building for use as a community centre (class D1) for the Peckham Settlement, comprising of a hall space, training and meeting areas, nursery with outdoor playspace, community cafe, media facilities with ancillary managed workspace and ancillary facilities.

Decision date: 18/05/2011

Decision: Granted (GRA)

10/EQ/0168 Application type: Pre-Application Enquiry (ENQ)

A multi use community centre to replace the current facilities of the Peckham

Settlement on Goldsmith Road

Decision date: 17/02/2016

Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

Wood Dene Estate

8. 13/AP/0876: Demolition of remaining structures and erection of three buildings between two and nine storeys in height to provide 333 residential units and 450sqm (GIA) of flexible retail space (classes A1 - A3)/office (class B1)/non-residential institutions (class D1) space together with the provision of access, car and cycle parking, plant, landscaping and an energy centre. Granted with legal agreement.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

- 9. The main issues to be considered in respect of this application are:
 - a. The principle of development and conformity with strategic land use policies
 - b. Affordable housing
 - c. Impact on the amenity of existing neighbours and that of the wider area
 - d. Design issues, including urban design impacts and the quality of accommodation
 - e. Transport issues, including construction management
 - f. Environmental sustainability
 - g. Any other material considerations.

Planning policy

National Planning Policy Framework (the Framework)

- 10. The National Planning Policy Framework (NPPF) sets out the government's strategy for the delivery of sustainable development. While its guidance does not constitute planning policy, all local policies must be in general conformity with the NPPF and it is a material consideration in the determination of planning applications. The following sections are of greatest relevance to this proposal:
 - Section 6: Delivering a wide choice of high quality homes Section 7: Requiring good design.
- 11. On 19 March 2013, the council's cabinet considered whether Southwark's planning policies were consistent with guidance in the NPPF, as required by NPPF paragraph 215. All policies and proposals were reviewed and the council satisfied itself that those in use were in general conformity with the NPPF. The resolution was that with the exception of Southwark Plan policy 1.8 (location of retail outside town centres) all policies would be saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- 12. The London Plan 2016
 - 2.9 Inner London
 - 3.1 Equal life chances for all
 - 3.2 Improving health and assessing health opportunities for all
 - 3.3 Increasing housing supply
 - 3.4 Optimising housing potential
 - 3.5 Quality and design of housing developments
 - 3.6 Children and young peoples play and informal recreation facilities
 - 3.8 Housing choice
 - 3.9 Mixed and balanced communities

- 3.10 Definition of affordable housing
- 3.11 Affordable housing targets
- 3.13 Affordable housing thresholds
- 5.2 Minimising carbon dioxide emission
- 5.3 Sustainable design and construction
- 5.7 Renewable energy
- 5.10 Urban greening
- 5.11 Green roofs and development site environs
- 5.13 Sustainable drainage
- 5.14 Water quality and waste water infrastructure
- 5.15 Water use and supplies
- 6.3 Assessing effects of development on transport capacity
- 6.9 Cycling
- 6.10 Walking
- 6.13 Parking
- 7.1 Building London's neighbourhoods and communities
- 7.2 An inclusive environment
- 7.3 Designing out crime
- 7.4 Local Character
- 7.5 Public Realm
- 7.6 Architecture
- 7.14 Improving air quality
- 7.15 Reducing noise and enhancing soundscapes
- 8.2 Planning obligations
- 8.3 Community Infrastructure Levy.

13. Core Strategy 2011

- Strategic policy 2 Sustainable transport
- Strategic policy 4 Places for learning and enjoyment
- Strategic policy 5 New homes
- Strategic policy 6 Homes for people on different incomes
- Strategic policy 7 Family homes
- Strategic policy 12 Design and conservation
- Strategic policy 13 High environmental standards
- Strategic policy 14 Implementation and delivery.

14. Southwark Plan 2007 (July) - saved policies

- Policy 2.2 Provision of new community facilities
- Policy 3.2 Protection of amenity
- Policy 3.3 Sustainability assessment
- Policy 3.6 Air quality
- Policy 3.7 Waste reduction
- 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 4.2 Quality of residential accommodation
- Policy 4.3 Mix of dwellings
- Policy 4.4 Affordable housing
- Policy 5.1 Locating developments
- Policy 5.2 Transport impacts

Policy 5.3 - Walking and cycling

Policy 5.6 - Car parking.

15. Peckham and Nunhead Area Action Plan 2014

Policy 16 - New homes

Policy 17 - Affordable and private homes

Policy 18 - Mix and design of new homes

Policy 21 - Energy

Policy 22 - Waste, water and flooding

Policy 23 - Public realm

Policy 25 - Built form

Policy 27 - Land use (core action area)

Policy 28 - Transport and movement (core action area)

Policy 29 - Built environment (core action area).

16. Supplementary Planning Documents

2015 Technical Update to the council's Residential Design Standards SPD 2011 Sustainable design and construction SPD 2009.

Summary of consultation responses

- 17. 6 responses were received through the public consultation. The key points raised were:
 - Impacts on daylight/sunlight of neighbouring properties
 - Perceived failure to adequately replace community facilities lost on the former Wood Dene Estate
 - Impacts of construction activities on the operation of the local nursery
 - More housing contributing to overcrowding of the area
 - Lack of car parking
 - Potential for increases in public nuisance and anti-social behaviour.
- 18. These issues are considered below in the relevant sections of the report.

Principle of development

19. The proposed development would bring a redundant brownfield site back into active use, introducing new homes to a predominantly residential area, as well as a new community facility. This is consistent with Peckham and Nunhead area action plan (PNAAP) policy 16, which sets out an ambition to provide a minimum of 2000 new homes across the action area between 2011 and 2026, 1500 of which are expected to be delivered in the core action area. Similarly, PNAAP policy 7 states that new community facilities will be provided in the core action area where they are most accessible to those groups in need of space. The central space is designed such that it is flexible to accommodate the particular needs of different user groups, which is consistent with the requirement of Southwark Plan policy 2.2. The principle of

development is consistent with the ambitions and policies of the development plan and guidance in the NPPF and is consequently supported.

Environmental impact assessment

20. The scale of development proposed here does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) that would otherwise trigger the need for an environmental impact assessment.

Affordable housing

- 21. The proposed development forms part of the council's direct delivery programme, one part of the council's ambition to deliver 11,000 new council homes over the period up to 2043, with 1,500 by 2018. As such, all of the units will be provided as affordable, social rented homes.
- 22. The proposal therefore introduces a conflict with PNAAP policy 17, which as well as requiring a minimum 35% affordable housing would also require 35% private housing to be delivered on this site. The application is made in the knowledge that the council's strategic housing market assessment (SHMA) identifies a net affordable housing requirement of 1,472-1,824 units per year between 2013 and 2031. The SHMA states that affordable housing represents 48% of Southwark's total annual housing need.
- 23. Recent planning changes, such as the change in threshold for sites to deliver affordable housing from 10 to 11 and the permitted change of use of B class sites to residential has meant that some schemes which would previously have delivered affordable housing are no longer required to do so. In delivering an entirely affordable scheme, the proposal directly responds to the identified housing need and is in accordance with the Council Plan commitment to deliver quality affordable homes.
- 24. A brief viability report has been provided to address the requirements of the council's development viability SPD 2016. While not constituting a full financial appraisal, the statement demonstrates that the necessary funding is in place to deliver a fully affordable scheme.

Accommodation mix

- 25. The proposal comprises 9x 1 bed units, 14x 2 bed units and 6x 3 bedroom units. PNAAP Policy 18 states that 20% of all units within the core action area should be family homes with 3 or more bedrooms, while Core Strategy policy 6 requires that 60% of units should have 2 or more bedrooms. At 21% 3 bed and 69% 2 bed+, this split is policy compliant in both respects.
- 26. Southwark Plan policy 4.4 states that 10% of homes should be provided as wheelchair accessible dwellings. The proposal includes 3 wheelchair accessible units: 2x 2 bedroom and 1x 1 bedroom, which satisfies this requirement. All wheelchair accessible units are located at ground floor level. It is noted that the units will be designed to achieve the South East London Housing Partnership wheelchair housing design guidelines, a standard advocated in the council's residential design standards SPD and one that is superior to the requirements of building regulations.

Quality of accommodation

Space standards and aspect

27. The overall unit sizes achieve the nationally described space standards. In addition, room sizes are compliant with the individual rooms sizes set out in the council's residential design standards SPD.

Layouts

28. Ground floor units all have their own front doors leading on to private front gardens adjacent to the new shared space. As well as improving the arrival to these units, this helps to provide some animation and natural surveillance of this space. Upper floors are accessed via four separate access cores, with no more than 3 flats on any floor accessed from the same core. This ratio of flats to cores makes the development more secure and helps create a more private, personal setting. All units are designed to incorporate bulk storage, as specified in the council's residential design standards SPD as one aspect of exemplary design. All units achieve either dual or triple aspect, contributing to improved outlook and daylighting conditions for these units.

Internal daylight

29. Baily Garner LLP have assessed the internal daylight conditions for the new flats. Their assessment concludes that almost all rooms in the scheme will comfortably exceed the minimum levels of daylight recommended by the Building Research Establishment (BRE). There is a single exception for a living/kitchen diner that falls short of the level expected for a kitchen, but still exceeds that recommended for a living room. These results are impressive given the proximity of the site to existing properties and are likely attributable to the narrow plot widths and generous aspect for the units.

Amenity space and children's play

- 30. Ground floor units have access to front and rear terraces, while first and second floor flats have balconies that are generally in excess of 9sqm. The uppermost storey is set back from Meeting House Lane and the space this creates is used to form much larger terraces for the 5 flats at this level. All 3 bedroom flats have access to more than 10sqm of private amenity space. The overall provision of private amenity space is a strength of the scheme. The new landscaped 'mews' street acts as the communal amenity space for the development, and represents a significant improvement in the landscape and has an amenity value for future and existing residents.
- 31. The limited site footprint and fact that the roof is dedicated to PV panels (see below) means that it is impractical to provide a dedicated children's play facility. This development would generate a requirement to provide 280sqm of children's playspace and so, in accordance with the council's section 106 and CIL SPD, a financial contribution of £42,280 should be required to invest in local play facilities so that they are better able to absorb the additional demand created by this proposal.
- 32. Overall, the accommodation can be considered to be of a high quality having regard to Southwark Plan policy 4.2 and the detailed guidance in the council's residential design standards SPD.

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

Overlooking and privacy

- 33. The residential design standards SPD states that a 12m separation distance should be achieved between buildings on opposite sides of a highway and a 21m separation distance to the rear of new buildings.
- 34. The proposed block is atypical in that it is effectively an island site; bound on all sides by roads and without a natural back. The new block would be separated by approximately 17m from properties on the opposite side of Meeting House Lane and from the primary frontage of the existing residential block to the east, reducing to just over 12m relative to a handful of bedrooms that project forwards from the main building line. As above, all units are dual aspect and the main living accommodation typically has an outlook away from the Acorn Estate. Officers are satisfied that the separation distances achieved, coupled with the layouts of the new units, will ensure that the privacy of existing neighbours will not be unduly affected.

Daylight impacts

35. A daylight and sunlight assessment has been prepared to consider the impacts on neighbours around the perimeter of the site. Primarily, the assessment relies on the vertical sky component (VSC) test; the amount of skylight falling on the plane of the window. The guidance states that where the reduction in VSC is less than 20% or where the remaining VSC exceeds 27% the occupier is unlikely to notice any change in lighting conditions.

Vertical sky component

- 36. The assessment was carried out for 15 windows at the Acorn Surgery, 2 windows at 74 Goldsmith Road, 117 windows at 94 112 Meeting House Lane and 12 windows at 131 147 Meeting House Lane; in every case the impacts were consistent with the guidance recommended by the Building Research Establishment (BRE).
- 37. 56 windows were tested at 91 129 Meeting House Lane, the three storey block immediately east of the development site. These windows serve 8 maisonettes at ground and first floor and 12 flats, mostly at third floor level. Of these windows, the reductions are beyond the parameters advised by the BRE in 17 cases. In the majority of instances, the reductions are between 20 and 30%, only 7 windows exceed this reduction. Objectors draw attention to the fact that for two units, the reductions in daylight exceed that recommended by the BRE for every window. While this is correct, some of the bedrooms still achieve VSC levels in the region of 25%, a very good absolute level for an urban location. It should be noted that this assessment only indicates the amount of skylight falling on a window. It does not give an accurate picture of the quality of light within a space. Further, the BRE emphasise that these results need to be considered in context; that the values recommended should be applied sensibly and flexibly. While some reductions in VSC would be noticeable, the resultant absolute levels would remain good.
- 38. An indicative layout plan has been provided for the affected maisonettes, which shows that these units are dual aspect with relatively narrow floor plans. Any reductions in VSC on one window will not negate the benefits of having a second aspect that will

- contribute daylight and sunlight to a room.
- 39. Reductions in daylight would be acceptable given the scale of development proposed, the isolated incidents where there are deviations from the BRE's recommended daylight levels and the magnitude of the impacts in these cases.

Sunlight impact

40. As noted above, adequate separation distances are maintained between the new development and existing neighbours and the building height proposed is comparable to existing buildings. The buildings immediately to the east within the Acorn Estate have a relatively narrow floorplan and are dual aspect, so it is anticipated that the levels of sunlight received by neighbours will not be unduly affected by this development. Further assessment is being undertaken to address this point and this will be reported in an addendum to this report.

Noise

41. A noise impact assessment has been prepared that determines the prevailing background noise level and recommends a scheme of mitigation that will ensure a satisfactory noise environment for future residents. A standard condition specifying the internal noise parameters during the day and night is recommended. In addition, there is potential for noise outbreak from the proposed community facility to affect the amenity of residents immediately above. A further compliance condition is recommended to address vertical noise transfer and to limit the maximum noise permissible within the community facility.

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

42. As an 'island' development, this building doesn't have a natural rear. While the residential design standards SPD states that a separation distance of 21m should be achieved from the rear of properties, in this case the nature of the site is such that only the lower 12m distance (which applies across a highway) is satisfied. All flats are dual aspect and bedrooms, which are perhaps most sensitive to the reduced separation distance, tend to be focussed towards the Meeting House Lane frontage.

Density

43. The development comprises 84 residential habitable rooms and the equivalent of 5 habitable rooms as part of the community space. Given the site area of 0.15 hectares, this equates to 593 habitable rooms per hectare. This is within the range of 200 - 700 habitable rooms per hectare that the Core Strategy states as appropriate for the urban zone. This is acceptable in principle, subject to detailed design as discussed below.

Design

44. The Peckham and Nunhead AAP sets out an expectation for high quality design and architecture that makes a positive contribution to the character and distinctiveness of the area. Policies 25 ('Built form') and 26 ('Building heights') state that this should be achieved through respecting prevailing building heights and the rhythm and proportions in the built environment, by improving the relationship between new buildings and the public realm, by ensuring that materials reflect local identity and by

- applying inclusive design principles.
- 45. The building takes up almost the entirety of the site, forming an elongated wedge of development that rises to four storeys in height. The fourth storey is set back so as not to overwhelm the adjacent estate buildings. The building height reflects the three and four storey elements of the Acorn Estate to the east and south respectively.
- 46. The arrangement of the new block, along with the detailing of the scheme, produces a feeling of horizontality. This is not inappropriate given the similar feel of the adjacent estate blocks. The narrowing of the building towards the apex of this triangular site is quite dramatic. The community hall is situated on the ground floor of this end 'prow' to form a focal point. The mass of the hall projects beyond the storeys above to add further emphasis to this community/civic use in this location. On the east elevation fronting the new shared space, the building features projections to the ground floor flats. These set up a rhythm akin to that of the first floor bay windows of the Acorn Estate buildings opposite and also define small gardens for the ground floor flats of the scheme.
- 47. The existing estate road that surrounds the site is to be landscaped with high quality paving and a series of new street trees. The underlying concept is of a shared space that is characterised by this landscaping, though there will remain a delineated footpath around the perimeter. The space terminates into small public squares at either end of the 'lane' with more pronounced planting and street furniture. This will encourage pedestrians to use and enjoy this space. This represents a dramatic improvement to the current landscape and general amenity for existing, and future, residents. This space will remain accessible to cars and a series of parking spaces will be included to reflect the current parking provision. Conceptually, the paving design and planting will be effective in calming any traffic, though as the detailed landscape design emerges, care will be required to ensure that conflict between various users can be avoided and to ensure that ad-hoc parking doesn't hinder the use of the space.
- 48. Overall, the height, massing and layout of the scheme is well thought through and will produce a building of an appropriate scale, well related in form to adjacent estate buildings, along with a much improved space between the site and the adjoining estate.
- 49. The architecture of the building is largely defined by its confident form and a relatively simple materials palette is proposed. The building will be predominantly a buff/stock brick, with horizontal banding and projecting brick courses at ground floor level to reinforce the linear form of the building. An anodised bronze will be used for detailing on balcony rails and screens, external doors, entrance canopies and as a stall riser around the community facility, while a pre-patinated copper roof is proposed for the at first floor level on the eastern elevation. The metallic detailing will provide a decorative richness to the predominantly brick building and echo some of the red tones of the wider Acorn Estate. The importance of the brick and metal detailing in contributing to a successful design is reflected by the imposition of a design based condition requiring 1:5/1:10 section details at the appropriate time in the construction programme.

Archaeology

50. The application site is within the 'Peckham Village' archaeological priority zone (APZ). The site was previously occupied by terraced housing, as shown on the historic map series, and has additionally been densely occupied by the Acorn Estate; it is evident

that these impacts will have removed any potential buried archaeological resource. Appraisal of this planning application using the greater London historic environment record (GLHER) and information submitted with the application, including an archaeological desk based assessment (DBA) by CgMs (dated June 2016), indicates that, in this instance, it can be concluded that the historic environment will not be compromised by the redevelopment proposal. No further archaeological assessment, fieldwork or conditions are required in consideration of this application.

Transport issues

51. The site is located in an area of high public transport accessibility, with a PTAL rating of 6a. The site is not located in a controlled parking zone (CPZ) and so kerbside parking does not require a permit.

Car parking

- 52. Policy 15 of the Peckham and Nunhead AAP states that we will encourage developments in the core action area to be car free with the exception on disabled parking bays and car club spaces, but that up to 0.3 spaces per unit might be acceptable where justified through a transport assessment. 13 car parking spaces are proposed: 9 of which are general needs parking and 4 of which are disabled blue badge bays.
- 53. The submitted parking survey identified between 13 and 16 private cars parking on the area that will become a landscaped shared space at different times, so this parking provision is a response to the existing condition rather than being additional parking space for future residents. It does however represent a small reduction in general needs parking. Only one existing space is denoted as being a disabled parking space, so this represents an uplift of 3 disabled parking spaces to reflect the 3 wheelchair accessible units provided.
- 54. The survey suggests that Meeting House Lane has capacity for 128 kerbside parking spaces, with a maximum of 90 spaces occupied during the survey times. Some very limited availability was identified immediately west of the site on Meeting House Lane. In addition, spare capacity of approximately 14 spaces was identified on the adjoining Pennethrone Road.
- 55. The development is presented as being car-free, which is consistent with policy. Parking surveys indicate that there is some limited kerbside parking available in surrounding streets to accommodate additional parking demand, if required. However, to limit any contribution to parking stress, and notwithstanding the public transport options available locally, it is proposed that 3 years' free car club membership will be made available to new residents in order to further reduce the need for private car use.

Cycle parking

56. London Plan policy 5.2 requires 1 cycle parking space for 1 bedroom flats and 2 cycle spaces for each larger flat. It also sets a requirement of 1 space per 100m for visitors to community facilities. This leads to a total requirement of 51 cycle parking spaces. Southwark Plan policy 5.3 stipulates that all cycle parking should be secure, convenient and weatherproof.

57. The six ground floor residential units each have cycle storage within their front gardens, while a further four ground floor cycle stores are provided. The total number of cycle spaces provided is 50. Provision for a single bike can easily be made within the demise of the community facility or its associated private garden. Storage is via a combination of Sheffield stands and double-height stackers in the communal stores, with cycle lockers in private gardens. This arrangement is consistent with the London Plan and Southwark Plan requirements and is supported.

Refuse storage and servicing

- 58. Refuse stores are adequately sized to accommodate recycling and general waste arising from the development. A separate and secure store is provided for the new community facility. A loading bay is identified as part of the landscape design to the east of the new block.
- 59. Vehicle tracking diagrams have been provided to demonstrate that the new mews street can accommodate a refuse freighter and other servicing vehicles. While the diagrams demonstrate that there is sufficient manoeuvring space for these vehicles, the alignments presented show a conflict with the footpath immediately in front of the existing Acorn Estate properties. Colleagues in the highways team are comfortable that the principle is acceptable, but subtle changes to the landscaping treatment or precise location of car parking spaces may be required to better accommodate larger vehicles. It is recommended that revised tracking diagrams are prepared as part of the detailed landscape design of this space, which will be secured by condition.

Trees and ecology

60. London Plan policy 5.10 states that all major developments should incorporate sufficient green infrastructure to improve their environmental credentials and biodiversity value. No trees are to be removed during redevelopment and the proposal includes a substantial increase in the amount of soft landscaping. Details have been reviewed by the council's urban forester and ecologist, who recommend planning conditions to address the protection of trees on the perimeter of the site during construction and the submission of further detail of the planting and ecological features to be incorporated within the development.

Planning obligations (section 106 undertaking or agreement)

- 61. A unilateral undertaking will be required to secure the affordable housing units, to identify the relevant highways improvement works and to secure payments for off-site children's play space and to the council's carbon offset fund, as described in the relevant sections of the report.
- In the absence of a unilateral undertaking to secure the above, the proposal would be contrary to saved policies 2.5 'Planning obligations', 4.2 'Quality of accommodation' and 4.4 'Affordable housing' of the saved Southwark Plan 2007; strategic policies 7 'Family homes' and 13 'High environmental standards' of the Core Strategy 2011; Policies 17 'Affordable and private homes' and 21 'Energy' of the Peckham and Nunhead Area Action Plan 2014; London Plan policies 3.12 'Negotiating affordable housing on individual private residential and mixed use schemes', 5.2 'Minimising carbon dioxide emissions' and 8.2 'Planning obligations'; and section 6: 'Delivering a wide choice of high quality homes' of the NPPF 2012.

63. In the event that the unilateral agreement is not in place by 30 April 2017, it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

The proposal, by failing to provide an appropriate mechanism for securing affordable housing delivery, indicative highways works and financial contributions towards children's play space and carbon offset, fails to demonstrate conformity with strategic planning policies and fails to adequately mitigate the particular impacts associated with the development in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), Strategic Policy 14 'Delivery and implementation' of the Core Strategy (2011), Policy 49 'Planning obligations and community infrastructure levy' of the Peckham and Nunhead Area Action Plan (2014) and London Plan Policy 8.2 'Planning obligations', as well as guidance in the council's s106 planning obligations and Community Infrastructure Levy SPD (2015).'

Sustainable development implications

Air quality

64. An air quality assessment has been prepared to address the potential impacts on air quality arising during demolition, construction and on occupation. The assessment asserts that background levels of nitrogen dioxide and particular matter are both below the respective objective levels at this location. The assessment indicates that some small impacts might arise during demolition and construction, but that the scale of works means that this can be adequately addressed via routine mitigation. On completion, the development is anticipated to result in a low level of trip generation. The assessment concludes that the characteristics of this development would lead it to be considered 'air quality neutral', as required by the London Plan.

Contamination

65. The desk based contamination assessment prepared by Terragen concludes that the risk of contamination at the site is low. Through the development, the basement will be infilled and the site level risen to meet the surrounding streets. Colleagues in the Environmental Protection Team note that this will provide a considerable barrier between any unforeseen, isolated contamination, and any sensitive receptors, to the extent that no further investigation or remediation is required.

Energy

- 66. London Plan policy 5.2 sets out that through a combination of building design measures, clean energy supply and the use of renewable technologies, all major residential developments are required to reduce their regulated carbon dioxide emissions. As of October 2016, the policy sets a target of a 100% reduction relative to Building Regulations 2013.
- 67. An energy assessment is provided to demonstrate that through fabric efficiency measures and the installation of 371sqm of photovoltaic panels at roof level, an annual saving of 35.2% of regulated carbon emissions can be achieved. In accordance with Mayoral guidance and the council's section 106 and CIL SPD 2015, the shortfall in carbon reduction can be bridged via a payment to the council's carbon offset fund. A fee of £79,506 will be secured by way of a unilateral undertaking.

68. The feasibility of the development connecting to the wider district heat network on the Acorn Estate is still being investigated. Should connection prove to be feasible, it is likely to result in a further reduction in carbon dioxide savings and a commensurate reduction in the above carbon payment. The unilateral undertaking will cater for such a scenario.

BREEAM

69. A BREEAM pre-assessment has been provided to demonstrate that the new community facility will be designed to achieve BREEAM 'Very good'. This is consistent with the target set out in Core Strategy policy 13 and a report will be required prior to completion of the development to demonstrate that this has been achieved.

Flood risk

70. The site is located in flood zone 1 and so is at low risk of fluvial flooding from the River Thames. However, the submitted flood risk assessment (FRA) identifies that the site is potentially at risk of surface water flooding under extreme weather conditions. The proposed development includes a substantial blue roof and a large expanse of permeable paving in the new landscaped shared space, both of which will slow surface water runoff to the drainage network. Subject to these interventions and other flood resilient construction measures, the FRA concludes that the risk can be adequately mitigated. The council's flood risk and drainage team concur that this is the case.

Other matters

Community infrastructure levy

- 71. The Localism Act 2011 states that 'local financial considerations' are material considerations in the determination of planning applications, though the amount of weight to attach is an issue for the decision maker. The delivery of new homes would normally be liable for both the Mayoral and Southwark CIL.
- 72. The Mayoral CIL is levied in Southwark at £35 per sqm and Southwark CIL at £50 per square metre in this location; both charges are subject to indexation. This would give a notional Mayoral CIL liability of £130,714 and Southwark CIL liability of £153,214. However, affordable housing relief is available and in the event that planning permission is granted an application should be made to secure this prior to the commencement of development.

Conclusion on planning issues

73. The scheme delivers high quality affordable homes in a well-designed building that respects the local context. The massing, height and internal configuration of the new building has been carefully designed to respect the amenity of existing residents and future occupiers, while also attempting to maximise the development potential of the site. In particular, the demolition of existing structures and creation of a high quality landscaped space represents a significant improvement in the outlook and general amenity for existing residents immediately east of the site. Though the scheme does not provide private/market dwellings, the proposal specifically addresses an acute need for affordable homes that is identified in the council's housing market assessment and this is a significant material consideration. It is considered that the

proposal is consistent with the ambitions and policies of the development plan and that planning permission should be granted.

Community impact statement

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

Consultations

- 75. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.
- 76. Details of people who replied to the consultation set out in Appendix 2.

Human rights implications

- 77. 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.
- 78. This application has the legitimate aim of providing details of new affordable housing and a new community centre to be developed on the site of the former Acorn Neighbourhood Housing Office. 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/2445-A	Chief Executive's	Planning enquiries telephone:
	Department	020 7525 5403
Application file: 16/AP/4124	160 Tooley Street	Planning enquiries email:
	London	planning.enquiries@southwark.gov.uk
Southwark Local	SE1 2QH	Case officer telephone:
Development Framework		020 7525 1249
and Development Plan		Council website:
Documents		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	Michael Glasgow, Team Leader			
Version	Final			
Dated	22 February 2017			
Key Decision?	No			
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE 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				
Director of Regeneration No		No	No	
Date final report sent to Constitutional Team 23 February 2017				

APPENDIX 1

Consultation undertaken

Site notice date: 12/12/2016

Press notice date: 10/11/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 09/12/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

EDF Energy
Environment Agency
London Fire and Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning

Neighbour and local groups consulted:

Flat 6 72 Meeting House Lane SE15 2TX 101 Meeting House Lane London SE15 2TU Flat 7 72 Meeting House Lane SE15 2TX 103 Meeting House Lane London SE15 2TU Flat 8 72 Meeting House Lane SE15 2TX 111 Meeting House Lane London SE15 2TU Flat 3 72 Meeting House Lane SE15 2TX 119 Meeting House Lane London SE15 2TU Flat 4 72 Meeting House Lane SE15 2TX 121 Meeting House Lane London SE15 2TU Flat 5 72 Meeting House Lane SE15 2TX 123 Meeting House Lane London SE15 2TU 84 Meeting House Lane London SE15 2TX 113 Meeting House Lane London SE15 2TU 21 Pennethorne Road London SE15 5TH 115 Meeting House Lane London SE15 2TU 2 Pennethorne Road London SE15 5TQ 117 Meeting House Lane London SE15 2TU 43 Carlton Grove London SE15 2UD 22 Pennethorne Road London SE15 5TQ Tulsi House 61 Carlton Grove SE15 2UD 45 Carlton Grove London SE15 2UD 1 Pennethorne Road London SE15 5TH 47 Carlton Grove London SE15 2UD 19 Pennethorne Road London SE15 5TH 37 Carlton Grove London SE15 2UD 98b Meeting House Lane London SE15 2TT 39 Carlton Grove London SE15 2UD 76a Meeting House Lane London SE15 2TX 41 Carlton Grove London SE15 2UD 76b Meeting House Lane London SE15 2TX 49 Carlton Grove London SE15 2UD 96a Meeting House Lane London SE15 2TT 104 Meeting House Lane London SE15 2TT 96b Meeting House Lane London SE15 2TT 106 Meeting House Lane London SE15 2TT 98a Meeting House Lane London SE15 2TT 108 Meeting House Lane London SE15 2TT Nell Gwynn Nursery School Meeting House Lane SE15 2TT 51 Carlton Grove London SE15 2UD 82 Meeting House Lane London SE15 2TX 53 Carlton Grove London SE15 2UD Flat 1 72 Meeting House Lane SE15 2TX 102 Meeting House Lane London SE15 2TT Flat 2 72 Meeting House Lane SE15 2TX 157 Meeting House Lane London SE15 2TU 95a Meeting House Lane London SE15 2TU 53 Meeting House Lane London SE15 2TU 74 Meeting House Lane London SE15 2TX 55 Meeting House Lane London SE15 2TU 80 Meeting House Lane London SE15 2TX 151 Meeting House Lane London SE15 2TU

3 Kincaid Road London SE15 5UN 153 Meeting House Lane London SE15 2TU 6 Kincaid Road London SE15 5UN 155 Meeting House Lane London SE15 2TU 16 Kincaid Road London SE15 5UN 57 Meeting House Lane London SE15 2TU 18 Kincaid Road London SE15 5UN 65 Meeting House Lane London SE15 2TU 20 Kincaid Road London SE15 5UN 67 Meeting House Lane London SE15 2TU 9 Kincaid Road London SE15 5UN 69 Meeting House Lane London SE15 2TU 138 Friary Road London SE15 5UW 59 Meeting House Lane London SE15 2TU 141 Friary Road London SE15 5UW 61 Meeting House Lane London SE15 2TU 132 Friary Road London SE15 5UW 63 Meeting House Lane London SE15 2TU 32 Pennethorne Road London SE15 5TQ 131 Meeting House Lane London SE15 2TU 38 Pennethorne Road London SE15 5TQ 133 Meeting House Lane London SE15 2TU 40 Pennethorne Road London SE15 5TQ 135 Meeting House Lane London SE15 2TU 24 Pennethorne Road London SE15 5TQ 125 Meeting House Lane London SE15 2TU 26 Pennethorne Road London SE15 5TQ 127 Meeting House Lane London SE15 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13 Oakdene Carlton Grove SE15 2UQ 34 Pennethorne Road London SE15 5TQ 14 Oakdene Carlton Grove SE15 2UQ Flat A 106 Meeting House Lane SE15 2TT 71 Meeting House Lane London SE15 2TU 143 Friary Road London SE15 5UW 34 Staffordshire Street London SE15 5TJ Flat 2 Beechdene SE15 2UH 36 Staffordshire Street London SE15 5TJ Flat 20 Beechdene SE15 2UH 38 Staffordshire Street London SE15 5TJ Flat 21 Beechdene SE15 2UH 28 Staffordshire Street London SE15 5TJ Flat 17 Beechdene SE15 2UH 30 Staffordshire Street London SE15 5TJ Flat 18 Beechdene SE15 2UH 32 Staffordshire Street London SE15 5TJ Flat 19 Beechdene SE15 2UH 40 Staffordshire Street London SE15 5TJ Flat 22 Beechdene SE15 2UH 48 Staffordshire Street London SE15 5TJ Flat 26 Beechdene SE15 2UH 50 Staffordshire Street London SE15 5TJ Flat 27 Beechdene SE15 2UH 52 Staffordshire Street London SE15 5TJ Flat 28 Beechdene SE15 2UH Flat 23 Beechdene SE15 2UH 42 Staffordshire Street London SE15 5TJ 44 Staffordshire Street London SE15 5TJ Flat 24 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153 Friary Road London SE15 5UW 2 Geldart Road London SE15 5XA 11a Pennethorne Road London SE15 5TH 11b Pennethorne Road London SE15 5TH 155 Friary Road London SE15 5UW 157 Friary Road London SE15 5UW 159 Friary Road London SE15 5UW 6a Pennethorne Road London SE15 5TQ 6b Pennethorne Road London SE15 5TQ 1a Kincaid Road London SE15 5TQ 1a Kincaid Road London SE15 5TQ 46a Pennethorne Road London SE15 5TQ 46b Kincaid Road London SE15 5UN 8b Kincaid Road London SE15 5UN 8b Kincaid Road London SE15 5UN 4a Geldart Road London SE15 5UN 4b Geldart Road London SE15 5UN 5b Kincaid Road London SE15 5UN 8a Kincaid Road London SE15 5UN 8a Kincaid Road London SE15 5UN 8a Kincaid Road London SE15 5TQ 18b Pennethorne Road London SE15 5TQ 14b Pennethorne Road London SE15 5TQ 16a Pennethorne Road London SE15 5TQ 16b Pennethorne Road London SE15 5TQ 20a Pennethorne Road London SE15 5TQ 4b Pennethorne Road London SE15 5TQ
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44a Pennethorne Road London SE15 5TQ 20b Pennethorne Road London SE15 5TQ
36a Pennethorne Road London SE15 5TQ
36b Pennethorne Road London SE15 5TQ 105 Meeting House Lane London SE15 2TU
107 Meeting House Lane London SE15 2TU
109 Meeting House Lane London SE15 2TU
92 Meeting House Lane London SE15 2TT

75 Meeting House Lane London SE15 2TU 77 Meeting House Lane London SE15 2TU 85 Meeting House Lane London SE15 2TU 93 Meeting House Lane London SE15 2TU 95 Meeting House Lane London SE15 2TU 97 Meeting House Lane London SE15 2TU 87 Meeting House Lane London SE15 2TU 89 Meeting House Lane London SE15 2TU 91 Meeting House Lane London SE15 2TU Flat 11 Hollydene SE15 2UG Flat 12 Hollydene SE15 2UG Flat 13 Hollydene SE15 2UG Flat 9 Ashdene Acorn Estate SE15 2UB Flat 1 Hollydene SE15 2UG Flat 10 Hollydene SE15 2UG Flat 14 Hollydene SE15 2UG Flat 18 Hollydene SE15 2UG Flat 2 Hollydene SE15 2UG Flat 3 Hollydene SE15 2UG Flat 15 Hollydene SE15 2UG Flat 16 Hollydene SE15 2UG Flat 17 Hollydene SE15 2UG Flat 20 Ashdene Acorn Estate SE15 2UB Flat 21 Ashdene Acorn Estate SE15 2UB Flat 22 Ashdene Acorn Estate SE15 2UB Flat 18 Ashdene Acorn Estate SE15 2UB Flat 19 Ashdene Acorn Estate SE15 2UB Flat 2 Ashdene Acorn Estate SE15 2UB Flat 23 Ashdene Acorn Estate SE15 2UB Flat 6 Ashdene Acorn Estate SE15 2UB Flat 7 Ashdene Acorn Estate SE15 2UB Flat 8 Ashdene Acorn Estate SE15 2UB Flat 3 Ashdene Acorn Estate SE15 2UB Flat 4 Ashdene Acorn Estate SE15 2UB Flat 5 Ashdene Acorn Estate SE15 2UB 47b Goldsmith Road London SE15 5TF 127 Meeting House Lane London SE15 2TU

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

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

Neighbours and local groups

103 Meeting House Lane London SE15 2TU

119 Meeting House Lane London SE15 2TU

119 Meeting House Lane London SE15 2TU

127 Meeting House Lane London SE15 2TU

127 Meeting House Lane London SE15 2TU

127 Meeting House Lane London SE15 2TU

47b Goldsmith Road London SE15 5TF

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 Simon Masters Reg. Number 16/AP/4124

Southwark Council

Application Type Council's Own Development - Reg. 3

Recommendation Grant permission Case TP/2445-A

Number

Draft of Decision Notice

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

Demolition of existing basement and redevelopment of the site to provide 29 residential units (9 x 1 bed, 14 x 2 bed and 6 x 3 bed)(Class C3) and a community hall (Class D1) in a part 3/part 4 storey block, together with associated amenity space, landscaping and ancillary works

At: ACORN NEIGHBOURHOOD OFFICE, 95A MEETING HOUSE LANE, LONDON, SE15 2TU

In accordance with application received on 01/10/2016

and Applicant's Drawing Nos.

Existing plans
Site location plan
1535.1-P-002/RevA

Proposed plans

1535.1-HT-E-001/RevB, 1535.1-HT-E-002/RevB, 1535.1-HT-E-003/RevB, 1535.1-HT-E-004/RevB, 1535.1-HT-E-005/RevB;

1535.1-HT-E-010/RevB, 1535.1-HT-E-011/RevB, 1535.1-HT-E-012/RevB, 1535.1-HT-E-013/RevB, 1535.1-HT-E-014/RevB;.

1535.1-HT-D-001/RevA, 1535.1-HT-D-001/RevA;

1535.1-HT-S-001/RevA;

1535.1-HT-P-001/RevA, 1535.1-HT-P-003/RevA, 1535.1-HT-P-010/RevA, 1535.1-HT-P-011/RevB, 1535.1-HT-P-012/RevB, 1535.1-HT-P-020/RevA.

Documents

Planning statement, Design and Access Statement (Howarth Tompkins, September 2016), Design and Access Statement Addendum (Howarth Tompkins, January 2017), Daylight assessment (Rev02)(Baily Garner LLP), Archaeology assessment (CgMs, June 2016), Ecological appraisal (Middlemarch environmental, May 2016), Arboricultural survey (PJC, june 2016), Phase 1 desk-based contamination risk assessment (and appendices)(Terragen, October 2016), Landscape statement (Landscape Projects, September 2016), Noise survey (Pace Consult Itd, July 2016), Transport assessment (TPC, September 2016), Parking study (Advanced travel research, May 2016), Energy assessment (rev2)(Baily Garner, September 2016), BREEAM 2014 New Construction Pre-Assessment, Flood risk assessment (rev2)(Conisbee, August 2016), Air quality assessment (Phlorum, May 2016), Viability statement.

Subject to the following nineteen conditions:

Time limit for implementing this permission and the approved plans

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

1535.1-HT-E-001/RevB, 1535.1-HT-E-002/RevB, 1535.1-HT-E-003/RevB, 1535.1-HT-E-004/RevB, 1535.1-HT-E-005/RevB:

1535.1-HT-E-010/RevB, 1535.1-HT-E-011/RevB, 1535.1-HT-E-012/RevB, 1535.1-HT-E-013/RevB, 1535.1-HT-E-014/RevB:

1535.1-HT-D-001/RevA, 1535.1-HT-D-001/RevA;

1535.1-HT-S-001/RevA;

1535.1-HT-P-001/RevA, 1535.1-HT-P-003/RevA, 1535.1-HT-P-010/RevA, 1535.1-HT-P-011/RevB, 1535.1-HT-P-012/RevB, 1535.1-HT-P-020/RevA.

Reason:

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

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

Reason

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

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

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

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

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

Reasor

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

Prior to the commencement of development, details of the flood risk resilience measures referenced in the approved Flood Risk Assessment [160124/HLomax - Conisbee, August 16] shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy Saved Policy 3.9 Water of the Southwark Plan 2007.

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

Prior to any above grade works, section details at a scale of 1:5/1:10 shall be submitted to the local planning authority for approval in writing of the following elements of the building hereby granted:

the facades, including specific brick detailing; parapets; roof edges;

heads, cills and jambs of all openings and balconies; any signage incorporated within the building fabric.

The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Local Planning Authority may be satisfied that the design quality presented in the approved plans can be delivered to the requisite quality in accordance with saved policies 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan 2007, Strategic Policy 12: 'Design and Conservation' of the Core Strategy 2011, Policy 25 'Built form' of the Peckham and Nunhead Area Action Plan and guidance in the National Planning Policy Framework.

Details of bird and bat nesting boxes/bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above grade works associated with the permission hereby granted.

No less than 4 nesting boxes and 3 bat bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes/bricks shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

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

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Prior to above grade works commencing, samples of all external facing materials to be used in the carrying out of this permission shall be presented on site, or at another location agreed in advance with the local planning authority, and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework

2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

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

9 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 1535.1/HT-P-010/RevA shall be provided and made available for use by the occupiers of the dwellings and community space and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

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

Prior to occupation of the unit/s hereby approved, 4 disabled parking spaces, as shown on the drawing/s referenced 477-002/P1 (within the Landscape Statement hereby approved), shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied, unless otherwise agreed in writing with the Local Planning Authority.

Reason

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

Before the first occupation of the building hereby approved, the cycle storage facilities as shown on drawing 1535.1/HT-P-010/RevA shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

Before the development hereby permitted is commenced, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body

Unit reference numbers Access to and use of building standard

All units other than those referenced below M4(2)

Plot 2, Plot 4, Plot 5 M4(3b)

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

Before the first occupation of the building hereby authorised, details of a communal satellite (or other equivalent) system to be placed on the top of each of the buildings to serve all residents in that building 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

To restrict the installation of multiple satellite dishes to the elevations of the buildings to ensure that the elevations remain free from unsightly satellite dishes 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 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.

Dwellings sharing a party element with the community facility shall be designed and constructed to provide reasonable resisitance to the transmission of sound such that NR20 Leq 5mins is not exceeded in residential premises as a result of noise breakout from the community facility.

Reason

To ensure that the occupiers of the proposed residential premises do not suffer an unreasonable loss of amenity due to noise nuisance arising as a result of activities within the community space 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 guidance in the National Planning Policy Framework.

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.

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.

Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

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

Bedrooms - 30dB LAeq, T * and 45dB LAFmax Living rooms - 30dB LAeq, T **

- * Night-time 8 hours between 23:00-07:00
- ** Daytime 16 hours between 07:00-23:00.

Reason

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

The new community space will be designed and constructed to achieve a BREEAM 'Very Good' accreditation in respect of the BREEAM New Construction 2014 methodology, as described in the submitted BREEAM Pre-Assessment [Calford Seaden, July 2016] approved herein. Any specific measures that are required to contribute towards this accreditation and installed as a result will be retained for the lifetime of the development.

Reason

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

Efficiency of the Southwark Plan 2007.

The applicant will continue to liaise with the Metropolitan Police to ensure that through the installation of an appropriate range of security measures and through considered landscaping and design, the development will achieve the Metropolitan Police's 'Secured by Design' accreditation. Any such measures will be retained and maintained for the lifetime of the development.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan 2007.

Statement of positive and proactive action in dealing with the application

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

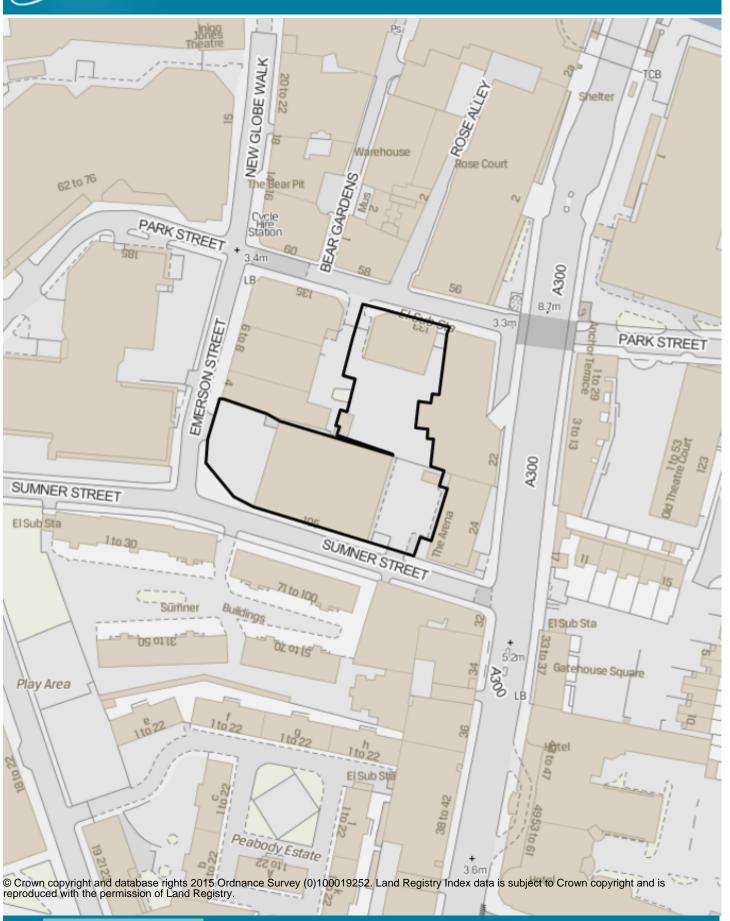
Informative

All demolition and construction activities should be co-ordinated with the relevant statutory authorities and should have regard to the potential for cumulative impacts arising as a result of other development in the local area. All demolition and construction related activity should be undertaken in accordance with best practice, including the following:

- Southwark Council's Technical Guide for Demolition & Construction at http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution
- S61 of Control of Pollution Act 1974,
- The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition'.
- The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites'.
- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites'.
- BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration,
- BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings vibration sources other than blasting,
- Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended,
- Relevant CIRIA practice notes, and
- BRE practice notes.
- Party Wall Act 1996



AGENDA 8.3 - 133 PARK STREET & 105 SUMNER STREET



(a)

50 m

Scale = 1 : 1250 23-Feb-2017

Item No. 8.3	Classification: Open	Date: 7 March 2	2017	Meeting Name: Planning committee
Report title:	Development Management planning application: Application 16/AP/4569 for: Full Planning Application			
	Address: 133 PARK STREET, LONDON SE1 9EA AND 105 SUMNER STREE LONDON SE1 9HZ			
	Proposal: Demolition of existing buildings and redevelopment to provide two class Broffice buildings of nine storeys and ten storeys plus plant (41m AOD or Sumner Street and 42.85m AOD on Park Street). The development will include the creation of a new basement; new public realm; provision of a retail (class A1/A3/A5) kiosk; hard and soft landscaping and other associated works.			
Ward(s) or groups affected:	Cathedrals			
From:	Director of Planning			
Application Sta	on Start Date 09/11/2016 Application Expiry Date 08/02/2017			Expiry Date 08/02/2017
Earliest Decision	Earliest Decision Date 14/12/2016 PPA Date 31/08/2017			31/08/2017

RECOMMENDATIONS

1. That:

- a) planning committee grant planning permission subject to conditions and the applicant entering into an appropriate legal agreement by no later than 31 August 2017 and subject to referral to the Mayor of London; and
- b) in the event that the requirements of (a) are not met by 31 October 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 85.

BACKGROUND INFORMATION

Site location and description

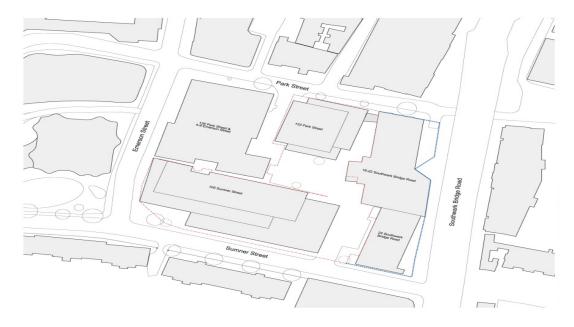
2. The application refers to the buildings and land located at 133 Park Street and 105 Sumner Street within Bankside. It occupies the central section of the urban block bounded to the north by Park Street, to the east by Southwark Bridge Road, to the south by Sumner Street and to the west by Emerson Street. Currently, the site comprises one large single storey warehouse building located at number 105 Sumner Street and one part three/part four storey building at number 133 Park Street, with the remaining land providing open car parking. The site benefits from frontages onto Park Street, Sumner

Street and Emerson Street._The Park Street building is in office use while the Emerson Street building was previously in use as a builder's merchants.

- 3. The heights of the buildings around the site vary considerably, with parts of the Emerson Building and Sackler Studios being only three-storey while the tallest nearby building at Rose Court rises to eleven storeys. In the wider Bankside area, a cluster of tall buildings exists around Neo Bankside and Bankside 123.
- 4. The area is of a mixed character, with uses including offices, residential, commercial, cultural and leisure. Within the immediate vicinity of the site are office uses at the Emerson Building, residential uses at the Sumner Buildings, an education use at Sackler Studios and a leisure use at both the Tate Modern and the Globe Theatre as well as the archaeological remains at the Rose Theatre. Additional residential accommodation, office space, retail and cultural use will also be provided by the approved development at 185 Park Street (detailed in the Planning History section below) and this will further reinforce the mixed use character of the area.

Details of proposal

- 5. Planning permission is sought for the demolition of the existing buildings and for the redevelopment of the site to provide a nine storey building on Sumner Street (Block A) and a ten storey building on Park Street (Block B), each with additional basement levels and rooftop plant. The proposed buildings would generate 17,530sqm (GIA) of class B1 office floorspace.
- 6. The buildings would be arranged around a central courtyard with a vehicular access from the existing crossover on Sumner Street. This courtyard would be a landscaped amenity space for the office workers and would provide a public route north/south through the site. The courtyard will accommodate an 11sqm kiosk to provide A1 /A3/A5 floorspace. Cycle parking will be provided in the form of 229 long stay and 14 short stay spaces. The development would essentially be car free albeit with 15 car parking spaces retained for use by Motability who are the tenants of the adjacent building at numbers 16-22 Southwark Bridge Road and the current users of the car parking spaces.



7. Planning history

13/AP/1900 Application type: Full Planning Application (FUL)

Erection of a single storey canopy covering disabled bays at the rear car park at City

Gate House.

Decision date: 07/08/2013

Decision: Granted (GRA)

16/EQ/0150 Application type: Pre-Application Enquiry (ENQ) Redevelopment of the site to provide two office buildings

Decision date: 28/09/2016

Decision: Pre-application enquiry closed (EQC)

Summary of response: The pre-application response deemed the scheme to be acceptable with regard to proposed land use, height, scale and massing. The response set out the requirement for further details and information relating to servicing arrangements, cycle parking provision, sustainability measures and architectural and landscaping details. The response suggested that discussions be held with Southwark Council's archaeologist and it was made clear that planning obligations would apply by means of a section 106 agreement and community infrastructure levies. The main amenity concerns raised as part of the pre-application enquiry related to daylight and sunlight and it was advised that this would be assessed in more detail as part of a formal planning application once in receipt of a daylight and sunlight report.

Planning history of adjoining sites

Application Reference 14/AP/3842: 185 Park Street - GRANTED 12/02/2016

Demolition of existing buildings and redevelopment to provide a mixed use development providing three new buildings comprising basement, lower ground and ground floor plus part 9, 14 and 18 storeys containing 163 residential units (Class C3), Office (Class B1), Retail (Class A1/A3/A4), Cultural facility (Class D1/A1/A3/A4); provision of hard and soft landscaping and the provision of parking, servicing and plant areas.

9. Application Reference 11/AP/2566: Bankside House Sumner Street - GRANTED 26/03/2012

Demolition of eighth floor and mezzanine in order to construct a three floor extension to provide an additional 104 student rooms, associated minor facade alterations, access, landscape, public realm works and cycle storage. This permission has not been implemented and has now expired.

10. Application reference 09/AP/0039: Tate Modern - GRANTED 14/05/2009

Erection of an 11 level (70.4m AOD) 24,786sqm (gross external area) extension to Tate Modern to comprise Class D1 (non residential institution) use including display and exhibition spaces, performance spaces, education and learning facilities together with

ancillary offices, catering, retail and other facilities, landscaping, external lighting, servicing, vehicle and cycle parking and associated works including works to the public highway and necessary demolition of outbuildings, annexes and structures. Construction is completed.

11. Application reference 02/AP/1799: 135 Park Street -GRANTED 18/02/2004:

Demolition of the existing buildings and the erection of a basement, ground plus eight storey building for office use (Class B1) and use of part basement and part ground floor as dual retail (Class A1) and/or Class A3 (hot food) purposes. This permission was subject to a technical implementation although construction was not continued.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) principle of the proposed development in terms of land use
- b) design quality
- c) amenity impacts
- d) flood risk
- e) transport impacts
- f) heritage impacts including impacts on local and strategic views
- g) planning obligations
- h) sustainable development implications
- i) all other relevant material planning considerations.

Planning policy

- 12. The statutory development plans for the Borough comprise the National Planning Policy Framework 2012, London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007).
- 13. The site is located within the:
 - Central activities zone (CAZ)
 - Bankside, Borough and London Bridge opportunity area
 - Bankside, Borough and London Bridge strategic cultural area
 - Bankside and Borough district town centre

- Better Bankside business improvement district
- Air quality management area.
- 14. It has a public transport accessibility level (PTAL) of 6b where 1 is the lowest level and 6b the highest, indicating excellent access to public transport.
- 15. The following listed structures are adjacent to the site:
 - Union Works (Grade II)
 - Post at the west corner of Bear Gardens (Grade II)
 - Post at the west corner with Rose Alley (Grade II).
- 16. The following conservation areas are adjacent to the site:
 - Bear Gardens northeast of the site
 - Thrale Street east of the site.
- 17. The application site lies within the LVMF protected view 1A.2 of St Paul's Cathedral from Alexandra Palace.
- 18. This application should be determined in accordance with the development plan unless material considerations indicate otherwise; and the following national framework, regional and local policy and guidance are particularly relevant:
- 19. National Planning Policy Framework (the Framework)
 - Section 1: Building a strong, competitive economy
 - Section 2: Ensuring the vitality of town centres
 - Section 4: Promoting sustainable development
 - Section 7: Requiring good design
 - Section 10: Meeting the challenge of climate change, flooding and coastal change
 - Section 11: Conserving and enhancing the natural environment
 - Section 12: Conserving and enhancing the historic environment.
- 20. The London Plan 2016
 - Policy 2.5 Sub-regions
 - Policy 2.10 Central Activities Zone strategic priorities
 - Policy 2.11 Central Activities Zone strategic functions
 - Policy 2.13 Opportunity areas and intensification areas
 - Policy 4.1 Developing London's economy
 - Policy 4.2 Offices
 - Policy 4.3 Mixed use development and offices
 - Policy 4.12 Improving opportunities for all
 - Policy 5.1 Climate change mitigation
 - Policy 5.2 Minimising carbon dioxide emissions
 - Policy 5.3 Sustainable design and construction
 - Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.15 Water use and supplies

Policy 5.18 Construction, excavation and demolition waste

Policy 5.21 Contaminated land

Policy 6.1 Strategic approach (Transport)

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion

Policy 6.12 Road network capacity

Policy 7.3 Secured by design

Policy 7.4 Local character

Policy 7.5 Public realm

Policy 7.6 Architecture

Policy 7.7 Location and design of tall and large buildings

Policy 7.8 Heritage assets and archaeology

Policy 7.14 Improving air quality

Policy 7.15 Reducing and managing noise

Policy 8.2 Planning obligations

Policy 8.3 Community infrastructure levy.

21. Greater London Authority Supplementary Guidance

Mayor of London: Sustainable design and construction (Saved SPG, 2006)

Mayor of London: Accessible London, achieving an inclusive environment (Saved

SPG, 2004)

Mayor of London: Central Activities Zone (SPG, 2016)

Greater London Authority: Use of planning obligations in the funding of Crossrail (SPG,

Updated 2016)

Mayor of London: London View Management Framework (SPG, 2012)

Mayor of London: Character and Context (SPG, 2014).

22. Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth

Strategic Targets Policy 2 - Improving places

Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport

Strategic Policy 10 - Jobs and businesses

Strategic Policy 12 - Design and conservation

Strategic Policy 13 - High environmental standards.

Southwark Plan 2007 (July) - saved policies

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

of consistency with the NPPF.

Policy 1.1 Access to Employment Opportunities

Policy 1.4 Employment Sites

Policy 1.7 Development within Town and Local Centres

Policy 2.5 Planning Obligations

Policy 3.1 Environmental Effects

Policy 3.2 Protection of Amenity

Policy 3.3 Sustainability Assessment

Policy 3.4 Energy Efficiency

Policy 3.6 Air Quality

Policy 3.7 Waste Reduction

Policy 3.9 Water

Policy 3.11 Efficient Use of Land

Policy 3.12 Quality in Design

Policy 3.13 Urban Design

Policy 3.14 Designing Out Crime

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

Policy 3.19 Archaeology

Policy 3.20 Tall Buildings

Policy 3.28 Biodiversity

Policy 3.29 Development within the Thames Policy Area?

Policy 3.31 Flood Defences

Policy 5.1 Locating Developments

Policy 5.2 Transport Impacts

Policy 5.3 Walking and Cycling

Policy 5.6 Car Parking.

24. Southwark Supplementary Planning Documents

Bankside, Borough and London Bridge (Draft SPD, 2010)

Sustainable Design and Construction (SPD, 2009)

Sustainable Transport (SPD, 2010)

Section 106 Planning Obligations and CIL (SPD, 2015)

Sustainability Assessment (SPD, 2009)

Design and Access Statements (SPD, 2007).

Principle of development

25. At the heart of the NPPF is the presumption in favour of sustainable development. Amongst the key themes in achieving sustainable development are ensuring the vitality of town centres, promoting sustainable transport, supporting a strong economy, and delivering good design.

Land use

- 26. The application site is located within the central activities zone (CAZ); Bankside, Borough and London Bridge opportunity area, the Borough and Bankside district town centre and the Bankside Borough and London Bridge strategic cultural area.
- 27. The London Plan considers opportunity areas to be "the capital's major reservoir of

brownfield land with significant capacity to accommodate new housing, commercial and other developments linked to existing or potential improvements to public transport."

- 28. Southwark's Core Strategy reinforces the London Plan aspirations for development in the CAZ to support London as a world class city. The CAZ and opportunity areas are targeted as growth areas in the borough where development will be prioritised. The council will allow more intense development for a mix of uses in the growth areas and make sure development makes the most of a site's potential (strategic policy 1). Additionally, strategic policy 10 aims to protect existing business space and support the provision of up to 500,000 sq. metres of additional business floorspace and 25,000 new jobs in the Bankside, Borough and London Bridge opportunity area. The policy also seeks to protect existing business floorspace in the wider CAZ and town centre locations where up to 30,000 sq. metres of new business space will be encouraged. The Southwark Plan requires existing employment space to be re-provided when sites are developed.
- 29. The existing buildings on the site are under-utilised and do not maximise the efficient use of this central location. The proposed scheme would deliver a high quality office development which would provide a significant uplift in employment floorspace and the creation of approximately 1000 additional jobs. This is compliant with Southwark Plan and Core Strategy policies as well as fulfilling the principle of prioritising new development within the CAZ and opportunity areas. The principle of redevelopment is therefore strongly supported. The re-provision and enlargement of B1 office floorspace with high quality, modern and flexible office accommodation is welcomed as a significant benefit of the scheme in accordance with adopted local and regional policy and meets the Core Strategy objective of increasing the number of jobs in Southwark.
- 30. The small retail offering within the courtyard is also considered acceptable and while it is noted that retail functions would usually be positioned on street facing frontages rather than within a semi enclosed courtyard, the frontage onto Park Street is too small to sustain a retail function as well as office reception and Sumner Street receives limited footfall. As such the kiosk within the site is appropriate.
- 31. In order to support the vibrancy and vitality of the CAZ, London Plan policies 2.11 and 4.3 promote mixed use development, including housing, alongside increases in office floorspace. The London Plan nevertheless allows a degree of flexibility with respect to the provision of mixed uses in the CAZ, in recognition of the fact that it may not always be suitable to provide housing on site. The current proposal does not include any residential use. The Mayor's central activities zone SPG contains additional guidance on maintaining an appropriate mix of uses within the CAZ, setting out the weight that should be afforded to office use and CAZ strategic functions relative to residential. Paragraph 4.2.2 of the SPG requires the provision of residential development within the CAZ to be managed sensitively to ensure new development does not strategically constrain the overall supply of office floorspace, while also stating that the strategic need to enhance and sustain office and other strategic functions within the CAZ must be taken into account. It is noted that the site sits within an urban block of commercial uses and it is constrained by the Bear Gardens conservation area and the Alexandra Palace to St Pauls strategic view (LVMF1 A.2). Overall, given that it would not be appropriate to further increase the scale of the buildings, the inclusion of residential uses would compromise the level of employment which could be provided on the site. As such a solely office-based scheme is acceptable.

32. The proposed land use would provide a significant uplift in high quality office floorspace, improve employment opportunities and offer attractive frontages along Sumner Street, Park Street and Emerson Street. The proposal is therefore a welcome addition to the Bankside area and is fully supported.

Environmental impact assessment

33. It is considered that the proposed development does not constitute EIA development, based on a review of the scheme against both the EIA Regulations 2011 and the European Commission guidance. The scheme would not generate impacts of more that local significance which would warrant submission of an EIA.

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

Daylight

- 34. A daylight and sunlight report has been submitted which assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
- 35. The BRE sets out the rationale for testing the daylight impacts of new development through various tests. The first is the vertical sky component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of the original value before the loss is noticeable.
- 36. The second method is the no sky line (NSL) or daylight distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the no sky line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.
- 37. The following properties have been assessed as part of the daylight and sunlight assessment;
 - 16 New Globe Walk (Bear Pit Apartments)
 - 60A Davis House
 - 60B Pepys House
 - 1 30 Sumner Street
 - 31 50 Sumner Street
 - 51 70 Sumner Street
 - 71 100 Sumner Street.
- 38. Of the above properties, 16 New Globe Walk, 60A Davis House, 31 50 Sumner Street and 51 70 Sumner Street will all meet the BRE guidelines and as such it is considered that there will be no adverse impact on these dwellings. The results for the remaining units are considered below:

60B Pepys House

39. This building has three windows that would see a reduction in VSC of more than 20% of existing values. Two of these windows serve a living room/kitchen/diner with the remaining window serving a bedroom. These windows would experience a loss of VSC between 25.76% and 26.41% with residual VSC values of between 8.89% and 11.55%. In terms of daylight distribution, only the bedroom would see a reduction in sky visibility in excess of 20%. While VSC levels will be reduced beyond the 20% BRE guidelines, the actual area receiving daylight is not significantly reduced. The proposed VSC levels taken alongside the daylight distribution levels are considered to be reasonable in an urban location.

1 - 30 Sumner Street

- 40. A total of 55 rooms and 95 windows within this building have been assessed. It is noted that 36 of the 95 windows would experience a loss of VSC in excess of 20% with losses in the range of 20.2% to 59.66%. 33 of these windows previously had a VSC level in excess of 27% and will experience a greater than 20% reduction in VSC. The remaining three windows had existing VSC levels below 27% and will also experience more than a 20% reduction.
- 41. Of the 55 rooms assessed against the daylight distribution criteria, only one would see a reduction in sky visibility in excess of 20%. The remaining 54 would be within the thresholds set by the BRE to conclude that there would be no noticeable loss.
- 42. All of the affected windows serve bedrooms. The BRE recognises that bedrooms are generally less sensitive than living rooms to reductions in daylight. As such, while it is recognised that this impact is noticeable, it is considered the be acceptable on balance as a reduction in daylight levels to these bedrooms is not considered to reduce their functionality or amenity levels to a detrimental level.

71 - 100 Sumner Street

43. A total of 59 rooms and 90 windows within this building have been assessed. It is noted that all 90 windows will experience a loss of VSC in excess of 20%, with losses in the range of 21.99% to 79.79%. A total of 65 of these windows previously had a VSC level in excess of 27% and will experience a greater than 20% reduction in VSC. The remaining 25 windows had existing VSC levels below 27% and will also experience more than a 20% reduction. The tables below outline the range of losses in relation to room types in more detail:

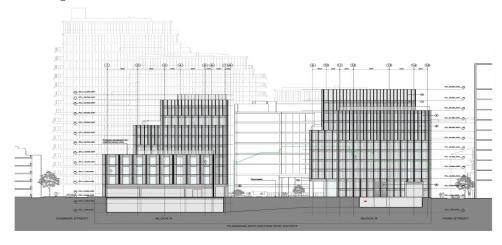
Room type	Number of rooms	Range of VSC loss (%)
Bedroom	40	21.99 - 47.19
Living room	9	33.43 - 47.3
Living/kitchen/diner	1	27.89 - 29.89
Kitchen	9	34.97 - 79.79

44. The majority of windows (74%) will retain VSC levels in excess of 15% VSC. Of the 59 rooms assessed against the daylight distribution criteria, 48 would see a reduction in sky visibility in excess of 20%. The remaining 11 would be within the thresholds set by the BRE to conclude that there would be no noticeable loss.

Conclusion on daylight

- 45. The results of the daylight assessment do reveal that there would be a number of rooms that would not meet the relevant daylighting standards of the BRE, with those flats to the south of the site particularly affected (1 30 and 71 100 Sumner Street). A total of 76 rooms would experience a loss of VSC in excess of 20%. The majority of these rooms are bedrooms (59 rooms 76%) which are considered to be less sensitive to reductions in daylight. It is also noted that some rooms will experience significant losses of VSC and Officers would consider losses in excess of 40% as a major adverse impact. In this respect there are 41 windows (28 rooms) windows that will experience a loss of more than 40% VSC.
- 46. Undoubtedly the most affected building is that at 71 100 Sumner Street. At present it overlooks a large single storey shed building and storage yard/parking area. The existing buildings are therefore substantially lower than surrounding building heights particularly given the context of the site within a central London location and as such, the adjacent buildings receive higher levels of daylight than would normally be achieved in central London. As such, any increase in height on the application site would be likely to have an impact on daylight and sunlight to adjacent properties.
- 47. The reductions in daylight, while significant, would result in levels comparable with other properties within the wider Bankside area and the level of impact is therefore not untypical for a central London location.
- 48. The proposed buildings broadly mirror the height of the Sumner Buildings as they front the street, and are set behind a widened pavement. The upper floors are then set back behind this building line to reduce the perceived mass of the buildings. This minimises any overbearing impact on, or oppressive relationship with the existing residential buildings. While the impacts to a substantial number of rooms would fail to meet the relevant standards of the BRE, other factors such as the high quality of design of the proposal, increased employment floorspace and absence of other amenity impacts such as overlooking or sense of enclosure as well as the improvement to the urban environment and public realm should be given weight. On balance, the impact on Sumner Buildings, which has its primary rooms facing south, would not warrant refusal of a scheme which has significant broader benefits for the local economy and environment.

Section through Park Street and Sumner Street



Sunlight

- 49. All of the windows facing within 90 degrees of due south have been assessed with regard to impact on sunlight. The BRE guide states that if a window can receive 25% of summer sunlight, including at least 5% of annual probable sunlight hours between 21 September and 21 March, then the room would be adequately sunlight. A reduction in APSH of more than 20% is considered to be an adverse impact.
- 50. The applicant's daylight and sunlight study demonstrates that there will be no adverse impacts from loss of sunlight as there are very few south facing residential windows looking onto the site and those that do meet the BRE requirements.

Overlooking, outlook and privacy

51. The proposed development is a sufficient distance (15 metres) from the nearest residential properties on Sumner Street to ensure that there will be no adverse impact on overlooking, loss of outlook or loss of privacy. While this distance is slightly shorter on Park Street (11.5 metres), the nearest properties are not in residential use and, as such, there are no amenity concerns. It is also noted that the office terraces have the potential for disturbance so the hours of use of the terraces will be controlled by condition. The impact on views is considered in more detail in the design section below.

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

52. It is not anticipated that there will be any conflict of use that would have any adverse impact on occupiers of the proposed retail or office spaces.

Transport issues

53. Saved policy 5.1 of the Southwark Plan seeks to ensure that development is located near transport nodes or, where they are not, it must be demonstrated that sustainable transport options are available to site users and sustainable transport is promoted. In addition, saved policy 5.6 of the Southwark Plan requires development to minimise the number of car parking spaces provided and include justification for the amount of car parking sought taking into account the site public transport accessibility level (PTAL), the impact on overspill car parking, and the demand for parking within the controlled parking zones.

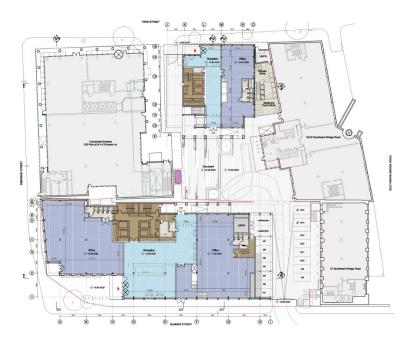
Public transport accessibility

54. The site has the highest level of public transport accessibility with a PTAL level of 6b, rated on a scale of 1 to 6 where 1 represents low accessibility and 6b the highest accessibility. There are several railway and London Underground stations near the site including Waterloo, Blackfriars, London Bridge and Southwark. The site is well connected to the London bus network, cycle routes and walking routes. Cycle superhighway 7 runs along Southwark Bridge Road to the east of the site and the nearest part of the Transport for London Road Network (TLRN) is Southwark Street, 150 metres to the south. Cycle hire services are also available a short distance to the north on New Globe Walk.

Access

- 55. The proposed development would retain a single vehicular access point on Sumner Street although an access point on Park Street would be retained for emergency use. As such the existing crossover on Sumner Street would be retained and the crossover on Emerson Street would be removed. There were originally concerns from the council's transport team regarding visibility splays for vehicles exiting the site and also for vehicles manoeuvring into parking space M1. The access at Sumner Street has been amended and the materials in use on the building next to parking space M1 have been changed to offer increased visibility. Officers now consider the issue of visibility splays to have been resolved.
- 56. The proposed buildings are arranged around a central courtyard space and a public pedestrian route through the site is being provided linking Sumner Street with Park Street and this is fully supported.

Site layout



Servicing

57. The proposal is to service the development fully on-site. This would be achieved through an appointments-based booking system that would ensure servicing vehicles had to arrive within a pre-determined timeframe. This would manage the number of vehicles accessing the site and would manage arrivals and departures to minimise conflicts and disturbance. Servicing on-site is fully supported and details of vehicle movements within the courtyard as well as additional details of the servicing strategy will be secured through the section 106 legal agreement. This will minimise conflicts between the retail kiosk, users of the public space and servicing vehicles.

Car parking

58. There are 35 existing car parking spaces on the site. These spaces are used by Motability, the tenant of the neighbouring building on Southwark Bridge Road and are a

requirement of their lease. Although the proposed scheme would incorporate no new car parking, it is proposed to retain 15 of the 35 existing car parking spaces on the site for the continued and exclusive use of Motability. As such, the development would not provide any car parking for the proposed office buildings or staff.

Cycle parking

59. Cycle parking provision would exceed the minimum requirements of the London Plan, with a total of 229 long-stay spaces and 14 short-stay spaces to be created. Of the long-stay cycle spaces, 156 will be provided in Block A (fronting Sumner Street) and 73 will be provided in Block B (fronting Park Street). Of the short stay cycle spaces, 12 will be provided in Block A and 11 will be provided in Block B. The long-stay spaces will be accommodated within the proposed basement while the short-stay spaces will be installed externally near the main entrance to the proposed development. A total of 22 showers would be provided to support the cycle parking along with associated facilities such as changing areas and lockers.

Other matters

- 60. The development will introduce further demand for cycle hire into the area, which is already significant. For this reason, Transport for London seeks a contribution of £200,000 for the introduction of a new cycle hire docking station. An 'on-highway' location would be required for such a docking station with a location to be agreed by Transport for London with the current preferred option to be for a joint docking station for both this development and the approved development at 185 Park Street. The location of the proposed station is yet to be agreed however this will be secured through a section 106 agreement and in consultation with Transport for London and the council's highways team. The proposed cycle storage provision is a positive aspect of the scheme, appropriate in this highly-accessible central London location, and will support the council's sustainable transport objectives.
- 61. A long standing objective of the council is the introduction of a QuietWay for cyclists to join onto the cycle superhighway on Southwark Bridge Road. The applicant has agreed to provide a £25,000 contribution towards the implementation of this section of the QuietWay along Sumner Street. This, together with the financial contribution of £200,000 towards the cycle hire docking station, will be secured within the section 106 legal agreement. Additionally, a demolition environmental management plan; construction environmental management plan; service management plan and travel plan will also be secured as part of the legal agreement.

Design issues

Overview

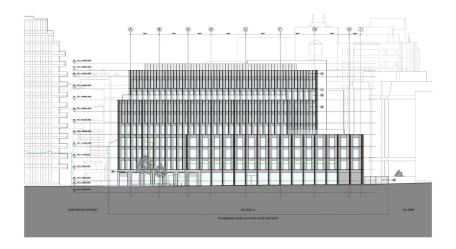
- 62. The application proposes to demolish a small office building on Park Street and a modern industrial warehouse accessed from Emerson Street. Neither of these buildings has any historic or townscape merit and their demolition brings the opportunity to create buildings of a more appropriate scale and design quality for this area.
- 63. The sites do not include listed buildings and they are not located in a conservation area. To the north is the Bear Gardens conservation area. The Park Street site can be viewed

from within the conservation area and as such affects the setting of this historic district. To the east of the site along Sumner Street is the Tate Modern Gallery, which is the focus for significant visitor activity.

Site layout and massing

- 64. The arrangement of the two blocks is logical and seeks to reinforce the existing street pattern on all three street frontages and create a good sized courtyard at the heart of the development which will act as a visual and commercial amenity for future occupiers.
- 65. On Park Street the proposed block follows the building line of the adjacent buildings. This street has a narrow pavement and is currently lined with trees. The arrangement is appropriate and follows the prevailing building line.

Sumner Street elevation

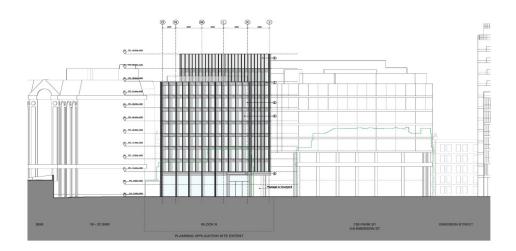


- 66. On Sumner Street the block is set-back from the back edge of the existing narrow pavement to create a widened footway. A narrow parking court (containing the reallocated parking for Motability) is located between the existing Intel House and the proposed new development. At the junction of Sumner and Emerson Street, the block is set back further to offer a clear view to the entrance, and enables the planting of street trees. This will complement the existing trees on the adjacent site at 185 Park Street which will sit within a residential garden in the recently consented scheme for that site.
- 67. The tallest building rises to a maximum height of 42.85 metres AOD. The massing is in simple rectangular forms that step up and back from the street. The massing is sensitively distributed across the site, rising to the corner of Emerson and Sumner Streets and away from the sensitive views out of the conservation area to the north. On the whole, the height, scale and massing of the proposed development are considered to be acceptable, relating well to the immediate context and providing a suitable response to the surrounding built environment. The site layout is also of merit and will create a discoverable public route weaving from Park Street through a new high-quality public space to Sumner Street.

Tall buildings

68. As both proposed blocks exceed 30 metres in height, they constitute 'tall buildings' as defined by the saved policies of the Southwark Plan. In this context of the commercial heart of Bankside and the close proximity to the river, the proposed blocks reflect the prevailing height of the existing modern buildings in the area. The two proposed buildings would be of such a height that they would sit below a number of buildings to the north and thus neither block is considered to be significantly taller than the nearby buildings. Furthermore, the proposed buildings would not appear in the background of the Alexandra Palace to St Paul's strategic view (LVMF 1A.2). For these reasons, the location is appropriate for this scale of building and the respective heights of 41.0 metres and 42.85 metres AOD are not considered excessive. The key principles of saved policy 3.20 of the Southwark Plan are, therefore, considered to be met.

Park Street elevation



Architectural design

69. The blocks are designed as crisp geometrical forms and proposed to be clad in glass with deep-set bronze anodised fins. The choice of materials reflects the industrial heritage of the site where a metalworking site was located in the early twentieth century. At the main entrances, the cladding changes to a more tactile stone to form easily recognisable entrance porticos. The proposed buildings are highly articulated with stepped receding rectangular blocks setting back from the street as they rise to their maximum height. The cladding strategy complements this architectural concept with deep set fins emphasised and widely spaced at the base where the building is designed to engage with the street frontage and narrowing progressively with each receding stepped form. This cladding strategy has the effect of breaking up the mass of the building successfully and distinguishing each receding form. At the same time, the closely spaced deep-set fins of the upper floors will limit oblique views of the residential properties nearby. The design is undoubtedly high in quality. The choice of materials is appropriate and the detailed design demonstrates confidence and finesse

View along Sumner Street



Views

70. Section 6.9 of the Design and Access Statement includes four local views of the proposed development in context. These views demonstrate that there is limited visibility of the site around the area of the unlisted Globe Rehearsal building when viewed from the Bear Gardens. This limited visibility complements and enhances the Conservation Area, giving it a well-formed and high quality edge to the south. This will have the effect of enhancing the character and appearance of the Conservation Area and is justified. While the cladding materials are modern, they echo the recently completed developments within the conservation area itself and the neutral, relatively muted palette of the proposed development will contrast appropriately in this historic context.

Landscape and public realm

71. The scheme's contribution to the landscape, especially the improved public realm of Sumner Street and the landscaped courtyard deliver significant improvements to the area. The street frontages coupled with the articulated and high quality architectural design will enhance the character of the area. Finally, the views demonstrate that the scheme will complement the skyline and contribute positively to an appreciation of the area.

Public realm



Design Review Panel

- 72. The Southwark DRP reviewed the proposal in September 2016. In conclusion, the panel generally endorsed the scheme and felt the design held some promise. They expressed their confidence in the ability of the designers and asked them to consider if the two buildings should be clad in different materials to reflect the varying character of the streets to stop it from appearing like a 'super block'. The panel also suggested that the courtyard could be designed as a public 'through route' to offer increased permeability across the site from Sumner Street to Park Street. The panel felt this could be facilitated by an improved landscape scheme for the courtyard and clear active routes across the site from Sumner Street to Park Street, bypassing Emerson Street.
- 73. The design has responded to the matters raised by the design review panel, with each building designed to relate to its own particular street frontage. At the same time, the consistent cladding will give the development a more comprehensive feel but these modest interventions onto Park Street and Sumner Street separated as they are by other large blocks will not possess the appearance of a 'super block' as they will never be visible in a single view.
- 74. The courtyard is modest in scale and the proposed discoverable route connecting Sumner Street to Park Street, which would be accessible at all times by the general public, would not compromise the character of Emerson Street; rather, it would improve the permeability of this part of Bankside and represent a high-quality contribution to the public realm.

Heritage impacts

75. The proposal responds well to the historic context of the adjacent conservation area and will preserve and, in some instances, enhance its setting.

Archaeology

- 76. The site lies within the Borough, Bermondsey and Rivers archaeological priority zone (APZ) and is very close to three scheduled monuments: the Rose Theatre, the Globe Theatre and the recently designated Hope Theatre and Bear-baiting arenas.
- 77. The Rose Theatre is an internationally important archaeological site, famous for its associations with William Shakespeare, Christopher Marlowe and others. Its role in the development of theatres, theatre-going and literature is exceptional, but it also has significance with regard to its role in archaeological planning history and the development of preservation in situ strategies. In terms of group value, the associated contemporary scheduled monuments can also be seen to be of international importance.
- 78. The applicants have submitted a desk based assessment however; following advice from the council's archaeologist; they have also undertaken archaeological trench based evaluation. In summary, the evaluation shows that archaeological deposits survive on this site, but they have been compromised by later construction and are likely to be fragmentary in nature and to survive only in localised areas across the site. On present evidence it is expected that the site will contain archaeological remains which will inform recognised national and Greater London archaeological research objectives. The desk based assessment and evaluation indicates that it is probable that these remains will be

of local or regional significance, and does not indicate that deposits demonstrably of equivalent significance to the nearby scheduled monuments and requiring preservation in situ are present. As such, and to mitigate any potential impact on the adjacent archaeological heritage, various archaeological conditions in relation to groundwater sampling, archaeological survey and below ground design are recommended.

Impact on trees

79. The application site and immediate area contains seven trees of which four would be retained and three would be removed. Of the three trees identified for removal one is a poor quality category U tree and two are designated as category C and located within a small planter close to the vehicular access on Sumner Street. The council's urban forester has reviewed the proposal and considers the tree removals acceptable subject to re-planting and tree protection for the retained trees. This includes pruning works to the retained tree on the corner of Emerson Street and Sumner Street as well as additional tree planting along Sumner Street and within the central open space. This will be secured alongside a hard and soft landscaping scheme by way of a planning condition which will also secure details of the species of trees that will be planted as well as stem girth and canopy cover.

Planning obligations (section 106 undertaking or agreement)

- 80. Saved policy 2.5 of the Southwark Plan and policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the recently adopted section 106 planning obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the community infrastructure levy regulation 122 which requires obligations be:
 - necessary to make the development acceptable in planning terms
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 81. Following the adoption of Southwark's community infrastructure levy (SCIL) on 1 April 2015, much of the historical toolkit obligations such as education and strategic transport have been replaced by SCIL. Only defined site specific mitigation that meets the tests in regulation 122 can be given weight.

Section 106

82. After detailed evaluation, the following table sets out the required site specific mitigation and the applicant's position with regard to each point:

Planning obligation	Mitigation	Applicant position
Employment during construction	37 sustained jobs to unemployed Southwark residents, 37 short courses, and take on 9 construction industry apprentices during the construction phase, or meet the employment and training contribution which is a maximum of £178,150.	
Employment in the development	A development of this size and with the proposed employment densities would be expected to deliver 115 sustained jobs for unemployed Southwark residents at the end phase, or meet the Employment and training contribution which is a maximum of £494,500.	
Transport - site specific	£25,000 towards the implementation of a QuietWay on Sumner Street.	
Transport for London	£200,000 towards cycle-hire docking station.	Agreed in principle however there is an alternative proposal to create a larger docking station to serve both this development and the 185 park Street development. This is currently under discussion with TfL and will be finalised and secured as part of the section 106 agreement.
Cross Rail	£613,935	Agreed
Public realm	In addition to re-paving as part of S.278 works, £100,000 is required towards improvements to Tate Park in order to improve planting, street furniture and other improvements given that the park will be used by office staff.	Agreed

Archaeology	£11,171 towards the site's archaeological requirements and monitoring and an additional £80,000 towards the Rose Theatre and other improvements such as information boards for local heritage assets in order to mitigate potential adverse impacts arising from the proximity of the proposed development to the archaeological heritage and to promote education and knowledge of the local areas history.	
Carbon Offset - Green Fund	£69,678	Agreed
Trees	Not specifically required unless highways issues prevent some of the proposed trees from being planted in which case a contribution will be sought - £3,000 per tree.	
Total	£1,099,784	
Admin charge (2%)	£21,995.68	

- 83. The section 106 agreement will also secure a demolition environmental management plan, construction environmental management plan, construction logistics plan, travel plan and service management plan. The contributions and in lieu works detailed in the table above will also be secured under the section 106 agreement alongside any section 278 highways works and amendments to the traffic management order.
- 84. In the event that an agreement has not been completed by 31 October 2017, the committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

"In the absence of a signed section 106 agreement, there is no mechanism in place to avoid or mitigate the impact of the proposed development on public realm, transport network or employment and the proposal would therefore be contrary to saved policy 2.5 'Planning obligations' of the Southwark Plan and Policy 14 - 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 planning obligations' 2015, and Policy 8.2 'Planning obligations of the London Plan."

Community infrastructure levy

85. Section 143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material "local financial"

- consideration" in planning decisions. The requirement for Mayoral and Southwark CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker.
- 86. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail. The levy is applied to all developments at a rate of £35 (plus indexation) per square metre in Southwark. Southwark CIL in this location has a rate of £125 for retail and £70 for office. SCIL is to be used for infrastructure that supports growth with a Southwark commitment to spend at least 25% locally.
- 87. The following rational has been used to calculate the floorspace of the proposed development in terms of CIL calculations:
 - Existing floor space of 1,950sqm of which 68% is class B8 floorspace and 32% is class B1 office space
 - Proposed floor space of 17,541sqm of which 17,530sqm is office and 11sqm is retail
 - And that the existing floor space has been used for 6 months in the last 36 months.
- 88. Using the calculations above, the proposed development generates a Mayoral CIL payment of £545,685 based on a 15,591sqm increase in total floor space at £35 per sqm. It should be noted that the development generates a Cross Rail payment as well, which Mayoral CIL can be credited towards.
- 89. Likewise the development generates a Southwark CIL payment of £1,067,332 based on:
 - 17,541sqm x 0.99 (proportion of increased floor space as office) = 17,355sqm x £70sqm = £1,215,591
 - 17,541sqm x 0.01 (proportion of increased floor space as retail) = 175sqm x £125sqm = £21,926.

Sustainable development implications

Carbon reduction

- 90. The energy strategy demonstrates how the energy hierarchy has been applied to the proposed development in order to achieve the carbon reduction targets set out in strategic policy 13 of the Core Strategy and the London Plan. The Core Strategy and the London Plan also state that there is a presumption that all major development proposals will seek to reduce carbon dioxide emissions by at least 20% through the use of on-site renewable energy generation wherever feasible. In addition, the London Plan expects developments to achieve a reduction in carbon dioxide emissions of 35% over part L of the 2013 building regulations.
- 91. The proposed development will incorporate PV panels and air source heat pump technology alongside a range of 'Be Lean, Be Clean, Be Green' principles that result in an overall carbon reduction of 26% over part L of the 2013 building regulations. It is noted that this is below the expected 35% and the applicant has investigated the feasibility of the CHP scheme that would provide for a greater saving however, due to the intermittent

heat load requirements, CHP is not considered an appropriate technology for this site. The carbon saving shortfall 38.71 tonnes of CO² below the 35% requirement will need to be captured by the carbon offset Green Fund. This requires a payment of £1,800 per tonne which equates to £69,678. This will be included within the section 106 legal agreement.

BREEAM

92. The new building will be required to meet BREEAM 'Excellent' and a BREEAM preassessment has been submitted with the application demonstrating that this category is achievable. Attaining BREEAM 'Excellent' for the overall development will be a conditioned requirement of any consent issued.

Other matters

Ecology

93. The council's ecology officer has reviewed the ecology statement submitted with the application and agrees with its findings. Subject to conditions regarding biodiverse roofs, bird and bat boxes, the ecology officer support the proposed development.

Air quality and noise

94. The site lies within an air quality management area and the applicant has submitted an air quality assessment alongside a noise assessment in order to assess the impact of the development on these two topics. Any potential impacts with regard to air quality and noise can be adequately mitigated by way of planning conditions, as recommended by the council's environmental protection team.

Flood risk

95. The site is located within flood zone 3 which is considered to be an area of high risk of flooding due to the proximity of the tidal River Thames. The site is protected by the Thames Barrier and related defences. A flood risk assessment has been submitted with the application and the Environment Agency has been consulted on the proposal, with no objections raised following amendments made by the applicant on advice from the Environment Agency.

Conclusion on planning issues

- 96. The development would significantly enhance the quantum and quality of office accommodation on the site in accordance with local and regional policy. The location of the site makes it ideal for office use and meets the aspirations of the Mayor's guidance on sites within the central activities zone as well as the aspirations of the Borough, Bankside and London Bridge opportunity area. The proposal would greatly improve the employment offer in the area while providing, public courtyard space and small scale retail to serve both workers and residents. The development will provide approximately 1000 additional jobs on the site and this is welcomed.
- 97. The proposal involves the provision of two tall buildings and these have been considered carefully against the requirements of the London Plan and local design policies. The

buildings sit comfortably within the surrounding townscape, and the changing context resulting from recent planning permissions for larger scale buildings. Although the proposal would be visible from a number of vantage points, this is not considered to be harmful or unduly prominent. Officers consider that the scheme has an exemplary standard of design which would be a positive addition to the area. Furthermore the impacts on the adjacent Bear Gardens conservation area are not considered to be harmful and the building has an acceptable impact on both local and strategic views.

- 98. It is acknowledged that there will be an adverse impact on daylight to the properties along Sumner Street, primarily affecting bedroom windows. This impact must be assessed in the context of a number of key considerations. The neighbouring residents currently have an unobstructed outlook over low rise buildings, resulting in daylight levels which would not typically be expected in a central London area. The proposed buildings mirror the height of Sumner Buildings at street edge, with the higher elements significantly set back; this reduces the sense of enclosure or overbearing presence in residents' outlook. The design of the new building is very high quality. On balance, while recognising the impacts, it is concluded that the merits of the scheme, and the context within which it would sit, would not justify the refusal of planning permission. The proposal would be capable of generating significant economic benefits for the local and wider area, would also seek to enhance pedestrian movement in the local area through creating a north/south public route through the site and these are significant benefits of the scheme.
- 99. In line with the requirements of the NPPF, the council has applied the presumption in favour of sustainable development. The proposed development would accord with sustainable principles and would positively promote a high quality office development and an effective use of land that meets the Council's aspirations for the area. It is therefore recommended that permission be granted, subject to conditions as set out in the attached draft decision notice, completion of a section 106 agreement on terms as set out above, and referral to the Greater London Authority.

Community impact statement

- 100. 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) There are no issues relevant to particular communities/groups.
 - c) There are no likely adverse or less good implications for any particular communities/groups.

Consultations

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

Consultation replies

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

Summary of consultation responses

Better Bankside

103. Better Bankside have provided very detailed comments and in summary, have raised concerns that the level of cycle parking could be inadequate as well as a suggestion that zero emission vehicles be used to service the development. Additionally, Better Bankside seek to keep the public realm open until late in the evening and at weekends; prevention of the use of privacy screening on the ground floor street facing frontages of the building; would also like more detail on the service and delivery plans and encourages the developer to sign up to membership of the Bankside and London Bridge Logistics Group. Additional comments have been made regarding the site boundaries and their possible impact on the delivery of a quality public realm due to the various land ownership issues. Response: Noted. Given that the ground floor frontages serve lobby and circulation spaces it is not anticipated that privacy screening would be used. As such officers are not of the view that a specific condition is required. The level of cycle parking being proposed meets the standards as set out on the further alterations to the London Plan and is supported by Transport for London.

Environment Agency

104. No objection subject to conditions regarding groundwater contamination, remediation and sustainable urban drainage systems. Response: Noted and agreed. The relevant conditions will be attached to any consent issued.

Greater London Authority

105. No objection subject to further information and clarification regarding carbon dioxide emissions savings and car parking. **Response:** Noted. The applicant has agreed to pay a contribution to the carbon offset fund to bridge the shortfall in CO² savings.

London Fire Brigade

106. No objections. Response: Noted.

Metropolitan Police

107. No objection, the development should be required to achieve Secured by Design certification. Response: Noted and agreed, the relevant condition will be attached to any consent issued.

Natural England

108. No objections. **Response:** Noted.

Thames Water

109. No objection subject to conditions regarding piling and informatives regarding water pressure and surface water drainage. **Response**: Noted.

Transport for London

- 110. No objections subject to ensuring that the retained car parking is converted to another use when the lease expires, securing a travel plan (including monitoring and review) as part of the section 106 agreement, securing a delivery and servicing plan (DSP), a construction logistics plan (with consultation to TfL). TfL also require £200,000 towards the creation of a new cycle hire docking station. Response: Noted and agreed, the relevant clauses will be secured as part of the section 106 agreement and the issue of the car parking and its status after the lease on the adjacent property has expired is still under discussion.
- 111. Following neighbour consultation, four letters of objection have been received, the main points of which have been summarised and addressed below:
 - There is an error in the daylight and sunlight assessment as the results for 16
 New Globe Walk are in fact 14 New Globe Walk. Response: The assessed
 property is the Bear Pit Apartments.
 - The proposed building is too high given the narrowness of the streets. Response:
 The proposed buildings on Park Street and Sumner Street effectively mirror the height of the surrounding buildings on street and step up and away from the street to ensure that they would not be overbearing.
 - Objection: Buildings on Park Street and Sumner Street will be affected in terms of daylight and sunlight. Response: The report at paragraphs 39 - 57 notes acknowledges the impact on properties on Sumner Street and Park Street.
 - The materials being proposed are not reflective of the area and brick would be more in-keeping with the historic character of the area. Response: A range of materials are employed on surrounding buildings with there being no singular material that is representative of the area. As such, the high quality, robust materials proposed by the applicant are considered acceptable subject to reviewing samples and this would be a conditioned requirement of any consent that is issued.
 - Park Street and Sumner Street are regularly blocked by vans and trucks. The noise of reversing trucks is regularly heard at very unsociable times. Any new development needs to be sensitive to the narrowness of the streets both during the build phase and once the building is occupied by the new tenants. Response: As part of the section 106 legal agreement, the developer would need to submit detailed construction logistics plans, demolition/construction environmental management plans and service management plans, all of which would mitigate any potential adverse impacts in terms of traffic and disturbance to residents.
 - This is not the only proposed development on Park Street. It is important that the

various plans work in conjunction with each other, as well as in sympathy with the neighbourhood. **Response**: Noted and agreed, various partner agencies such as TfL and the council's own highways and transport teams would be consulted on the plans to ensure clarity.

• The proposal, involving the construction of basements to the depth of approximately 6m and 7m 10 metres south of the scheduled ancient monument of the Rose Theatre, has the potential to significantly impact upon the long-term preservation of the archaeological remains. Response: Noted, the council's archaeologist has recommended various conditions in order to preserve the archaeological remains.

Human rights implications

- 112. 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.
- 113. This application has the legitimate aim of providing new offices. 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/1523-133	Chief Executive's	Planning enquiries telephone:
	Department	020 7525 5403
Application file: 16/AP/4569	160 Tooley Street	Planning enquiries email:
	London	planning.enquiries@southwark.gov.uk
Southwark Local Development	SE1 2QH	Case officer telephone:
Framework and Development		020 7525 5365
Plan Documents		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	Terence McLellan, Planning Officer			
Version	Final			
Dated	21 February 2017			
Key Decision?	? No			
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER				
Officer Title Comments sought Cor			Comments included	
Strategic Director of Finance and Governance		No	No	
Strategic Director, 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		23 February 2017		

APPENDIX 1

Consultation undertaken

Site notice date: 10/11/2016

Press notice date: 17/11/2016

Case officer site visit date: Several, most recently 1 February 2017

Neighbour consultation letters sent: 14/11/2016

Internal services consulted:

Ecology Officer
Economic Development Team
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:

City Of London
English Heritage Ancient Scheduled Monuments
Environment Agency
Greater London Authority
Historic England
London Fire and Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Natural England - London Region and South East Region
Thames Water - Development Planning
Transport for London (referable and non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

30 Maiden Lane London SE1 9HG	Flat 12 Benbow House SE1 9DS
28 Maiden Lane London SE1 9HG	Flat 11 Benbow House SE1 9DS
26 Maiden Lane London SE1 9HG	Flat 10 Benbow House SE1 9DS
32 Maiden Lane London SE1 9HG	Flat 13 Benbow House SE1 9DS
39 Park Street London SE1 9EA	Flat 17 Benbow House SE1 9DS
37 Park Street London SE1 9EA	Flat 15 Benbow House SE1 9DS
34 Maiden Lane London SE1 9HG	Flat 14 Benbow House SE1 9DS
16 Maiden Lane London SE1 9HG	Flat 5 Benbow House SE1 9DS
14 Maiden Lane London SE1 9HG	Fourth Floor Wigglesworth House SE1 9HH
12 Maiden Lane London SE1 9HG	Flat 6 Benbow House SE1 9DS
18 Maiden Lane London SE1 9HG	Flat 9 Benbow House SE1 9DS
24 Maiden Lane London SE1 9HG	Flat 8 Benbow House SE1 9DS
22 Maiden Lane London SE1 9HG	Flat 7 Benbow House SE1 9DS
20 Maiden Lane London SE1 9HG	Flat 27 Benbow House SE1 9DS
59 Park Street London SE1 9EA	Flat 26 Benbow House SE1 9DS

57 Dark Stroot Landon SE1 0EA	Flat 25 Benbow House SE1 9DS
57 Park Street London SE1 9EA	
55 Park Street London SE1 9EA	Flat 28 Benbow House SE1 9DS
61 Park Street London SE1 9EA	Flat 31 Benbow House SE1 9DS
67 Park Street London SE1 9EA	Flat 30 Benbow House SE1 9DS
65 Park Street London SE1 9EA	Flat 29 Benbow House SE1 9DS
63 Park Street London SE1 9EA	Flat 20 Benbow House SE1 9DS
45 Park Street London SE1 9EA	Flat 19 Benbow House SE1 9DS
43 Park Street London SE1 9EA	Flat 18 Benbow House SE1 9DS
41 Park Street London SE1 9EA	Flat 21 Benbow House SE1 9DS
47 Park Street London SE1 9EA	Flat 24 Benbow House SE1 9DS
53 Park Street London SE1 9EA	Flat 23 Benbow House SE1 9DS
51 Park Street London SE1 9EA	Flat 22 Benbow House SE1 9DS
49 Park Street London SE1 9EA	17 Sumner Buildings Sumner Street SE1 9JX
10 Maiden Lane London SE1 9HG	3 Bear Pit Apartments 14 New Globe Walk SE1 9DR
7 Perkins Square London SE1 9HU	2 Bear Pit Apartments 14 New Globe Walk SE1 9DR
5 Perkins Square London SE1 9HU	1 Bear Pit Apartments 14 New Globe Walk SE1 9DR
3 Perkins Square London SE1 9HU	4 Bear Pit Apartments 14 New Globe Walk SE1 9DR
9 Perkins Square London SE1 9HU	7 Bear Pit Apartments 14 New Globe Walk SE1 9DR
15 Perkins Square London SE1 9HU	6 Bear Pit Apartments 14 New Globe Walk SE1 9DR
13 Perkins Square London SE1 9HU	5 Bear Pit Apartments 14 New Globe Walk SE1 9DR
11 Perkins Square London SE1 9HU	Suite Three Part First Floor South Building 185 Park Street SE1
TT Offine equals condon of total	9DY
12 Gatehouse Square London SE1 9HN	
12 Gateriouse Square Loridori SET 91114	Suite Seven Part First Floor South Building 185 Park Street SE1 9DY
11 Catabayaa Sayara Landan SE1 OHN	
11 Gatehouse Square London SE1 9HN	Tenth Floor Riverside House SE1 9HA
10 Gatehouse Square London SE1 9HN	South Building Ground Floor 5 185 Park Street SE1 9DY
13 Gatehouse Square London SE1 9HN	Unit 16 100 Southwark Street SE1 0SW
1 Perkins Square London SE1 9HU	17 Bear Pit Apartments 14 New Globe Walk SE1 9DR
15 Gatehouse Square London SE1 9HN	16 Bear Pit Apartments 14 New Globe Walk SE1 9DR
14 Gatehouse Square London SE1 9HN	15 Bear Pit Apartments 14 New Globe Walk SE1 9DR
19 Porter Street London SE1 9HD	18 Bear Pit Apartments 14 New Globe Walk SE1 9DR
17 Porter Street London SE1 9HD	21 Bear Pit Apartments 14 New Globe Walk SE1 9DR
15 Porter Street London SE1 9HD	20 Bear Pit Apartments 14 New Globe Walk SE1 9DR
2 Maiden Lane London SE1 9HG	19 Bear Pit Apartments 14 New Globe Walk SE1 9DR
8 Maiden Lane London SE1 9HG	10 Bear Pit Apartments 14 New Globe Walk SE1 9DR
6 Maiden Lane London SE1 9HG	9 Bear Pit Apartments 14 New Globe Walk SE1 9DR
4 Maiden Lane London SE1 9HG	8 Bear Pit Apartments 14 New Globe Walk SE1 9DR
5 Porter Street London SE1 9HD	11 Bear Pit Apartments 14 New Globe Walk SE1 9DR
3 Porter Street London SE1 9HD	14 Bear Pit Apartments 14 New Globe Walk SE1 9DR
1 Porter Street London SE1 9HD	13 Bear Pit Apartments 14 New Globe Walk SE1 9DR
7 Porter Street London SE1 9HD	12 Bear Pit Apartments 14 New Globe Walk SE1 9DR
13 Porter Street London SE1 9HD	Str Global Ltd Blue Fin Building SE1 0TA
11 Porter Street London SE1 9HD	3 Canvey Street London SE1 9AN
9 Porter Street London SE1 9HD	20 Sumner Street London SE1 9JZ
69 Park Street London SE1 9EA	18 Sumner Street London SE1 9JZ
Flat 11 Old Theatre Court SE1 9ES	5 Canvey Street London SE1 9AN
Flat 10 Old Theatre Court SE1 9ES	Second Floor East Wing Blue Fin Building SE1 0TA
Flat 9 Old Theatre Court SE1 9ES	Second Floor Excluding East Wing Blue Fin Building SE1 0SU
Flat 12 Old Theatre Court SE1 9ES	7 Canvey Street London SE1 9AN
Flat 16 Old Theatre Court SE1 9ES	18 Great Guildford Street London SE1 0FD
Flat 15 Old Theatre Court SE1 9ES	90b Southwark Street London SE1 1RQ
Flat 13 Old Theatre Court SE1 9ES	90a Southwark Street London SE1 11KQ
Flat 3 Old Theatre Court SE1 9ES	20 Great Guildford Street London SE1 0FD
Flat 2 Old Theatre Court SE1 9ES	16 Sumner Street London SE1 9JZ
Flat 1 Old Theatre Court SE1 9ES	14 Sumner Street London SE1 9JZ
Flat 5 Old Theatre Court SE1 9ES	22 Great Guildford Street London SE1 0FD
Flat 8 Old Theatre Court SE1 9ES	Health And Safety Executive Rose Court SE1 9HF
Flat 7 Old Theatre Court SE1 9ES	Fifth Floor North Rose Court SE1 9HF
Flat 6 Old Theatre Court SE1 9ES	Fifth Floor Rose Court SE1 9HF
Flat 27 Old Theatre Court SE1 9ES	Flat 617 Bankside House SE1 9JA
Flat 26 Old Theatre Court SE1 9ES	Donovan Data Systems Blue Fin Building SE1 0TA
Flat 25 Old Theatre Court SE1 9ES	Ipc Media Blue Fin Building SE1 0SU
Flat 28 Old Theatre Court SE1 9ES	Third Floor South Wigglesworth House SE1 9HH

Flat 31 Old Theatre Court SE1 9ES Flat 30 Old Theatre Court SE1 9ES Flat 29 Old Theatre Court SE1 9ES Flat 19 Old Theatre Court SE1 9ES Flat 18 Old Theatre Court SE1 9ES Flat 17 Old Theatre Court SE1 9ES Flat 20 Old Theatre Court SE1 9ES Flat 23 Old Theatre Court SE1 9ES Flat 22 Old Theatre Court SE1 9ES Flat 21 Old Theatre Court SE1 9ES Flat 21 Old Theatre Court SE1 9ES Shakespeare Globe Theatre 21 New Globe Walk SE1 9DT	4 Canvey Street London SE1 9AN 2 Canvey Street London SE1 9AN 12 Sumner Street London SE1 9JZ 6 Canvey Street London SE1 9AN 49 Southwark Bridge Road London SE1 9HH Part Second Floor Left 4-8 Emerson Street SE1 9DU First Floor Blue Fin Building SE1 0SU 22 Bear Pit Apartments 14 New Globe Walk SE1 9DR Fourth Floor Intel House SE1 9HF Sixth Floor Intel House SE1 9HF
89 Park Street London SE1 9EA	Basement Unit M South Buliding SE1 9DY
87 Park Street London SE1 9EA	Basement Unit L South Building SE1 9DY
85 Park Street London SE1 9EA	Basement Unit K South Building SE1 9DY
91 Park Street London SE1 9EA	Basement Unit N South Building SE1 9DY
97 Park Street London SE1 9EA	Bankside 2 90-100 Southwark Street SE1 0SW
95 Park Street London SE1 9EA	Basement Unit O South Buliding SE1 9DY
93 Park Street London SE1 9EA	Cafe 1 Bear Gardens SE1 9ED
75 Park Street London SE1 9EA	Suite 4 Ground Floor South Building 185 Park Street SE1 9BL
73 Park Street London SE1 9EA	Suite Five Ground Floor South Building 185 Park Street SE1
73 T alk Street Edition SET SEA	9BL
71 Park Street London SE1 9EA	South Building Part Third Floor 185 Park Street SE1 9BL
77 Park Street London SE1 9EA	First Floor Intel House SE1 9HF
83 Park Street London SE1 9EA	Ground Floor Intel House SE1 9HF
81 Park Street London SE1 9EA	Basement Intel House SE1 9HF
79 Park Street London SE1 9EA	Second Floor Intel House SE1 9HF
62-76 Park Street London SE1 9DZ	Third Floor Intel House SE1 9HF
Red Lion Court 46-48 Park Street SE1 9EQ	Basement Unit J South Buliding SE1 9DY
Flat 6 Anchor Terrace SE1 9HQ	Workshop Peabody Buildings SE1 0TW
52 Thrale Street London SE1 9HW	Lower Ground And Mezzanine And Third Floor And Fourth Floor
	36 Southwark Bridge Road SE1 9EU
Bankside House 24 Sumner Street SE1 9JA	Basement And Ground Floor And Second Floor To Fifth Floor 76-80 Southwark Street SE1 0PN
22 New Globe Walk London SE1 9DR	Living Accommodation Anchor SE1 9DN
31 Park Street London SE1 9EA	Unit 11a Blue Fin Building SE1 0SU
99 Park Street London SE1 9EA	24 Bear Pit Apartments 14 New Globe Walk SE1 9DR
First Floor Wigglesworth House SE1 9HH	23 Bear Pit Apartments 14 New Globe Walk SE1 9DR
105 Sumner Street London SE1 9HZ	Unit 15 100 Southwark Street SE1 0SW
7 Sumner Buildings Sumner Street SE1 9JX	Seventh Floor Rear Riverside House SE1 9HA
6 Sumner Buildings Sumner Street SE1 9JX	Basement Unit E South Building SE1 9DY
50 Sumner Buildings Sumner Street SE1 9JX	Basement Unit D South Building SE1 9DY
8 Sumner Buildings Sumner Street SE1 9JX	Basement Unit C South Building SE1 9DY
51 Sumner Buildings Sumner Street SE1 9JY	Basement Unit F South Building SE1 9DY
100 Sumner Buildings Sumner Street SE1 9JY 9 Sumner Buildings Sumner Street SE1 9JX	Basement Unit I South Buliding SE1 9DY Basement Unit H South Buliding SE1 9DY
46 Sumner Buildings Sumner Street SE1 9JX	
45 Sumner Buildings Sumner Street SE1 9JX	Basement Unit G South Buliding SE1 9DY First Floor Right 4-8 Emerson Street SE1 9DU
44 Sumner Buildings Sumner Street SE1 9JX	First Floor Left 4-8 Emerson Street SE1 9DU
47 Sumner Buildings Sumner Street SE1 9JX	Basement Unit B South Building SE1 9DY
5 Sumner Buildings Sumner Street SE1 9JX	Basement Unit A South Building SE1 9DY
49 Sumner Buildings Sumner Street SE1 9JX	First Floor 50 Southwark Street SE1 1UN
48 Sumner Buildings Sumner Street SE1 9JX	Second Floor 50 Southwark Street SE1 1UN
61 Sumner Buildings Sumner Street SE1 9JY	Third Floor 50 Southwark Street SE1 1UN
60 Sumner Buildings Sumner Street SE1 9JY	Ground Floor Rear 50 Southwark Street SE1 1UN
59 Sumner Buildings Sumner Street SE1 9JY	60 Park Street London SE1 9EA
62 Sumner Buildings Sumner Street SE1 9JY	1 Bear Gardens London SE1 9ED
65 Sumner Buildings Sumner Street SE1 9JY	Basement 50 Southwark Street SE1 1UN
64 Sumner Buildings Sumner Street SE1 9JY	16 Peabody Buildings Southwark Street SE1 0TR
63 Sumner Buildings Sumner Street SE1 9JY	Flat 7 Peabody Buildings SE1 0TL
54 Sumner Buildings Sumner Street SE1 9JY	Empire Warehouse Bear Gardens SE1 9ED
53 Sumner Buildings Sumner Street SE1 9JY	Fourth Floor 50 Southwark Street SE1 1UN
52 Sumner Buildings Sumner Street SE1 9JY	Ground Floor 32 Southwark Bridge Road SE1 9EU

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55 Sumner Buildings Sumner Street SE1 9JY
                                               First Floor 32 Southwark Bridge Road SE1 9EU
58 Sumner Buildings Sumner Street SE1 9JY
                                               Basement 32 Southwark Bridge Road SE1 9EU
57 Sumner Buildings Sumner Street SE1 9JY
                                               Third Floor 32 Southwark Bridge Road SE1 9EU
56 Sumner Buildings Sumner Street SE1 9JY
                                               Second Floor Left Wigglesworth House SE1 9HH
43 Sumner Buildings Sumner Street SE1 9JX
                                               43-47 Southwark Bridge Road London SE1 9HH
26 Sumner Buildings Sumner Street SE1 9JX
                                               Unit 3 23 Great Guildford Street SE1 9EZ
25 Sumner Buildings Sumner Street SE1 9JX
                                               Units 1 And 2 19-19a Great Guildford Street SE1 9EZ
24 Sumner Buildings Sumner Street SE1 9JX
                                               Bankside Pier Bankside SE1 9DR
27 Sumner Buildings Sumner Street SE1 9JX
                                               Unit 4 23a Great Guildford Street SE1 9EP
3 Sumner Buildings Sumner Street SE1 9JX
                                               Second Floor 135 Park Street SE1 9EA
29 Sumner Buildings Sumner Street SE1 9JX
                                               Ground Floor 135 Park Street SE1 9EA
28 Sumner Buildings Sumner Street SE1 9JX
                                               First Floor 135 Park Street SE1 9EA
2 Sumner Buildings Sumner Street SE1 9JX
                                               Unit 1 Benbow House SE1 9DS
19 Sumner Buildings Sumner Street SE1 9JX
                                               Fifth Floor 50 Southwark Street SE1 1UN
18 Sumner Buildings Sumner Street SE1 9JX
                                               53-61 Southwark Bridge Road London SE1 9HH
20 Sumner Buildings Sumner Street SE1 9JX
                                               First Floor Notcutt House SE1 9EU
                                               Ground Floor Left Thrale House SE1 1UN
23 Sumner Buildings Sumner Street SE1 9JX
22 Sumner Buildings Sumner Street SE1 9JX
                                               First Floor Left Thrale House SE1 1UN
21 Sumner Buildings Sumner Street SE1 9JX
                                               Second Floor Right Wigglesworth House SE1 9HH
39 Sumner Buildings Sumner Street SE1 9JX
                                               Tate Modern Sumner Street SE1 9TG
38 Sumner Buildings Sumner Street SE1 9JX
                                               Units 2 To 3 Benbow House SE1 9DS
37 Sumner Buildings Sumner Street SE1 9JX
                                               Basement Thrale House SE1 9HW
4 Sumner Buildings Sumner Street SE1 9JX
                                               47 Bankside London SE1 9JE
42 Sumner Buildings Sumner Street SE1 9JX
                                               Ground Floor To Fifth Floor And Eleventh Floor Riverside House
                                               SE1 9HA
41 Sumner Buildings Sumner Street SE1 9JX
                                               South Building Fifth Floor 185 Park Street SE1 9DY
40 Sumner Buildings Sumner Street SE1 9JX
                                               Ninth Floor Riverside House SE1 9HA
32 Sumner Buildings Sumner Street SE1 9JX
                                               Arches 1 To 12 54 Park Street SE1 9EA
31 Sumner Buildings Sumner Street SE1 9JX
                                               Arches 13 And 14 54 Park Street SE1 9EA
30 Sumner Buildings Sumner Street SE1 9JX
                                               Arches 15 And 16 54 Park Street SE1 9EA
33 Sumner Buildings Sumner Street SE1 9JX
                                               North Building Ground Floor 3 185 Park Street SE1 9DY
36 Sumner Buildings Sumner Street SE1 9JX
                                               North Building Ground Floor 2 185 Park Street SE1 9DY
35 Sumner Buildings Sumner Street SE1 9JX
                                               North Building Ground Floor 1 185 Park Street SE1 9DY
34 Sumner Buildings Sumner Street SE1 9JX
                                               South Building Ground Floor 2 185 Park Street SE1 9DY
66 Sumner Buildings Sumner Street SE1 9JY
                                               South Building Fourth Floor 185 Park Street SE1 9DY
Flat F 33 Southwark Bridge Road SE1 9HH
                                               Suite Four Part First Floor South Building 185 Park Street SE1
                                               9DY
Flat E 33 Southwark Bridge Road SE1 9HH
                                               Suite Two Ground Floor South Building 185 Park Street SE1
Flat D 33 Southwark Bridge Road SE1 9HH
                                               Third Floor Blue Fin Building SE1 0SU
Flat G 33 Southwark Bridge Road SE1 9HH
                                               Twelfth Floor Blue Fin Building SE1 0SU
Flat B 17 Southwark Bridge Road SE1 9HH
                                               Eleventh Floor South Wing Blue Fin Building SE1 0TA
Flat A 17 Southwark Bridge Road SE1 9HH
                                               Fourth Floor Blue Fin Building SE1 0SU
                                               106 Southwark Street London SE1 0SU
Intel House 24 Southwark Bridge Road SE1 9HF
98 Sumner Buildings Sumner Street SE1 9JY
                                               Blue Fin Building 110 Southwark Street SE1 0SU
97 Sumner Buildings Sumner Street SE1 9JY
                                               Fifth Floor To Eleventh Floor Blue Fin Building SE1 0SU
96 Sumner Buildings Sumner Street SE1 9JY
                                               South Building Ground Floor 4 185 Park Street SE1 9DY
99 Sumner Buildings Sumner Street SE1 9JY
                                               Part Basement Crowne House SE1 1UN
Flat C 33 Southwark Bridge Road SE1 9HH
                                               Third Floor 4-8 Emerson Street SE1 9DU
Flat B 33 Southwark Bridge Road SE1 9HH
                                               Unit 3 Riverside House SE1 9HA
Flat A 33 Southwark Bridge Road SE1 9HH
                                               The Real Greek Riverside House SE1 9HA
5 Gatehouse Square London SE1 9HN
                                               Suite Three Ground Floor South Building 185 Park Street SE1
4 Gatehouse Square London SE1 9HN
                                               Suite 6 Ground Floor South Building 185 Park Street SE1 9DY
3 Gatehouse Square London SE1 9HN
                                               Unit 2 133 Park Street SE1 9EA
                                               25a Sumner Street London SE1 9JZ
6 Gatehouse Square London SE1 9HN
                                               11-17 Great Guildford Street London SE1 0ES
9 Gatehouse Square London SE1 9HN
                                               First Floor Riverside House SE1 9HA
8 Gatehouse Square London SE1 9HN
7 Gatehouse Square London SE1 9HN
                                               Eat Cafe Riverside House SE1 9HA
Flat E 17 Southwark Bridge Road SE1 9HH
                                               Second Floor Notcutt House SE1 9EU
Flat D 17 Southwark Bridge Road SE1 9HH
                                               North Building Second Floor West 185 Park Street SE1 9DY
Flat C 17 Southwark Bridge Road SE1 9HH
                                               North Building Second Floor East 185 Park Street SE1 9DY
33 Park Street London SE1 9EA
                                               Second Floor Front 32 Southwark Bridge Road SE1 9EU
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2 Gatehouse Square London SE1 9HN
                                               Suite Right Second Floor 4-8 Emerson Street SE1 9DU
1 Gatehouse Square London SE1 9HN
                                               Ground Floor Left Suite H 4-8 Emerson Street SE1 9DU
35 Park Street London SE1 9EA
                                               Second Floor Rear 32 Southwark Bridge Road SE1 9EU
95 Sumner Buildings Sumner Street SE1 9JY
                                               Basement 6-8 Emerson Street SE1 9DU
76 Sumner Buildings Sumner Street SE1 9JY
                                               Basement 4 Emerson Street SE1 9DU
75 Sumner Buildings Sumner Street SE1 9JY
                                               Suite 5 Part First Floor South Building 185 Park Street SE1 9DY
74 Sumner Buildings Sumner Street SE1 9JY
                                               First Floor 76-80 Southwark Street SE1 0PN
77 Sumner Buildings Sumner Street SE1 9JY
                                               Suite Six Part First Floor South Building 185 Park Street SE1
                                               9DY
80 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 12 Peabody Estate SE1 0TP
79 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 11 Peabody Estate SE1 0TP
78 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 10 Peabody Estate SE1 0TP
69 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 13 Peabody Estate SE1 0TP
68 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 3 Peabody Estate SE1 0TQ
67 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 2 Peabody Estate SE1 0TQ
70 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 14 Peabody Estate SE1 0TP
73 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 5 Peabody Estate SE1 0TP
72 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 4 Peabody Estate SE1 0TP
71 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 3 Peabody Estate SE1 0TP
90 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 6 Peabody Estate SE1 0TP
89 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 9 Peabody Estate SE1 0TP
88 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 8 Peabody Estate SE1 0TP
91 Sumner Buildings Sumner Street SE1 9JY
                                               Block B Flat 7 Peabody Estate SE1 0TP
94 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 13 Peabody Estate SE1 0TQ
93 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 12 Peabody Estate SE1 0TQ
92 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 11 Peabody Estate SE1 0TQ
83 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 14 Peabody Estate SE1 0TQ
82 Sumner Buildings Sumner Street SE1 9JY
                                               Block C Flat 4 Peabody Estate SE1 0TR
81 Sumner Buildings Sumner Street SE1 9JY
                                               Block C Flat 3 Peabody Estate SE1 0TR
84 Sumner Buildings Sumner Street SE1 9JY
                                               Block C Flat 2 Peabody Estate SE1 0TR
87 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 6 Peabody Estate SE1 0TQ
86 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 5 Peabody Estate SE1 0TQ
85 Sumner Buildings Sumner Street SE1 9JY
                                               Block F Flat 4 Peabody Estate SE1 0TQ
Flat 20 20 New Globe Walk SE1 9DX
                                               Block F Flat 7 Peabody Estate SE1 0TQ
Flat 19 20 New Globe Walk SE1 9DX
                                               Block F Flat 10 Peabody Estate SE1 0TQ
Flat 18 20 New Globe Walk SE1 9DX
                                               Block F Flat 9 Peabody Estate SE1 0TQ
Flat 21 20 New Globe Walk SE1 9DX
                                               Block F Flat 8 Peabody Estate SE1 0TQ
Flat 24 20 New Globe Walk SE1 9DX
                                               Block B Flat 2 Peabody Estate SE1 0TP
Flat 23 20 New Globe Walk SE1 9DX
                                               Block I Flat 13 Peabody Estate SE1 0TL
Flat 22 20 New Globe Walk SE1 9DX
                                               Block I Flat 12 Peabody Estate SE1 0TL
Flat 13 20 New Globe Walk SE1 9DX
                                               Block I Flat 11 Peabody Estate SE1 0TL
Flat 12 20 New Globe Walk SE1 9DX
                                               Block I Flat 14 Peabody Estate SE1 0TL
Flat 11 20 New Globe Walk SE1 9DX
                                               Block K Flat 4 Peabody Estate SE1 0TN
Flat 14 20 New Globe Walk SE1 9DX
                                               Block K Flat 3 Peabody Estate SE1 0TN
Flat 17 20 New Globe Walk SE1 9DX
                                               Block K Flat 2 Peabody Estate SE1 0TN
Flat 16 20 New Globe Walk SE1 9DX
                                               Block I Flat 6 Peabody Estate SE1 0TL
Flat 15 20 New Globe Walk SE1 9DX
                                               Block I Flat 5 Peabody Estate SE1 0TL
Flat 34 20 New Globe Walk SE1 9DX
                                               Block I Flat 4 Peabody Estate SE1 0TL
Flat 33 20 New Globe Walk SE1 9DX
                                               Block I Flat 7 Peabody Estate SE1 0TL
Flat 32 20 New Globe Walk SE1 9DX
                                               Block I Flat 10 Peabody Estate SE1 0TL
                                               Block I Flat 9 Peabody Estate SE1 0TL
Anchor 1 Bankside SE1 9DN
Flat 808 Bankside House SE1 9JA
                                               Block I Flat 8 Peabody Estate SE1 0TL
Flat 807 Bankside House SE1 9JA
                                               Block K Flat 14 Peabody Estate SE1 0TN
First Floor And Second Floor Flat 54 Thrale Street Block K Flat 13 Peabody Estate SE1 0TN
SE1 9HW
Flat 27 20 New Globe Walk SE1 9DX
                                               Block K Flat 12 Peabody Estate SE1 0TN
Flat 26 20 New Globe Walk SE1 9DX
                                               Block K Flat 15 Peabody Estate SE1 0TN
Flat 25 20 New Globe Walk SE1 9DX
                                               Block K Flat 18 Peabody Estate SE1 0TN
Flat 28 20 New Globe Walk SE1 9DX
                                               Block K Flat 17 Peabody Estate SE1 0TN
Flat 31 20 New Globe Walk SE1 9DX
                                               Block K Flat 16 Peabody Estate SE1 0TN
Flat 30 20 New Globe Walk SE1 9DX
                                               Block K Flat 7 Peabody Estate SE1 0TN
Flat 29 20 New Globe Walk SE1 9DX
                                               Block K Flat 6 Peabody Estate SE1 0TN
Flat 10 20 New Globe Walk SE1 9DX
                                               Block K Flat 5 Peabody Estate SE1 0TN
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Flat 70 Benbow House SE1 9DS Block K Flat 8 Peabody Estate SE1 0TN Flat 69 Benbow House SE1 9DS Block K Flat 11 Peabody Estate SE1 0TN Flat 68 Benbow House SE1 9DS Block K Flat 10 Peabody Estate SE1 0TN Flat 71 Benbow House SE1 9DS Block K Flat 9 Peabody Estate SE1 0TN Flat 74 Benbow House SE1 9DS Block C Flat 5 Peabody Estate SE1 0TR Flat 73 Benbow House SE1 9DS 53 Thrale Street London SE1 9HW Flat 72 Benbow House SE1 9DS 34 Park Street London SE1 9EF Flat 63 Benbow House SE1 9DS 55 Thrale Street London SE1 9HW Flat 62 Benbow House SE1 9DS 58 Thrale Street London SE1 9HW 57 Thrale Street London SE1 9HW Flat 61 Benbow House SE1 9DS Flat 64 Benbow House SE1 9DS 56 Thrale Street London SE1 9HW Flat 67 Benbow House SE1 9DS First Floor Pentagon House SE1 1UN Flat 66 Benbow House SE1 9DS William Shakespeare 60 Southwark Street SE1 1UN Second Floor Crowne House SE1 1UN Flat 65 Benbow House SE1 9DS Flat 5 20 New Globe Walk SE1 9DX Union Works Bear Gardens SE1 9EB Flat 4 20 New Globe Walk SE1 9DX Fifth Floor Pentagon House SE1 1UN 12 Sumner Buildings Sumner Street SE1 9JX Flat 3 20 New Globe Walk SE1 9DX Flat 6 20 New Globe Walk SE1 9DX 11 Sumner Buildings Sumner Street SE1 9JX Flat 9 20 New Globe Walk SE1 9DX 10 Sumner Buildings Sumner Street SE1 9JX Flat 8 20 New Globe Walk SE1 9DX 13 Sumner Buildings Sumner Street SE1 9JX 16 Sumner Buildings Sumner Street SE1 9JX Flat 7 20 New Globe Walk SE1 9DX 15 Sumner Buildings Sumner Street SE1 9JX 22 Southwark Bridge Road London SE1 9HB 14 Sumner Buildings Sumner Street SE1 9JX 38-48 Southwark Bridge Road London SE1 9EJ Flat 2 20 New Globe Walk SE1 9DX 35 Southwark Bridge Road London SE1 9HH Flat 1 20 New Globe Walk SE1 9DX 59 Thrale Street London SE1 9HW Flat 816 Bankside House SE1 9JA 49 Bankside London SE1 9JE Fifth Floor Crowne House SE1 1UN 1 Sumner Buildings Sumner Street SE1 9JX Store Adjacent 1 Peabody Buildings SE1 0TW 52 Bankside London SE1 9JE 11 Sumner Street London SE1 9JZ 51 Bankside London SE1 9JE 9 Sumner Street London SE1 9JZ Sixth Floor Pentagon House SE1 1UN Basement Crowne House SE1 1UN Block A Flat 2 Peabody Estate SE1 0TW Fourth Floor Pentagon House SE1 1UN Block C Flat 14 Peabody Estate SE1 0TR Third Floor Pentagon House SE1 1UN Block C Flat 13 Peabody Estate SE1 0TR Ground Floor Crowne House SE1 1UN Block A Flat 3 Peabody Estate SE1 0TW Fourth Floor Crowne House SE1 1UN Block A Flat 6 Peabody Estate SE1 0TW Third Floor Crowne House SE1 1UN Block A Flat 5 Peabody Estate SE1 0TW First Floor Crowne House SE1 1UN Block A Flat 4 Peabody Estate SE1 0TW Estate Workshop Sumner Buildings SE1 9JY Block C Flat 8 Peabody Estate SE1 0TR Second Floor Pentagon House SE1 1UN Block C Flat 7 Peabody Estate SE1 0TR Flat G 37 Southwark Bridge Road SE1 9HH Block C Flat 6 Peabody Estate SE1 0TR Flat F 37 Southwark Bridge Road SE1 9HH Block C Flat 9 Peabody Estate SE1 0TR Flat E 37 Southwark Bridge Road SE1 9HH Block C Flat 12 Peabody Estate SE1 0TR Fourth Floor 4-8 Emerson Street SE1 9DU Block C Flat 11 Peabody Estate SE1 0TR Ground Floor 34 Southwark Bridge Road SE1 Block C Flat 10 Peabody Estate SE1 0TR 9EU 1 Southwark Bridge Road London SE1 9EU Block A Flat 14 Peabody Estate SE1 0TW Flat 16 Benbow House SE1 9DS Ground Floor Pentagon House SE1 1UR Flat 818 Bankside House SE1 9JA Saxon House 48 Southwark Street SE1 1UN Flat 817 Bankside House SE1 9JA Block A Flat 9 Peabody Estate SE1 0TW Flat A 37 Southwark Bridge Road SE1 9HH Block A Flat 8 Peabody Estate SE1 0TW Block A Flat 7 Peabody Estate SE1 0TW Flat D 37 Southwark Bridge Road SE1 9HH Flat C 37 Southwark Bridge Road SE1 9HH Block A Flat 10 Peabody Estate SE1 0TW Flat B 37 Southwark Bridge Road SE1 9HH Block A Flat 13 Peabody Estate SE1 0TW Fourth Floor Right Thrale House SE1 1UN Block A Flat 12 Peabody Estate SE1 0TW Fourth Floor Left Thrale House SE1 1UN Block A Flat 11 Peabody Estate SE1 0TW Third Floor Right Thrale House SE1 1UN C Space 90-100 Southwark Street SE1 0SW First Floor Right Thrale House SE1 1UN The Hub Lexington Catering Riverside House SE1 9HA Basement Pentagon House SE1 1UN Level 6 Tate Modern SE1 9TG Third Floor Saxon House SE1 1UN Fleishman Hillard Group Ltd 90-100 Southwark Street SE1 0SW Second Floor Saxon House SE1 1UN Togorun 90-100 Southwark Street SE1 0SW Third Floor 34 Southwark Bridge Road SE1 9EU Proximity London 90-100 Southwark Street SE1 0SW Second Floor 34 Southwark Bridge Road SE1 Bankside 3 90-100 Southwark Street SE1 0SW 9EU

First Floor 34 Southwark Bridge Road SE1 9EU Level 1 Tate Modern SE1 9TG Ground Floor Right Thrale House SE1 1UN 25 Bear Pit Apartments 14 New Globe Walk SE1 9DR Third Floor Left Thrale House SE1 1UN Pepvs House 60b Park Street SE1 9EA Part Second Floor Right Thrale House SE1 1UN Level 2 Tate Modern SE1 9TG Part Second Floor Left Thrale House SE1 1UN Level 5 Tate Modern SE1 9TG Flat 28 Anchor Terrace SE1 9HQ Level 4 Tate Modern SE1 9TG Flat 27 Anchor Terrace SE1 9HQ Level 3 Tate Modern SE1 9TG Flat 26 Anchor Terrace SE1 9HQ Ground Floor 49 Southwark Bridge Road SE1 9HH Flat 29 Anchor Terrace SE1 9HQ Basement And Part Ground Floor Saxon House SE1 1UN Flat 2 21 Great Guildford Street SE1 9EP Rapp Uk Ltd 90-100 Southwark Street SE1 0SW Flat 1 21 Great Guildford Street SE1 9EP First Floor 49 Southwark Bridge Road SE1 9HH The Rose Playhouse 56 Park Street SE1 9AR Third To Fifth Floors 49 Southwark Bridge Road SE1 9HH Flat 21 Anchor Terrace SE1 9HQ Second Floor 49 Southwark Bridge Road SE1 9HH Flat 20 Anchor Terrace SE1 9HQ 4b At Fourth Floor 185 Park Street SE1 9DY Flat 19 Anchor Terrace SE1 9HQ Abbott Mead Vickers Bbdo 90-100 Southwark Street SE1 0SW Flat 22 Anchor Terrace SE1 9HQ Hall And Partners 90-100 Southwark Street SE1 0SW Third Floor North Building 185 Park Street SE1 9DY Flat 25 Anchor Terrace SE1 9HQ Flat 24 Anchor Terrace SE1 9HQ Sixth To Eighth Floors Excluding Seventh Floor Rear Riverside House SE1 9HA Flat 23 Anchor Terrace SE1 9HQ First Floor North Building 185 Park Street SE1 9DY Fifth Floor North Building 185 Park Street SE1 9DY Flat 12 21 Great Guildford Street SE1 9EP Flat 11 21 Great Guildford Street SE1 9EP Davies House 60a Park Street SE1 9AR Flat 10 21 Great Guildford Street SE1 9EP Excluding First Part Second Fourth Eleventh West And South Twelfth And Second Ea Blue Fin Building SE1 0SU Part Fith Floor Blue Fin Building SE1 0SU Flat 13 21 Great Guildford Street SE1 9EP Flat 16 21 Great Guildford Street SE1 9EP Suite Two Third Floor South Building 185 Park Street SE1 9BL Flat 15 21 Great Guildford Street SE1 9EP Suite One Third Floor South Building 185 Park Street SE1 9BL Flat 14 21 Great Guildford Street SE1 9EP Mezz Riverside House SE1 9HA Flat 5 21 Great Guildford Street SE1 9EP 17 Perkins Square London SE1 9HU Flat 4 21 Great Guildford Street SE1 9EP Ninth Floor Bankside 3 90-100 Southwark Street SE1 0SW Flat 3 21 Great Guildford Street SE1 9EP The Swan Bar And Restaurant Shakespeare Globe Theatre SE1 9DT Flat 6 21 Great Guildford Street SE1 9EP Unit B Blue Fin Building SE1 0SU Flat 9 21 Great Guildford Street SE1 9EP Unit A Blue Fin Building SE1 0SU Flat 8 21 Great Guildford Street SE1 9EP Block G Flat 1 Peabody Estate SE1 0TH Flat 7 21 Great Guildford Street SE1 9EP Block H Flat 2 Peabody Estate SE1 0TJ Flat 18 Anchor Terrace SE1 9HQ Block G Flat 14 Peabody Estate SE1 0TH Block G Flat 13 Peabody Estate SE1 0TH Flat 52 Old Theatre Court SE1 9ES Flat 51 Old Theatre Court SE1 9ES Block H Flat 3 Peabody Estate SE1 0TJ Flat 50 Old Theatre Court SE1 9ES Block H Flat 6 Peabody Estate SE1 0TJ Flat 53 Old Theatre Court SE1 9ES Block H Flat 5 Peabody Estate SE1 0TJ 3 Anchor Terrace 125 Park Street SE1 9EW Block H Flat 4 Peabody Estate SE1 0TJ 2 Anchor Terrace 125 Park Street SE1 9EW Block G Flat 8 Peabody Estate SE1 0TH 1 Anchor Terrace 125 Park Street SE1 9EW Block G Flat 7 Peabody Estate SE1 0TH Flat 35 Old Theatre Court SE1 9ES Block G Flat 6 Peabody Estate SE1 0TH Flat 33 Old Theatre Court SE1 9ES Block G Flat 9 Peabody Estate SE1 0TH Flat 32 Old Theatre Court SE1 9ES Block G Flat 12 Peabody Estate SE1 0TH Flat 36 Old Theatre Court SE1 9ES Block G Flat 11 Peabody Estate SE1 0TH Flat 39 Old Theatre Court SE1 9ES Block G Flat 10 Peabody Estate SE1 0TH Flat 38 Old Theatre Court SE1 9ES Block H Flat 16 Peabody Estate SE1 0TJ Flat 37 Old Theatre Court SE1 9ES Block H Flat 15 Peabody Estate SE1 0TJ Flat 13 Anchor Terrace SE1 9HQ Block H Flat 14 Peabody Estate SE1 0TJ Flat 12 Anchor Terrace SE1 9HQ Block H Flat 17 Peabody Estate SE1 0TJ Flat 11 Anchor Terrace SE1 9HQ Block I Flat 3 Peabody Estate SE1 0TL Flat 14 Anchor Terrace SE1 9HQ Block I Flat 2 Peabody Estate SE1 0TL Flat 17 Anchor Terrace SE1 9HQ Block H Flat 18 Peabody Estate SE1 0TJ Flat 16 Anchor Terrace SE1 9HQ Block H Flat 9 Peabody Estate SE1 0TJ Flat 15 Anchor Terrace SE1 9HQ Block H Flat 8 Peabody Estate SE1 0TJ 15 New Globe Walk London SE1 9DR Block H Flat 7 Peabody Estate SE1 0TJ 5 Anchor Terrace 125 Park Street SE1 9EW Block H Flat 10 Peabody Estate SE1 0TJ 4 Anchor Terrace 125 Park Street SE1 9EW Block H Flat 13 Peabody Estate SE1 0TJ Flat 7 Anchor Terrace SE1 9HQ Block H Flat 12 Peabody Estate SE1 0TJ Block H Flat 11 Peabody Estate SE1 0TJ Flat 10 Anchor Terrace SE1 9HQ

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

Economic Development Team

Statutory and non-statutory organisations

Environment Agency Historic England Metropolitan Police Service (Designing out Crime) Natural England - London Region and South East Region Better Bankside

Neighbours and local groups

Flat 34 20 New Globe Walk SE1 9DX 123 Park St London SE1 9ES 71 London n15 4fp

TP/1523-133

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.

City of London Real Property Company Ltd Applicant

Application Type Full Planning Application

Recommendation Grant permission

Reg. Number 16/AP/4569

Case

Number

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of existing buildings and redevelopment to provide two Class B1 office buildings of nine storeys and ten storeys plus plant (41m AOD on Sumner Street and 42.85m AOD on Park Street). The development will include the creation of a new basement; new public realm; provision of a retail (Class A1/A3/A5) kiosk; hard and soft landscaping and other associated works.

133 PARK STREET, LONDON SE1 9EA AND 105 SUMNER STREET LONDON SE1 9HZ At:

In accordance with application received on 08/11/2016

and Applicant's Drawing Nos. Existing Drawings

13504 A-LXX-P01-001; 13504_A-LXX-P01-002; 13504_A-L-1-P01-098; 13504_A-L00-P01-099; 13504_A-L01-P01-099; 13504 A-L01-P01-101; 13504_A-L02-P01-102; 13504 A-LRF-P01-110; 13504 A-P01-131; 13504 A-P01-134; 13504 A-P01-135; 13504 A-P01-151; 13504 A-P01-153; 13504 A-P01-154.

Proposed Drawings

13504_A-LXX-P03-001; 13504_A-LXX-P03-002; 13504_A-L-1-P00-098; 13504_A-L00-P00-099; 13504_A-LM1-P00-100; 13504 A-L01-P00-101; 13504 A-L02-P00-102; 13504 A-L03-P00-103; 13504 A-L04-P00-104; 13504 A-L05-P00-105; 13504 A-L06-P00-106; 13504 A-L07-P00-107; 13504 A-L08-P00-108; 13504 A-L09-P00-109; 13504 A-LRF-P00-110; 13504 A-P04-131; 13504 A-P04-132; 13504 A-P04-133; 13504 A-P04-134; 13504 A-P04-135; 13504 A-P04-136; 13504 A-P04-137; 13504 A-P04-138; 13504 A-P04-139; 13504 A-P05-151; 13504 A-P05-152; 13504 A-P05-153; 13504 A-P05-154.

Planning Documents

Air Quality Assessment; Arboricultural Impact Assessment (Including Addendum and drawings 161027-1.2-SS-TDP-MM and 161027-1.3-SS-TPP-MM); Archaeological Assessment; BREEAM Pre-assessment; Daylight and Sunlight Assessment; Design and Access Statement (Including Landscaping Addendum January 2017; Ecology Assessment; Energy Strategy (Including Addendum); Environmental Desk Study Report; Environmental Noise Survey Report; Flood Risk Assessment and Drainage Statement; Outline Construction Management Plan; Planning Statement; Statement of Community involvement; Sustainability Assessment; Transport Assessment (Including Technical Note January 2017); Ventilation/Extraction Statement; Wind Microclimate Assessment.

Subject to the following thirty-three conditions:

Time limit for implementing this permission and the approved plans

1 Approved Plans

The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:

Proposed Drawings: 13504 A-LXX-P03-001; 13504 A-LXX-P03-002; 13504 A-L-1-P00-098; 13504 A-L00-P00-099; 13504 A-LM1-P00-100; 13504 A-L01-P00-101; 13504 A-L02-P00-102; 13504 A-L03-P00-103; 13504 A-L04-P00-104; 13504 A-L05-P00-105; 13504 A-L06-P00-106; 13504 A-L07-P00-107; 13504 A-L08-P00-108; 13504 A-L09-P00-109; 13504 A-LRF-P00-110; 13504 A-P04-131; 13504 A-P04-132; 13504 A-P04-133; 13504 A-P04-134; 13504 A-P04-135; 13504 A-P04-136; 13504 A-P04-137; 13504 A-P04-138; 13504 A-P04-139; 13504 A-P05-151; 13504 A-P05-152; 13504 A-P05-153; 13504 A-P05-154.

Planning Documents: Air Quality Assessment; Arboricultural Impact Assessment (Including Addendum and drawings 161027-1.2-SS-TDP-MM and 161027-1.3-SS-TPP-MM); Archaeological Assessment; BREEAM Preassessment; Daylight and Sunlight Assessment; Design and Access Statement (Including Landscaping Addendum January 2017; Ecology Assessment; Energy Strategy (Including Addendum); Environmental Desk Study Report; Environmental Noise Survey Report; Flood Risk Assessment and Drainage Statement; Outline Construction Management Plan; Planning Statement; Statement of Community involvement; Sustainability Assessment; Transport Assessment (Including Technical Note January 2017); Ventilation/Extraction Statement; Wind Microclimate Assessment.

Reason:

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

2 Time Limit

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

Reason

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

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

3 Unexpected contamination - Environment Agency

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reasor

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

4 Groundwater Contamination - Environment Agency

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A site investigation scheme, based on the Desk Study Report, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority.

The scheme shall be implemented as approved.

Reason

For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is understood that the site may be affected by historic contamination.

5 Ecology

- (a) Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission. No less than eight mixed type nesting boxes (sparrow and black redstart) and three bat bricks shall be provided and the details shall include the exact location, specification and design of the habitats.
- (b) The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

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

6 Surface Water Drainage

No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, that achieves a reduction in surface water run-off rates from the site to greenfield runoff rates (minimum of 5 l/s) during a 1% Annual Exceedance Probability (AEP) event has been submitted to (2 copies) and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with saved policy 3.9 Water of the Southwark Plan, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

7 Site Contamination - pre-approval

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

Reason

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

8 Thames Water - Piling

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 water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with 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 water utility infrastructure. Piling has the potential to impact on local underground water 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.

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

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

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

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

Reason

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

10 Archaeological Reporting

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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

11 Archaeological Foundation and Below Ground Design

Before any work hereby authorised begins, excluding demolition, a detailed scheme showing the complete scope and arrangement of the foundation design and all below 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

12 Archaeological Mitigation

Before any work hereby authorised begins, excluding demolition, the applicant shall submit a written scheme of investigation for a programme of archaeological excavation and recording, which shall be approved in writing by the Local Planning Authority and implemented and shall not be carried out other than in accordance with any such approval given.

Reason: In order that the details of the programme of archaeological excavation and recording works are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on

site in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

13 Archaeological Ground Water Survey

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall carry out a Shallow Groundwater Displacement Survey, in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological operations are undertaken to a suitable standard as to the details of the impact of the development on the hydrology of the nearby scheduled monuments in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

14 Archaeological Evaluation and Geo-archaeological Sampling

Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation and geo-archaeological sampling 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 Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

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

15 Green/Brown Roofs

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; 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 will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

16 Secured by Design

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the `Secured by Design' accreditation award from the Metropolitan Police.

Reason

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark plan

2007.

17 Cycle Parking

Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided 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 Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

18 BREEAM

- (a) 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;
- (b) 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.

19 Design - Material samples

Samples of all the external facing materials, to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out above grade; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2012), Strategic policy SP12 - Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

20 Design - Detailed drawings

1:5/10 section detail-drawings through:

the facades:

entrances;

heads, cills and jambs of all openings;

parapets;

roof edges;

junctions with existing buildings;

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any works above grade in connection with this permission are carried out; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in the interest of the special architectural or historic qualities of the listed building in accordance with the NPPF (2012), Strategic policy SP12 Design & Conservation - of the Core Strategy (2011) and saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007).

21 Landscaping

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the same size and species in the first suitable planting season. Planting shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction and BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf).

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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

22 Remediation and Verification - Environment Agency

Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason

Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

23 Refuse Storage

Before the first occupation of the buildings hereby approved, details of the arrangements for the storing of 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

24 External Lighting - standard

Details of any external lighting scheme shall be submitted to and approved by the Local Planning Authority prior to occupation of the buildings hereby approved. 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 National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007

25 Plant Noise - pre approval

The rated noise level from any plant, together with any associated ducting shall be 10 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be permanently maintained thereafter.

Reason

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

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

Notwithstanding the drawings hereby approved no door shall open outwards over the public highway or pavement.

Reason

In the interests of pedestrian safety in accordance with saved policy 5.2 of the Southwark Plan 2007

27 Piling - Environment Agency

Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

28 SUDS

Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

29 Roof plant

No roof plant, equipment or other structures, other than as 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[s] as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings 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, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

30 Permitted Development Rights

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted

Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007

31 Gas boilers - standard

Any gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with Policy 7.14 of the London Plan

32 Servicing Hours - standard

Any deliveries or collections to the commercial units shall only be between the following hours: 08.00 ¿ 20.00hrs Mon ¿ Saturday and 10.00 ¿ 16.00hrs Sundays and Bank Holidays

Reason

To ensure that occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007.

33 Hours of Use - Terraces

The roof terraces shall not be used, other than for maintenance, repair or means of escape, outside the hours of 08:00- 22:00.

Reason

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

Statement of positive and proactive action in dealing with the application

Application decided in a timely manner.

Informatives

Environmental parameters for construction - informative

Parameter Trigger (Amber)

Action (Red)

Environmental Noise 75 dB(A) Laeq 5min (short term) 80 dB(A) Laeq 5min (short

term)

Unit - dB(A) 70 dB(A) Laeq 10hr (daily) 75 dB(A) Laeq

10hr (daily)

Environmental Dust 200ug/m-3 15 min 250ug/m-3

15min Units - PM10

Vibration 1mm/sPPV for occupied residential and educational

buildings

3mm/sPPV for occupied commercial premises

where work is not of an especially

vibration sensitive nature or for potentially

vulnerable unoccupied buildings

5mm/sPPV for other unoccupied buildings

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.

Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The contact number is 0800 009 3921.

Groundwater Discharge

You are required to demonstrate what measures you will undertake to minimise groundwater discharges into Groundwater discharges typically result from construction site dewatering, deep the public sewer. excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "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 telephoning 02035779483 or emailing by by <u>www.thameswater.co.uk.</u> Application forms should be completed on <u>www.thameswater.co.uk/wastewaterquality.</u>" line via **MUNICIPAL YEAR 2016/17**

OPEN COMMITTEE: NOTE: PLANNING COMMITTEE
Original held in Constitutional Team; all amendments/queries to Victoria Foreman, Constitutional Team, Tel: 020 7525 5485

OPEN

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