

Planning Committee

Tuesday 2 May 2017

5.30 pm

Ground Floor Meeting Room G02 - 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 Darren Merrill
Councillor Michael Mitchell
Councillor Jamille Mohammed
Councillor Adele Morris

Reserves

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

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

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Access

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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: 21 April 2017



Planning Committee

Tuesday 2 May 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 - 7 |
| | To approve as a correct record the Minutes of the open section of the meeting held on 28 March 2017. | |

| Item No. | Title | Page No. |
|-----------------|--|-----------------|
| 6. | DEVELOPMENT MANAGEMENT | 8 - 12 |
| 6.1. | ACORN NEIGHBOURHOOD OFFICE, 95A MEETING HOUSE LANE, LONDON SE15 2TU | 13 - 42 |

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: 21 April 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 Tuesday 28 March 2017 at 5.30 pm at the Council Offices, 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

OTHER MEMBERS PRESENT: Councillor Paul Fleming, Ward Councillor for Faraday

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Jon Gorst, Legal Representative
 Yvonne Lewis, Group Manager, Strategic Team
 Bridin O'Connor, Group Manager, Strategic Team
 Michael Tsoukaris, Group Manager, Design and Conservation
 Daniel Davies, Team Leader
 Terence McLellan, Team Leader
 Pip Howson, Team Leader, Transport Policy
 Tom Weaver, Graduate Planner
 Victoria Foreman, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Michael Mitchell.

2. CONFIRMATION OF VOTING MEMBERS

The 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 items 7.1, 7.2 and 7.3;
- Members' pack relating to items 7.1, 7.2 and 7.3.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 March 2017 were confirmed as a correct record and signed by the chair.

6. CONFIRMATION OF ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS GRANTED BY SCHEDULE 2, PART 3, CLASS L (B), OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED) COVERING BYWATER PLACE

RESOLVED:

1. That the confirmation of the Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by Schedule 2, Part 3, Class L (b), of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) for changes of use from dwellinghouses (Class C3) to Houses of Multiple Occupation (HMOs) (Class C4) covering any property on Bywater Place (Appendix B), be authorised.
2. That the updated equalities analysis of the proposed Article 4 Directions (Appendix C) be noted.
3. That the arrangements for confirming the Article 4 Direction, including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995, be delegated to the Director of Planning.

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. OPEN LAND REAR OF 1 - 51 PECKHAM HIGH ROAD BOUNDED BY SUMNER AVENUE AND MELON ROAD, OPEN LAND ADJACENT TO 59 PECKHAM HIGH STREET AND SUMNER HOUSE LOCATED ON SUMNER ROAD, LONDON SE15

Planning application reference 16/AP/4018

Report: see pages 69 to 122 of the agenda and pages 1 and 5 to 16 of the addendum report.

PROPOSAL

Redevelopment of the site to provide four buildings to deliver 168 residential dwellings (Class C3) and flexible retail floor space (247m²) of flexible A1/A3/A4: The works include the conversion and extension of Sumner House (Block A) from office use (Class B1-c) to provide 44 flats and 4 townhouses and partial demolition of a boundary wall; the erection of a part 4, part 6 storey block to provide 39 flats on Sumner Avenue (Block B); a part four, part 6 storey building to provide 72 flats on Jocelyn Street (Block C); and a four storey block providing 9 flats on Melon Road (Block D), with 247m² of flexible A1/A3/A4 use at ground floor level, together with car parking, hard and soft landscaping, and other associated works incidental to the development.

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

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 at the meeting who wished to speak.

There were no local 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:

1. a. That planning permission be granted subject to conditions set out in the report and the addendum report, the inclusion of an additional clause in the legal agreement notifying residents to the possibility of an extension to the CPZ (controlled parking zone) in the future, and the applicant entering into an appropriate legal agreement and referral to the Mayor of London.

- b. That in the event that the requirements of (a) are not met by 30 May 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 138.

c. That an additional clause be included in the legal agreement notifying residents of the possibility of an extension to the CPZ (controlled parking zone) in the future.

9. LAND BOUNDED BY ALBANY ROAD, DOMVILLE COURT (BAGSHOT STREET) AND FOXCOTE (THURLOW STREET), LONDON SE17

Planning application reference 17/AP/0053

Report: see pages 123 to 157 of the agenda and pages 2 to 3 of the addendum report.

PROPOSAL

Construction of a four storey building comprising an 'Approved Premises Facility' (Class C2(a) - Secure Residential Institution) containing 36 bedrooms and associated communal and staff areas. Formation of an access road, including junction from Albany Road, parking, landscaping and associated ancillary development.

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

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 at the meeting who wished to speak.

The committee heard a representation from a local ward councillor, Councillor Paul Fleming, and asked questions of the ward councillor.

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

RESOLVED:

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

10. 87 NEWINGTON CAUSEWAY, LONDON SE1 6BD

Planning application reference 16/AP/3144

Report: see pages 158 to 201 of the agenda and pages 3 to 4 and 17 to 26 of the addendum report.

PROPOSAL

Redevelopment of the site for a mixed use development comprising a basement/mezzanine basement, ground plus twenty-three floors to accommodate a 140

room hotel (levels 1 - 11), 48 residential units (levels 12 - 24), a retail unit (at ground floor), associated cycle parking, servicing and refuse and recycling, landscaping and private and communal residential amenity space (including at roof top level), external refurbishment to the front of the railway arches, and a new pedestrian route through the site linking Newington Causeway with Tiverton Street.

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 and asked questions of the objectors.

The applicants 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 at the meeting who wished to speak.

There were no local 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:

1. a. That planning permission be granted subject to conditions set out in the report and the addendum report, the applicant entering into an appropriate legal agreement and referral to the Mayor of London.

- b. That in the event that the requirements of (a) are not met by 30 June 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 104..

The meeting ended at 8.25 pm.

CHAIR:

DATED:

| | | | |
|------------------------------------|--------------------------------|-------------------------------|--|
| Item No. 6. | Classification: Open | Date: 2 May 2017 | Meeting Name: Planning Committee |
| Report title: | | Development Management | |
| Ward(s) or groups affected: | | All | |
| From: | | Proper Constitutional Officer | |

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

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

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

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

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

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

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

BACKGROUND DOCUMENTS

| Background Papers | Held At | Contact |
|--|---|--|
| Council assembly agenda 23 May 2012 | Constitutional Team 160 Tooley Street London SE1 2QH | Victoria Foreman 020 7525 5485 |
| Each planning committee item has a separate planning case file | Development Management, 160 Tooley Street, London SE1 2QH | The named case officer as listed or General Enquiries 020 7525 5403 |

APPENDICES

| No. | Title |
|------|-------|
| None | |

AUDIT TRAIL

| | | |
|---|--|--------------------------|
| Lead Officer | Chidilim Agada, Constitutional Manager (Acting) | |
| Report Author | Victoria Foreman, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development | |
| Version | Final | |
| Dated | 21 April 2017 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments sought | Comments included |
| Director of Law and Democracy | Yes | Yes |
| Director of Planning | No | No |
| Cabinet Member | No | No |
| Date final report sent to Constitutional Team | | 21 April 2017 |

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Tuesday 02 May 2017

Appl. Type: Council's Own Development - Reg. 3

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

Reg. No. 16-AP-4124

TP No. TP/2445-A

Ward Livesey

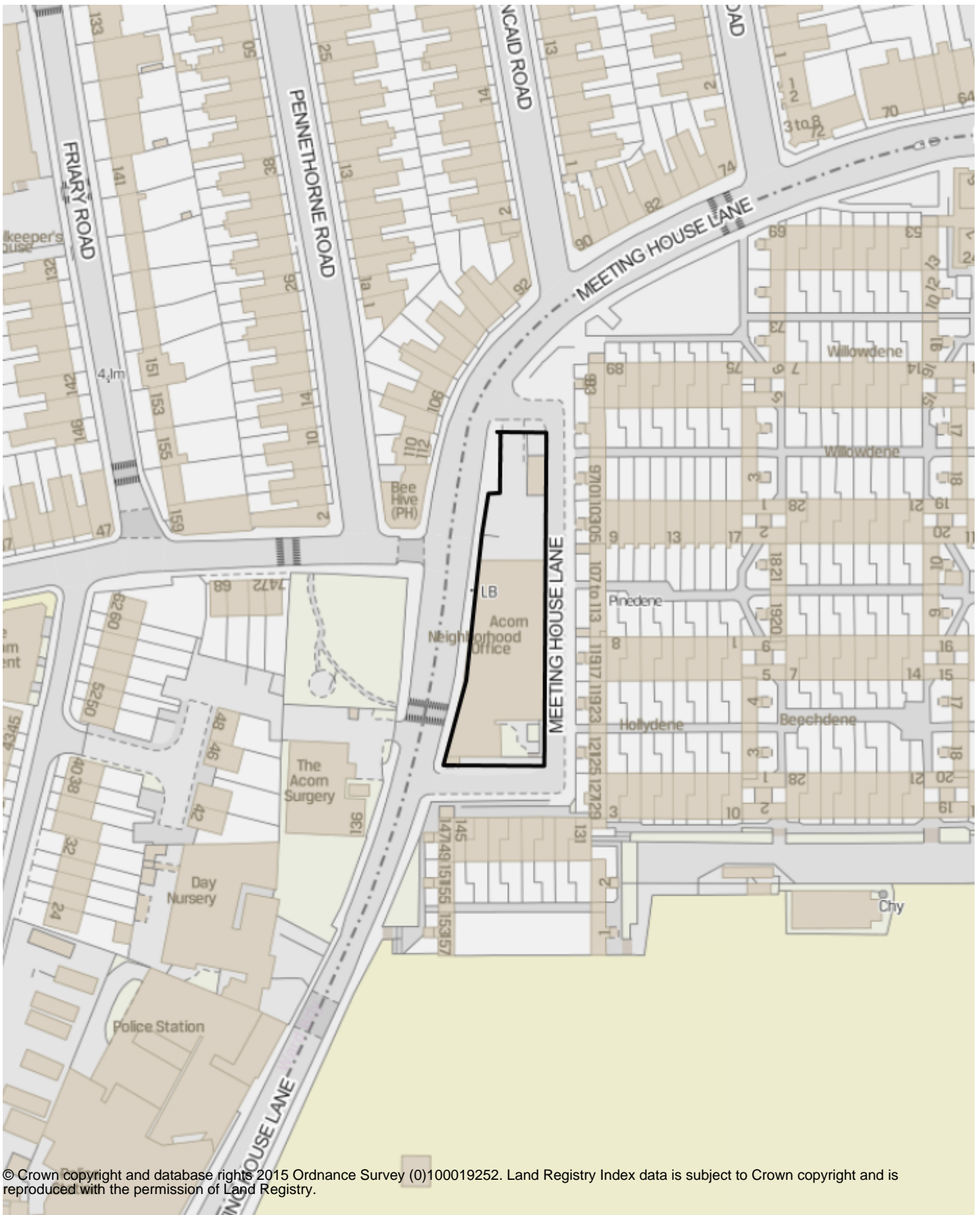
Officer Michael Glasgow

Recommendation GRANT PERMISSION

Proposal

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

Item 6.1



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|--|---|---|--|
| Item No. 6.1 | Classification: Open | Date: 2 May 2017 | Meeting Name: Planning committee |
| Report title: | 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 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 | | |
| Ward(s) or groups affected: | Livesey | | |
| From: | Director of Planning | | |
| Application Start Date 28/10/2016 | | Application Expiry Date 27/01/2017 | |
| Earliest Decision Date 04/01/2017 | | | |

RECOMMENDATIONS

1. That planning permission be granted subject to completion of a unilateral undertaking and planning conditions.
2. That in the event that the unilateral undertaking is not completed by 31 May 2017, the Director of Planning be authorised to refuse planning permission for the reasons detailed in paragraph 67 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 bound 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, whilst 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.

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. Whilst 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
- 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. Six 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, 1,500 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. Whilst 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, whilst 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.

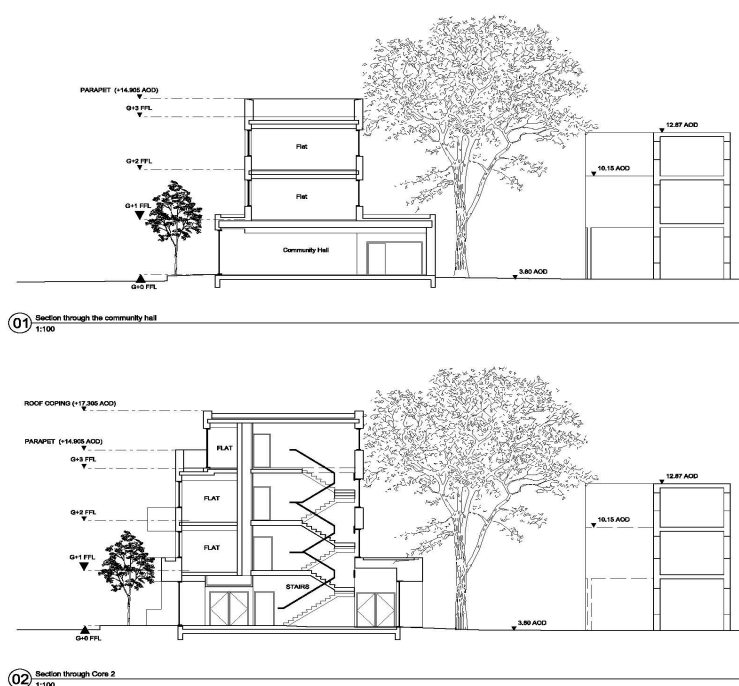
Amenity space and children's play

30. Ground floor units have access to front and rear terraces, whilst 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 play space and so, in accordance with the council's s106 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

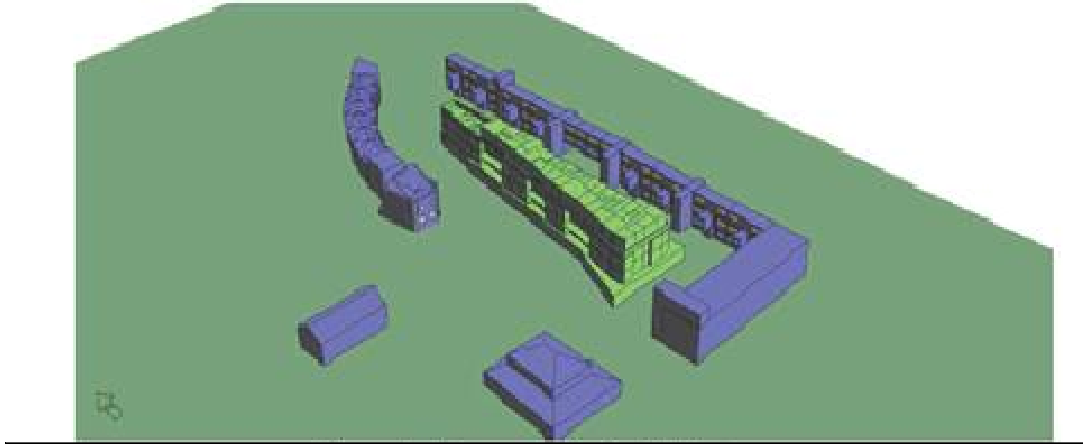
33. The residential design standards SPD states that a 12m separation distance should be achieved between buildings on opposite sides of a highway and a 21m separation distance to the rear of new buildings.
34. The proposed block is atypical in that it is effectively an island site; bound on all sides 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.



Section showing separation between the development and Acorn Estate to the east

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.



Proposed development and neighbours tested

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 Meetinghouse 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. Whilst 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 floorplans. 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.

No sky line/daylight distribution

39. In line with the BRE guidance, the daylight distribution test has also been completed to consider the extent of rooms from which the sky will be visible, before and after the development takes place. This assessment has been completed for properties between 91 and 127 Meeting House Lane. Using the typical room layout referenced above, this demonstrates that all of the rooms tested would pass; experiencing no reduction in daylight distribution. This is likely a result of the shallow floorplans and large windows for properties in the existing Acorn Estate.
40. 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

41. A supplementary report has been provided to assess the impact on the number of hours of sunlight received by existing properties in the vicinity of the development site. 107 windows have been tested to consider the impacts annually and in winter, as advised by the BRE. The BRE recommend that this test is focused on living rooms and conservatories, though no assumptions have been made about the rooms that the tested windows serve in this instance.
42. The report highlights that 20 windows within 16 properties would experience a tangible reduction in sunlight. These properties tend to be immediately to the east of the development site. However, of these, 8 properties would still achieve the 25% of total annual sunlight hours recommended by the BRE and the shortfalls relative to the BRE recommendations are largely focused in the winter months. Reductions in sunlight hours tend to be modest (only 7 windows experience reductions over 30%), though where properties already experience low levels of sunlight they are more sensitive to small reductions in sunlight levels and the proportional impact is more pronounced.
43. An overshadowing assessment has also been completed to consider the impact on 17 private gardens immediately east of the development site. The BRE advise that gardens should receive 2hrs direct sunlight to 50% of their area at the Spring equinox (21 March). The results are mixed: 10 gardens experience a reduction in excess of 20%, but 11 would still achieve the 50% standard, 6 do not. Those that fail are typically shadowed in the existing condition by the projecting bedroom 'pods' of the Acorn Estate.
44. Overall, the sunlight assessment demonstrates a relatively modest impact on the levels of sunlight received by neighbours. Though there are some deviations from the annual and winter levels recommended by the BRE, this is to be expected in an urban area and the level of reduction is generally between 20 and 40% where there is an impact. It is important to note that this assessment needs to be considered in the context of the overall design of the scheme. As described above, adequate separation distances are maintained between the new development and existing neighbours and the building height proposed is comparable to existing buildings.

Noise

45. 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

46. As an 'island' development, this building doesn't have a natural rear. Whilst 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

47. 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

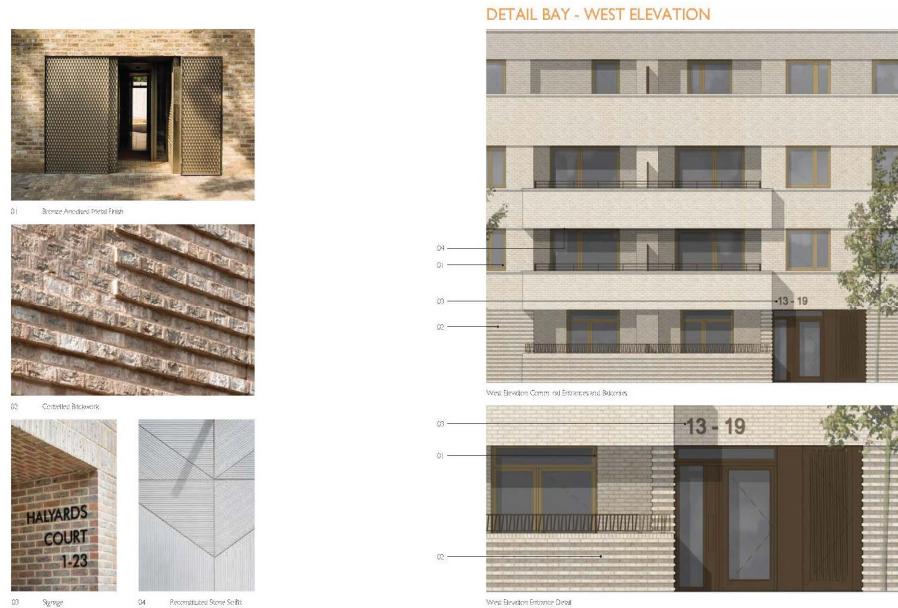
48. The Peckham and Nunhead AAP sets out an expectation for high quality design and architecture that makes a positive contribution to the character and distinctiveness of the area. Policies 25 ('Built form') and 26 ('Building heights') state that this should be achieved through respecting prevailing 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.
49. 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.
50. 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.

View from the north



View from the south

51. 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.
52. 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.
53. 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, whilst 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.



Architectural detailing and indicative materials

Archaeology

54. 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

55. 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

56. 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.
57. 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.
58. 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.

59. 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

60. 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.
61. The six ground floor residential units each have cycle storage within their front gardens, whilst 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

62. 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.
63. Vehicle tracking diagrams have been provided to demonstrate that the new mews street can accommodate a refuse freighter and other servicing vehicles. Whilst 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

64. 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)

65. 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.
66. 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 'Homes for people of different incomes' 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.
67. In the event that the unilateral agreement is not in place by 31 May 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

68. 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

69. 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

70. 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.
71. 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 s106 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.
72. 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

73. 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

74. 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 mattersCommunity infrastructure levy

75. 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.
76. The mayoral CIL is levied in Southwark at £35 per sqm and Southwark CIL at £50 per sqm 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

77. The scheme would deliver high quality affordable homes in a well-designed building that would respect the local context. The massing, height and internal configuration of the proposed building has been carefully designed to maintain the amenity of existing residents and to provide good living conditions for future occupiers, while also making a more efficient use of the land. 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

78. 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

79. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1. This application was the subject of a re-consultation in March/April 2017 to allow for further representations to be made on the updated daylight, sunlight and overshadowing assessment.

Details of people who replied to the consultation set out in Appendix 2. A summary of the issues raised in responses is outlined in paragraph 18, above.

Human rights implications

80. 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.
81. 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 Application file: 16/AP/4124 Southwark Local Development Framework and Development Plan Documents | Chief Executive's Department 160 Tooley Street London SE1 2QH | Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 1249 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 | Michael Glasgow, Team Leader | |
| Version | Final | |
| Dated | 20 April 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, Environment and Social Regeneration | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | | 20 April 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 |
| 22 Pennethorne Road London SE15 5TQ | 43 Carlton Grove London SE15 2UD |
| 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
 132 Friary Road London SE15 5UW
 32 Pennethorne Road London SE15 5TQ
 38 Pennethorne Road London SE15 5TQ
 40 Pennethorne Road London SE15 5TQ
 24 Pennethorne Road London SE15 5TQ
 26 Pennethorne Road London SE15 5TQ
 28 Pennethorne Road London SE15 5TQ
 42 Pennethorne Road London SE15 5TQ
 12 Kincaid Road London SE15 5UN
 13 Kincaid Road London SE15 5UN
 14 Kincaid Road London SE15 5UN
 8 Pennethorne Road London SE15 5TQ
 10 Kincaid Road London SE15 5UN
 11 Kincaid Road London SE15 5UN
 94b Meeting House Lane London SE15 2TT
 16 Pinedene Carlton Grove SE15 2UL
 17 Pinedene Carlton Grove SE15 2UL
 18 Pinedene Carlton Grove SE15 2UL
 13 Pinedene Carlton Grove SE15 2UL
 14 Pinedene Carlton Grove SE15 2UL
 15 Pinedene Carlton Grove SE15 2UL
 19 Pinedene Carlton Grove SE15 2UL
 3 Pinedene Carlton Grove SE15 2UL
 4 Pinedene Carlton Grove SE15 2UL
 5 Pinedene Carlton Grove SE15 2UL
 2 Pinedene Carlton Grove SE15 2UL
 20 Pinedene Carlton Grove SE15 2UL
 21 Pinedene Carlton Grove SE15 2UL
 4 Willowdene Carlton Grove SE15 2UJ
 5 Willowdene Carlton Grove SE15 2UJ
 6 Willowdene Carlton Grove SE15 2UJ
 27 Willowdene Carlton Grove SE15 2UJ
 28 Willowdene Carlton Grove SE15 2UJ
 3 Willowdene Carlton Grove SE15 2UJ
 7 Willowdene Carlton Grove SE15 2UJ
 10 Pinedene Carlton Grove SE15 2UL
 11 Pinedene Carlton Grove SE15 2UL
 12 Pinedene Carlton Grove SE15 2UL
 8 Willowdene Carlton Grove SE15 2UJ
 9 Willowdene Carlton Grove SE15 2UJ
 1 Pinedene Carlton Grove SE15 2UL
 3 Oakdene Carlton Grove SE15 2UQ
 4 Oakdene Carlton Grove SE15 2UQ
 5 Oakdene Carlton Grove SE15 2UQ
 18 Oakdene Carlton Grove SE15 2UQ
 19 Oakdene Carlton Grove SE15 2UQ
 2 Oakdene Carlton Grove SE15 2UQ
 6 Oakdene Carlton Grove SE15 2UQ
 100a Meeting House Lane London SE15 2TT
 100b Meeting House Lane London SE15 2TT
 94a Meeting House Lane London SE15 2TT
 7 Oakdene Carlton Grove SE15 2UQ
 8 Oakdene Carlton Grove SE15 2UQ
 9 Oakdene Carlton Grove SE15 2UQ
 9 Pinedene Carlton Grove SE15 2UL
 1 Oakdene Carlton Grove SE15 2UQ
 10 Oakdene Carlton Grove SE15 2UQ
 6 Pinedene Carlton Grove SE15 2UL
 7 Pinedene Carlton Grove SE15 2UL
 8 Pinedene Carlton Grove SE15 2UL
 11 Oakdene Carlton Grove SE15 2UQ
 15 Oakdene Carlton Grove SE15 2UQ
 16 Oakdene Carlton Grove SE15 2UQ
 17 Oakdene Carlton Grove SE15 2UQ
 12 Oakdene Carlton Grove SE15 2UQ
 13 Oakdene Carlton Grove SE15 2UQ
 14 Oakdene Carlton Grove SE15 2UQ
 143 Friary Road London SE15 5UW
 34 Staffordshire Street London SE15 5TJ
 36 Staffordshire Street London SE15 5TJ
 38 Staffordshire Street London SE15 5TJ
 28 Staffordshire Street London SE15 5TJ
 30 Staffordshire Street London SE15 5TJ
 32 Staffordshire Street London SE15 5TJ
 40 Staffordshire Street London SE15 5TJ
 48 Staffordshire Street London SE15 5TJ
 50 Staffordshire Street London SE15 5TJ
 52 Staffordshire Street London SE15 5TJ
 61 Meeting House Lane London SE15 2TU
 63 Meeting House Lane London SE15 2TU
 131 Meeting House Lane London SE15 2TU
 133 Meeting House Lane London SE15 2TU
 135 Meeting House Lane London SE15 2TU
 125 Meeting House Lane London SE15 2TU
 127 Meeting House Lane London SE15 2TU
 129 Meeting House Lane London SE15 2TU
 137 Meeting House Lane London SE15 2TU
 145 Meeting House Lane London SE15 2TU
 147 Meeting House Lane London SE15 2TU
 149 Meeting House Lane London SE15 2TU
 139 Meeting House Lane London SE15 2TU
 141 Meeting House Lane London SE15 2TU
 143 Meeting House Lane London SE15 2TU
 35 Carlton Grove London SE15 2UD
 Flat D 122 Meeting House Lane SE15 2TT
 Flat E 122 Meeting House Lane SE15 2TT
 Flat F 122 Meeting House Lane SE15 2TT
 Flat A 122 Meeting House Lane SE15 2TT
 Flat B 122 Meeting House Lane SE15 2TT
 Flat C 122 Meeting House Lane SE15 2TT
 Flat 25 Ashdene Acorn Estate SE15 2UB
 80a Meeting House Lane London SE15 2TX
 Flat H 122 Meeting House Lane SE15 2TT
 Flat G 122 Meeting House Lane SE15 2TT
 Flat 26 Ashdene Acorn Estate SE15 2UB
 Flat 27 Ashdene Acorn Estate SE15 2UB
 4-6 Acorn Parade Meeting House Lane SE15 2TZ
 Room 2 38 Pennethorne Road SE15 5TQ
 Room 3 38 Pennethorne Road SE15 5TQ
 134b Friary Road London SE15 5UW
 2 Acorn Parade Meeting House Lane SE15 2TZ
 3 Acorn Parade Meeting House Lane SE15 2TZ
 10 Acorn Parade Meeting House Lane SE15 2TZ
 4b Kincaid Road London SE15 5UN
 110 Meeting House Lane London SE15 2TT
 112 Meeting House Lane London SE15 2TT
 Ground Floor Flat 86 Meeting House Lane SE15 2TX
 134a Friary Road London SE15 5UW
 4a Kincaid Road London SE15 5UN
 Flat 24 Ashdene Acorn Estate SE15 2UB
 13 Carlton Grove London SE15 2UD
 17 Carlton Grove London SE15 2UD
 19 Carlton Grove London SE15 2UD
 1 Acorn Parade Meeting House Lane SE15 2TZ
 Flat 1 24 Pennethorne Road SE15 5TQ
 Flat 2 24 Pennethorne Road SE15 5TQ
 21 Carlton Grove London SE15 2UD
 29 Carlton Grove London SE15 2UD
 31 Carlton Grove London SE15 2UD
 33 Carlton Grove London SE15 2UD
 23 Carlton Grove London SE15 2UD
 25 Carlton Grove London SE15 2UD
 27 Carlton Grove London SE15 2UD
 Flat 4 92a Meeting House Lane SE15 2TT
 Flat A 136 Friary Road SE15 5UW
 Flat B 136 Friary Road SE15 5UW
 Flat 1 92a Meeting House Lane SE15 2TT
 Flat 2 92a Meeting House Lane SE15 2TT
 Flat 3 92a Meeting House Lane SE15 2TT
 Flat I 122 Meeting House Lane SE15 2TT
 Flat B 106 Meeting House Lane SE15 2TT
 Flat C 106 Meeting House Lane SE15 2TT
 Flat D 106 Meeting House Lane SE15 2TT
 7 Kincaid Road London SE15 5UN
 34 Pennethorne Road London SE15 5TQ
 Flat A 106 Meeting House Lane SE15 2TT
 71 Meeting House Lane London SE15 2TU
 Flat 2 Beechdene SE15 2UH
 Flat 20 Beechdene SE15 2UH
 Flat 21 Beechdene SE15 2UH
 Flat 17 Beechdene SE15 2UH
 Flat 18 Beechdene SE15 2UH
 Flat 19 Beechdene SE15 2UH
 Flat 22 Beechdene SE15 2UH
 Flat 26 Beechdene SE15 2UH
 Flat 27 Beechdene SE15 2UH
 Flat 28 Beechdene SE15 2UH

42 Staffordshire Street London SE15 5TJ
 44 Staffordshire Street London SE15 5TJ
 46 Staffordshire Street London SE15 5TJ
 41 Goldsmith Road London SE15 5TF
 43 Goldsmith Road London SE15 5TF
 45 Goldsmith Road London SE15 5TF
 6b Geldart Road London SE15 5XA
 8a Geldart Road London SE15 5XA
 8b Geldart Road London SE15 5XA
 Peckham Police Station 177 Peckham High Street SE15 5SL
 74 Goldsmith Road London SE15 5TN
 24 Staffordshire Street London SE15 5TJ
 26 Staffordshire Street London SE15 5TJ
 68 Goldsmith Road London SE15 5TN
 70 Goldsmith Road London SE15 5TN
 72 Goldsmith Road London SE15 5TN
 First Floor And Second Floor Flat 140 Friary Road SE15 5UW
 First Floor Flat 86 Meeting House Lane SE15 2TX
 First Floor Flat 82 Meeting House Lane SE15 2TX
 10 Pennethorne Road London SE15 5TQ
 12 Pennethorne Road London SE15 5TQ
 13 Pennethorne Road London SE15 5TH
 First Floor Flat 88 Meeting House Lane SE15 2TX
 78a Meeting House Lane London SE15 2TX
 The Acorn Surgery 136 Meeting House Lane SE15 2UA
 Flat A 47 Goldsmith Road SE15 5TF
 Flat B 47 Goldsmith Road SE15 5TF
 Ground Floor Flat 140 Friary Road SE15 5UW
 60 Staffordshire Street London SE15 5TJ
 62 Staffordshire Street London SE15 5TJ
 30 Pennethorne Road London SE15 5TQ
 54 Staffordshire Street London SE15 5TJ
 56 Staffordshire Street London SE15 5TJ
 58 Staffordshire Street London SE15 5TJ
 1a Pennethorne Road London SE15 5TH
 15 Pennethorne Road London SE15 5TH
 2 Kincaid Road London SE15 5UN
 9 Pennethorne Road London SE15 5TH
 142a Friary Road London SE15 5UW
 142b Friary Road London SE15 5UW
 6a Geldart Road London SE15 5XA
 23b Pennethorne Road London SE15 5TH
 25a Pennethorne Road London SE15 5TH
 25b Pennethorne Road London SE15 5TH
 17a Pennethorne Road London SE15 5TH
 17b Pennethorne Road London SE15 5TH
 23a Pennethorne Road London SE15 5TH
 3a Pennethorne Road London SE15 5TH
 7a Pennethorne Road London SE15 5TH
 7b Pennethorne Road London SE15 5TH
 14a Pennethorne Road London SE15 5TQ
 3b Pennethorne Road London SE15 5TH
 5a Pennethorne Road London SE15 5TH
 5b Pennethorne Road London SE15 5TH
 147 Friary Road London SE15 5UW
 149 Friary Road London SE15 5UW
 151 Friary Road London SE15 5UW
 144 Friary Road London SE15 5UW
 145 Friary Road London SE15 5UW
 146 Friary Road London SE15 5UW
 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 5UN
 44b Pennethorne Road London SE15 5TQ
 46a Pennethorne Road London SE15 5TQ
 46b Pennethorne Road London SE15 5TQ
 1b Kincaid Road London SE15 5UN
 8b Kincaid Road London SE15 5UN
 4a Geldart Road London SE15 5XA
 4b Geldart Road London SE15 5XA
 5a Kincaid Road London SE15 5UN
 5b Kincaid Road London SE15 5UN
 Flat 23 Beechdene SE15 2UH
 Flat 24 Beechdene SE15 2UH
 Flat 25 Beechdene SE15 2UH
 Flat 8 Hollydene SE15 2UG
 Flat 9 Hollydene SE15 2UG
 Flat 1 Beechdene SE15 2UH
 Flat 5 Hollydene SE15 2UG
 Flat 6 Hollydene SE15 2UG
 Flat 7 Hollydene SE15 2UG
 Flat 10 Beechdene SE15 2UH
 Flat 14 Beechdene SE15 2UH
 Flat 15 Beechdene SE15 2UH
 Flat 16 Beechdene SE15 2UH
 Flat 11 Beechdene SE15 2UH
 Flat 12 Beechdene SE15 2UH
 Flat 13 Beechdene SE15 2UH
 18 Willowdene Carlton Grove SE15 2UJ
 19 Willowdene Carlton Grove SE15 2UJ
 2 Willowdene Carlton Grove SE15 2UJ
 15 Willowdene Carlton Grove SE15 2UJ
 16 Willowdene Carlton Grove SE15 2UJ
 17 Willowdene Carlton Grove SE15 2UJ
 20 Willowdene Carlton Grove SE15 2UJ
 24 Willowdene Carlton Grove SE15 2UJ
 25 Willowdene Carlton Grove SE15 2UJ
 26 Willowdene Carlton Grove SE15 2UJ
 21 Willowdene Carlton Grove SE15 2UJ
 22 Willowdene Carlton Grove SE15 2UJ
 23 Willowdene Carlton Grove SE15 2UJ
 Flat 6 Beechdene SE15 2UH
 Flat 7 Beechdene SE15 2UH
 Flat 8 Beechdene SE15 2UH
 Flat 3 Beechdene SE15 2UH
 Flat 4 Beechdene SE15 2UH
 Flat 5 Beechdene SE15 2UH
 Flat 9 Beechdene SE15 2UH
 12 Willowdene Carlton Grove SE15 2UJ
 13 Willowdene Carlton Grove SE15 2UJ
 14 Willowdene Carlton Grove SE15 2UJ
 1 Willowdene Carlton Grove SE15 2UJ
 10 Willowdene Carlton Grove SE15 2UJ
 11 Willowdene Carlton Grove SE15 2UJ
 Flat 4 Hollydene SE15 2UG
 90 Meeting House Lane London SE15 2TX
 Flat 1 Ashdene Acorn Estate SE15 2UB
 Flat 10 Ashdene Acorn Estate SE15 2UB
 99 Meeting House Lane London SE15 2TU
 78b Meeting House Lane London SE15 2TX
 88 Meeting House Lane London SE15 2TX
 Flat 11 Ashdene Acorn Estate SE15 2UB
 Flat 15 Ashdene Acorn Estate SE15 2UB
 Flat 16 Ashdene Acorn Estate SE15 2UB
 Flat 17 Ashdene Acorn Estate SE15 2UB
 Flat 12 Ashdene Acorn Estate SE15 2UB
 Flat 13 Ashdene Acorn Estate SE15 2UB
 Flat 14 Ashdene Acorn Estate SE15 2UB
 79 Meeting House Lane London SE15 2TU
 81 Meeting House Lane London SE15 2TU
 83 Meeting House Lane London SE15 2TU
 73 Meeting House Lane London SE15 2TU
 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

8a Kincaid Road London SE15 5UN
18a Pennethorne Road London SE15 5TQ
18b Pennethorne Road London SE15 5TQ
2a 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
4a Pennethorne Road London SE15 5TQ
4b Pennethorne Road London SE15 5TQ
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

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: 12/04/2017

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 Southwark Council | Reg. Number | 16/AP/4124 |
| Application Type | Council's Own Development - Reg. 3 | Case Number | TP/2445-A |
| Recommendation | Grant permission | | |

Draft of Decision Notice

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

Demolition of existing 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-013/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 (Rev07)(Baily Garner LLP, March 2017), 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 Ltd, 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

- 1 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-013/RevB, 1535.1-HT-P-020/RevA.

Reason:

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

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

Reason

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

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

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

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

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

Reason

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

- 4 Prior to 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.

- 5 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.

- 6 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.

- 7 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.

- 8 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 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 10 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.

- 11 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.

- 12 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

Plot 7, Plot 8, Plot 9, Plot 10, Plot 11, Plot 12

Plot 16, Plot 17, Plot 18, Plot 19, Plot 20, Plot 21

M4(1)

Plot 1, Plot 3, Plot 6

Plot 13, Plot 14, Plot 15, Plot 22, Plot 23, Plot 24, Plot 25, Plot 26, Plot 27, Plot 28, Plot 29

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).

- 13 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.

- 14 Dwellings sharing a party element with the community facility shall be designed and constructed to provide reasonable resistance 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.

- 15 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.

- 16 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.

- 18 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.

- 19 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',

**OPEN
COMMITTEE:
NOTE:**

PLANNING COMMITTEE

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

MUNICIPAL YEAR 2016/17

OPEN

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