

Planning Committee

Thursday 15 June 2017

7.00 pm

Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

Membership

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

Reserves

Councillor Catherine Dale
Councillor Helen Dennis
Councillor Eleanor Kerslake
Councillor Sarah King
Councillor Jane Lyons
Councillor James Barber

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 6 June 2017



Planning Committee

Thursday 15 June 2017
7.00 pm

Ground Floor Meeting Room G01A - 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 meetings held on 13 and 24 May 2017.	

Item No.	Title	Page No.
6.	RELEASE OF £4,197,247 FROM SECTION 106 AGREEMENTS TO DELIVER SPORT AND RECREATION FACILITIES	8 - 28
7.	DEVELOPMENT MANAGEMENT	29 - 33
7.1.	CEMETERY LODGE, CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD	34 - 65
7.2.	MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB	66 - 101

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: 6 June 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 Saturday 13 May 2017 at 12.10 pm at Southwark Cathedral, Montague Close, London Bridge SE1 9DA

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

OFFICER SUPPORT: Chidilim Agada, Constitutional Manager
Doreen Forrester-Brown, Director of Law and Democracy
Virginia Wynn-Jones, Principal Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillor Hamish McCallum.

2. CONFIRMATION OF VOTING MEMBERS

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

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

There were no urgent items of business.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interest or dispensations.

5. PLANNING SUB-COMMITTEE ARRANGEMENTS FOR 2017-18

RESOLVED:

1. That the size and composition of the planning committee, as agreed by annual council assembly on 13 May 2017 and the roles and functions of the planning committee and its sub-committees (see Appendix 1 to the report), be noted.
2. That two planning sub-committees with the size and composition as set out in paragraph 11 of the report be established.
3. That Councillors Leo Pollack and Ben Johnson be appointed as chair and vice-chair of planning sub-committee A, and Councillors Cleo Soanes and Maria Linforth-Hall appointed as chair and vice-chair of planning sub-committee B.

The meeting ended at 12.15 pm.

CHAIR:

DATED:



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Wednesday 24 May 2017 at 5.30 pm at Ground Floor Meeting Room G01A - 160 Tooley Street, London SE1 2QH

PRESENT:

Councillor Nick Dolezal (Chair)
 Councillor Lorraine Lauder MBE (Vice Chair)
 Councillor Sarah King (Reserve)
 Councillor Michael Mitchell
 Councillor Darren Merrill
 Councillor Adele Morris

**OFFICER
SUPPORT:**

Simon Bevan, Director of Planning
 Jon Gorst, Legal Representative
 Yvonne Lewis, Group Manager, Strategic Applications Team
 Michael Tsoukaris, Group Manager, Design and Conservation
 Pip Howson, Team Leader, Transport Policy
 Jack Ricketts, Planning Officer
 Victoria Foreman, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillors Hamish McCallum and Samantha Jury-Dada.

Councillor Sarah King was in attendance as a reserve for Councillor Jury-Dada.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

- Addendum report relating to item 7.1;

- Members' pack relating to item 7.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 May 2017 be confirmed as a correct record and signed by the chair.

6. MINT STREET - TO RELEASE £231,648.92 FROM SECTION 106 AGREEMENTS TO DELIVER IMPROVED FACILITIES AT MINT STREET ADVENTURE PLAYGROUND AND PARK

RESOLVED:

That the release of £231,648.92 of section 106 funding to deliver improved facilities at Mint Street adventure playground, as set out in paragraphs 10 to 12 of the report, be authorised.

7. DEVELOPMENT MANAGEMENT

RESOLVED:

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

8. 151 - 157 TOWER BRIDGE ROAD, LONDON SE1 3JE

Planning application reference 16/AP/3222

Report: see pages 18 to 58 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Alterations to and the refurbishment of the existing buildings, including: change of use from 106 residential units (40 x studios, 36 x 1bed and 30 x 2bed), 41 aparthotel

units/partially vacant aparthotel floorspace and flexible retail/commercial floorspace, to 69 residential units (8 x 1bed, 56 x 2bed and 5 x 3bed), 137 aparthotel units and flexible retail/commercial floorspace (A1/A2/A3/B1a); installation of balconies; alterations to elevations; minor alterations to increase the height of the buildings (max. 32.3 metres/36.08m AOD); landscaping; alterations to vehicle access; and associated works.

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

There were no objectors present who wished to speak.

The applicant and applicant's agent addressed the committee.

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. That planning permission be granted, subject to conditions set out in the report and the applicant entering into an appropriate legal agreement.
2. That the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 106, should the requirements of (1) not be met by 15 September 2017.

The meeting ended at 6.09 pm.

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 15 June 2017	Meeting Name: Planning committee
Report title:		Release of £4,197,247 from section 106 agreements to deliver sport and recreation facilities	
Ward(s) or groups affected:		All	
From:		Chief Executive	

RECOMMENDATION

1. To authorise the release of £4,197,247 of section 106 funding from the legal agreements detailed below (at paragraph 19) to deliver sport and recreation facilities across Southwark in support of the council's agreed capital programme.

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate against the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. The section 106 planning obligations SPD (2007) set out a number of standard charges which historically we have used to calculate section 106 planning obligations. These charges covered a range of infrastructure including schools, open space, strategic transport improvements and sport and recreation. The funding generated is often pooled as individual obligations are often not sufficient to pay for large infrastructure items.
4. However, the introduction of the planning Act 2008 and the Community Infrastructure Regulations 2010 (as amended) has changed the way that developments contribute towards the funding of strategic infrastructure.
5. The council has, since April 2015, adopted a community infrastructure levy (CIL) system which largely replaces section 106. This the section 106 planning obligations and community infrastructure levy (CIL) SPD (2015).The intention of the CIL regulations is that section 106 planning obligations are used to secure site specific infrastructure needed to directly address the impact of the development.
6. Section 106 funds are used to mitigate the impact of development in an area. Often the council needs to plan projects in advance to meet the additional requirements of a development. The capital programme 2011-21 report, agreed by council assembly on 6 July 2011, supported the use of section 106 funds for projects already within the approved capital programme. The capital programme includes those projects considered to be high priority by the cabinet. There will still be instances where section 106 agreements specify specific local projects for which funds must be used, and community project banks will be reviewed when considering the application of section 106 funds, so that local priorities are not overlooked.

KEY ISSUES FOR CONSIDERATION

7. Massive improvements have been and continue to be made to our leisure facilities. Since 2010 Southwark has seen over £53m of investment funded through the council and other external sources. Also in our parks and on some of our estates, the council has invested in new multi-use games areas and developed other facilities such as outdoor gyms.
8. The investment between 2012 to present includes new facilities and the improvement to and refurbishment of existing public facilities. These include £19.9m for the Castle; £2.25m for improvements to Peckham Pulse including £5k for a hoist; a £1m investment in Camberwell Leisure Centre; £325k in Dulwich leisure centre; £263k in Pynners sports ground refurbishment; £1.77m in Seven Islands leisure centre and £400k in Homestall Road sports ground.
9. Also as part of Southwark's Fairer Future promise of committing to a lasting legacy from the London 2012 Olympic and Paralympic games, the Olympic legacy action plan focused on prioritising young people, volunteering, health and wellbeing. A number of facility improvements to help increase participation in physical activity and sport across the borough have been funded including (but not limited to):
 - BMX track in Burgess Park - £150k
 - Camberwell leisure centre sports hall - £490k
 - Herne Hill velodrome - £400k
 - Southwark Park sports complex - £370k.
10. Wider legacy benefits include Southwark being one of just three London boroughs to have seen a significant improvement over five years in the percentage of people participating in sport and physical activity. There has also been a significant increase (72%) in the use of 'Get Active London' to search for sport and physical activity opportunities in Southwark.
11. However in spite of the successes and investment:
 - 40% of young people in the last TellUs4 survey said they had been to a sports club or class in the last four weeks which compares to 52% nationally and 45% in Southwark's statistic 'near neighbour' local authority
 - 38% said they had taken part in organised sport or physical activity on the previous weekend (compared to 46% nationally and 44% near neighbour)
 - Child obesity is the worst in England with 28.3% of Southwark children in Year 6 being measured as obese.

Policy implications

12. Southwark with PRO ACTIVE Southwark partners developed the Get Active for Life - Southwark Physical Activity and Sport Strategy 2014 – 2017.
13. As stated above, Southwark is making considerable investment in its facilities for sport and physical activity. Twenty one sites have been or are being improved with an investment of over £53m. These include Elephant and Castle leisure centre, Peckham Pulse, Camberwell Baths, Seven Islands leisure centre, Surrey Docks water sports centre, Southwark Park, Herne Hill velodrome, Dulwich leisure centre, Mellish Fields, Homestall Road, Peckham Rye pitches, Burgess Park, Bells Gardens, Geraldine Mary Harmsworth Park.
14. Southwark borough residents are now able to use the swim and gym facilities for free

in six of the borough's leisure centres, operated by Everyone Active in partnership with Southwark council. Registration is open for Free Swim and Gym.

Community impact statement

15. Sport and physical activity is essential to the council's commitment to promote a fairer future for all, in particular by promoting healthy lifestyles. For children and young people physical activity is essential for their health, creates opportunities, encourages aspiration as an individual as well as working as part of a team.
16. The strategy and action plan set out 'Get Active for Life' will support more people become more active more often. It attempts to address the inequalities in health and well being encouraging specific groups to become more active especially for women and girls, disabled people, older adults and young people.

Equal opportunities

17. This project has been designed to be fully accessible to all, without prejudice or discrimination.

Consultation

18. The 'Get Active for Life!' strategy was developed with the PRO-ACTIVE Southwark partners. Various themed workshops were undertaken and an e-survey circulated to over 120 stakeholders and organisations. The lead agencies are committed to continuing the collaborative approach to the strategies implementation and delivery; monitoring and reviewing the achievements and outcomes.

Resource implications

19. The programme of projects is contained within the capital programme and as a result there are no additional resource implications arising from the report.
20. The developments listed below secured a total of £4,197,247 combined of Sports and Recreation contributions. All this funding is currently available and unallocated. The single largest amount of £3,519,507 is from planning permission 12/AP/2239 – One the Elephant development for the provision of the Castle Leisure Centre.

Planning Permission	Community Council	Ward	Account	Amount
09/AP/1089	Camberwell	South Camberwell	530	£121,746
09/AP/1917	Bermondsey and Rotherhithe	Grange	547	£182,330
10/AP/1860	Bermondsey and Rotherhithe	Grange	511	£17,512
10/AP/2623	Camberwell	Brunswick Park	517	£56,659
10/AP/2849	Borough, Bankside and Walworth	Chaucer	551	£15,609

11/AP/0868	Borough, Bankside and Walworth	Newington	666	£108,890
12/AP/1066	Borough, Bankside and Walworth	Cathedrals	654	£29,650
12/AP/3255	Bermondsey and Rotherhithe	Grange	656	£36,844
12/AP/2239	Borough, Bankside and Walworth	Cathedrals	664	£3,519,507
12/AP/1630	Camberwell	South Camberwell	670	£14,976
13/AP/0966	Borough, Bankside and Walworth	Cathedrals	690	£67,208
13/AP/1767	Peckham and Nunhead	Nunhead	708	£23,574
14/AP/0075	Dulwich	East Dulwich	750	£2,742
TOTAL	£4,197,247			

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

21. The above mentioned developments secured £4,197,247 combined, in contributions towards funding sport and recreational facilities in the borough.
22. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Law and Democracy

23. Members of the planning committee are being asked to authorise the release of an amount of £4,197,247.00 from a number of section 106 agreements in order to facilitate the delivery of sports and recreation facilities across the borough.
24. Developments of significant size will bring additional demands to the local infrastructure and in order to mitigate against such consequences, payments were until 2015 required by way of planning obligations. Monies collected as planning obligations are held in accordance with the terms of specific section 106 agreements and expenditure of such monies needs to be in accordance with the terms of the individual agreement and also in accordance with the tests laid down in Regulation 122(a), Community Infrastructure Regulations.
25. The planning agreements listed at paragraph 19 all contain payments which have been made to assist towards the improvement of sports development. These agreements all pre-date the adoption of the section 106 and CIL SPD in April 2015. In the future the collection and allocation of such funds will be dealt with differently as explained in paragraph 5 of the report. In the meantime, it is appropriate to ensure that the funds which are still held under the previous legislation are utilised appropriately and without undue delay. Otherwise in some cases there is a risk of

monies having to be refunded to developers for failure to utilise within the period for allocation specified in the particular agreement.

26. The decision to consider and approve the expenditure of section 106 monies is a matter reserved to members of the planning committee in accordance with the constitution.

Strategic Director of Finance and Governance (CAP 17/007)

27. This report seeks approval from the planning committee to release the sum of £4,197,247 from the various agreements listed at paragraph 20 to deliver sports and recreation facilities at various sites across the borough.
28. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
29. The strategic director of finance and governance notes the council has received the related section 106 funds and they are available for the purposes outlined in this report.

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
Appendix 1	Get Active for Life! strategy

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Alistair Huggett, Planning Projects Manager		
Version	Final		
Dated	23 May 2017		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Strategic Director of Finance and Governance	Yes	Yes	
Director of Law and Democracy	Yes	Yes	
Director of Finance	Yes	Yes	
Section 106 Manager	Yes	Yes	
Cabinet Member	N/A	N/A	
Date final report sent to Constitutional Team		2 June 2017	



Get Active for Life!

Southwark Physical Activity and Sport Strategy 2014-2017



Foreword

Sport and physical activity is essential to the Council's promise to promote a Fairer future for all, in particular by promoting healthy lifestyles. For children and young people physical activity is essential for their health, creates opportunities, encourages aspiration and excellence as an individual as well as working as part of a team. Our major investment in sports and leisure facilities, including our own Olympic Legacy Fund is an investment in these opportunities and aspirations.

The strategy and action plan set out what the Council and PRO-ACTIVE Southwark partners will deliver to support more people becoming more active more often. It addresses inequalities in health and wellbeing, encouraging specific groups to become more active, for example, women and girls, disabled people, older adults and young people.

The partnership that has produced and will deliver this strategy includes Sport England, PRO-ACTIVE Central London, Southwark Clinical Commissioning Group, London PE and School Sport Network and the Council's own Sport and Leisure Services Team. I wish to thank them all.

Councillor Veronica Ward - Cabinet Member for Culture, Leisure, Sport and Volunteering

Introduction

This strategy aims to build on Southwark's legacy from the London 2012 Olympic & Paralympic Games and the achievement of our partners to help more people participate in sport and physical activity more often. With the goal of improved health and wellbeing for all, this strategy will strengthen our vision to provide widely accessible, well used, high quality physical activity and sport opportunities in the borough.

The substantial investment in Southwark's built leisure environment including recently refurbished leisure centres, revitalised parks and open spaces, and active travel infrastructure has provided an excellent foundation on which to develop an exciting physical activity and sport legacy for the future.

Following on from the successes of the Southwark Sport and Physical Activity Strategy 2009-13, this strategy will continue to build on the strength of existing partnerships and provide an ambitious yet achievable plan and vision for Southwark.

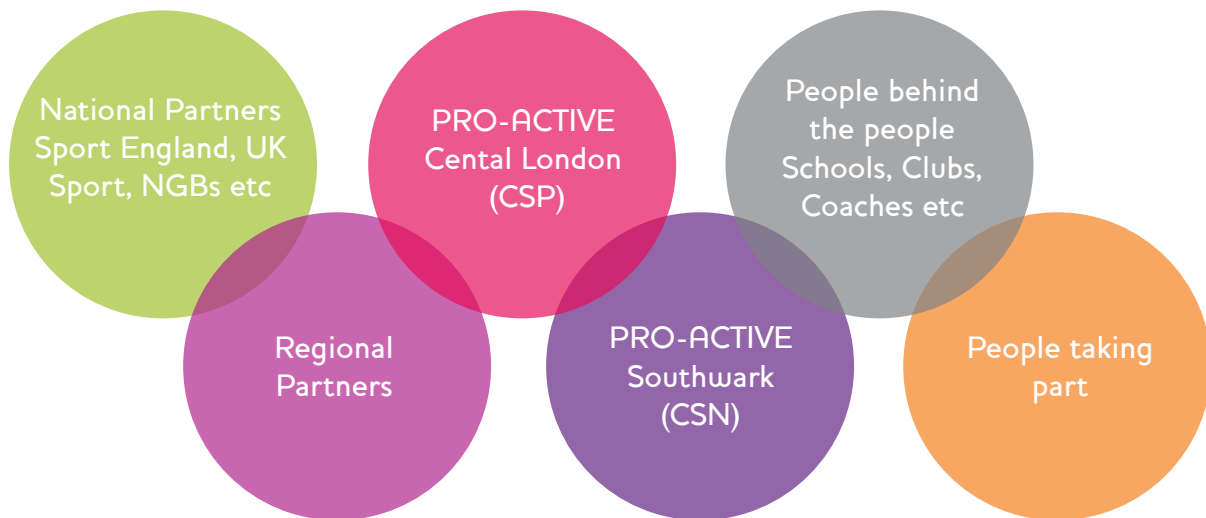
In developing this strategy our aim has been to:

- Review our achievements from our previous strategy
- Consolidate the evidence and background information for the strategy to determine our vision, themes and strategic priorities
- Build on the best practice of other borough community sport and physical activity networks (CSPANs)
- Establish a four-year plan with achievable and deliverable actions to be regularly reviewed and updated
- Identify the resources needed to build ownership and engagement in delivery of the strategy and action plan to ensure tangible outcomes for Southwark.



Delivery system for sport and physical activity

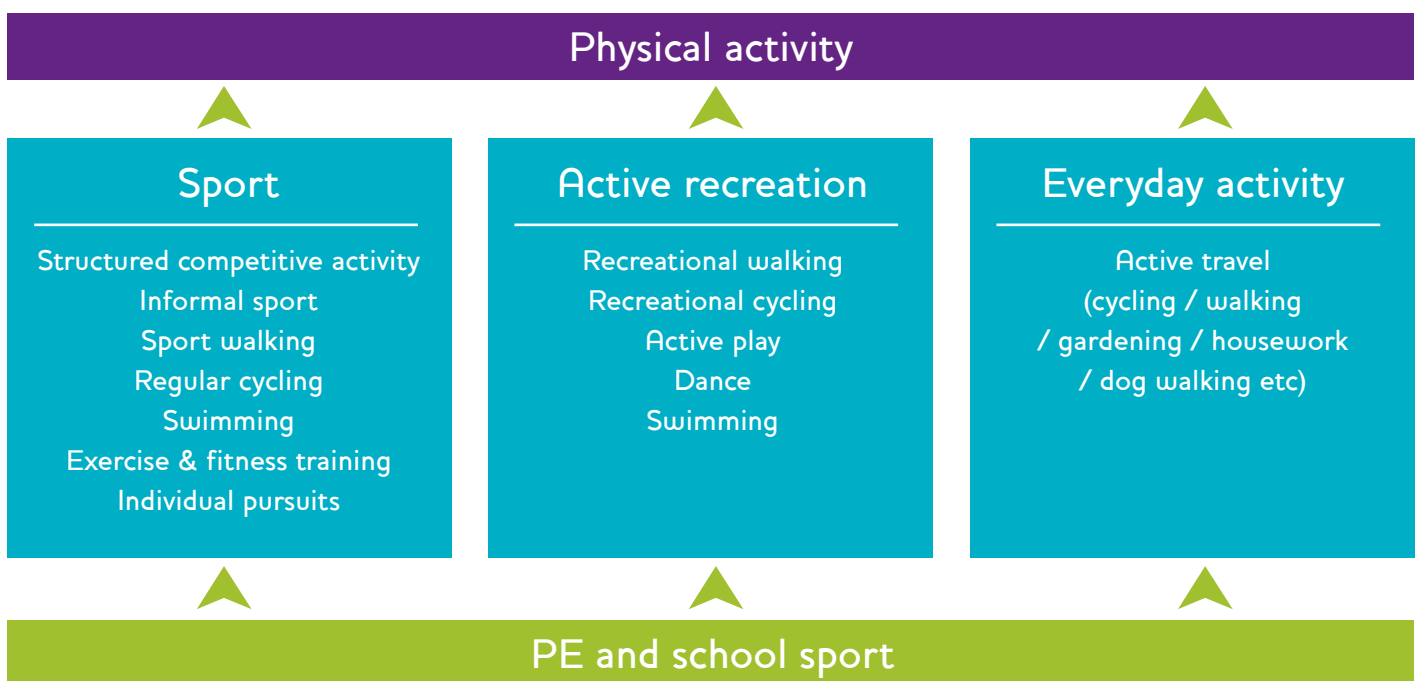
The chart below shows the connections in the delivery system for sport between national partners and people who take part in sport in local communities. Key partners in this process are the County Sports Partnership (CSP) and Community Sports Network (CSN). In the case locally this is PRO-ACTIVE Central London and PRO-ACTIVE Southwark.



PRO-ACTIVE Southwark was formed in 2008 as part of Sport England's delivery system for sport and physical activity. The network is a mechanism to enhance communication between partners aspiring to increase levels of active recreation, by providing active healthy lifestyle opportunities and catering for the specific needs of the community.

The PRO-ACTIVE Southwark Strategic Steering Group has overall responsibility for the strategic direction of physical activity and sport in the borough. The group oversees the objectives and actions of the current Physical Activity and Sport Strategy with the ultimate aim of increasing participation and widening access.

The chart below sets out the distinctions between physical activity, sport, active recreation and everyday activity **and** the foundation of PE and school sport.



Achievements of the 2009-13 Sports and Physical Activity Strategy

We would like to thank all our partners for their collective support which helped us to develop and deliver our previous sport and physical activity strategy. We have met 60 of our 76 actions over this period and the remaining actions are either still in progress or have been deferred through review and/or funding constraint. Our key successes are significant.

The PRO-ACTIVE Southwark Partnership is now better placed to deliver effective high quality sports and physical activity opportunities. Collectively we have worked to develop and improve our facility stock. There has been strong capital investment, in part, as a result of the Olympic and Paralympic Games legacy but also through a sustained commitment of the Council and other partners to meet the needs of local communities in Southwark.



Importantly, our effort to support people to engage in more physical activity has resulted in a steady increase in levels of active participation. The 2009-2013 strategy provided the framework for several important pieces of work that have set strong foundations for us to move forward in the next four years.

Key foundation activities completed:

- Physical Activity Needs Assessment
- Establishing Southwark's presence on the Get Active London website
- Planning priorities through S.106 and planning guidance for sport and physical activity
- Strong Health Improvement agenda
- Maximising use of the Get Active London website
- Increasing use of existing provision
- Supporting clubs and competitions and providing activities on the ground which local people can enjoy

Coordination of the PRO-ACTIVE Southwark Partnership has seen inputs from agencies working in health, leisure and community sport, local clubs, schools and youth providers.

Massive improvements have been and continue to be made to our leisure facilities. Since 2010 and moving on to 2015, Southwark will have seen over £53M of investment funded through the Council, London Marathon Trust, Sport England, Big Lottery, Mayor of London Facility Fund, Football Foundation, and other external sources. Also, in our parks and on some of our estates, the Council has invested in new multi-use games areas and developed other facilities including outdoor gyms.

Other key achievements

As part of Southwark's Fairer future promise of committing to a lasting legacy from the London 2012 Olympics and Paralympics games, the Olympic Legacy Action Plan focussed on prioritising young people, volunteering and health and wellbeing:



Through the Capital Legacy Fund the Council has supported a number of facility improvement projects to help increase participation in physical activity and sport across the borough for generations to come.

LB Southwark Capital Legacy Fund of £2m:

- BMX track for Burgess Park - £150k
- Bethwin Road Playground - £95k
- Camberwell Leisure Centre Sports Hall - £490k
- Herne Hill Velodrome - £400k
- Homestall Road Sports Ground - £175k
- Peckham Town Football Club - £85k
- Peckham Pulse disability pool hoist - £5.6k
- Peckham Rye Park - £200k
- Southwark Park sports complex - £370k
- Trinity outdoor sports area Camberwell - £30k

As a result, many young people in Southwark embraced the London 2012 spirit and have become more aware of sport and physical activity opportunities available locally.

Wider legacy benefits and the challenge:

- Southwark is one of just three London Boroughs to have seen a significant improvement over 5 years in the percentage of people participating in sport and physical activity.
- More young people in Southwark have been inspired to take up new activity
- There has been a shift in interest from traditional to minority sports
- More of our sports people have become better and improved as participants (drive to excellence)
- Our clubs have experienced increase in take up
- There has been a significant increase (72%) in the use of 'Get Active London' to search for sport and physical activity opportunities within Southwark post London 2012
- Several housing estates created Olympic themed gardening projects to increase 'on your doorstep' opportunities for neighbours to get active
- More people are choosing walking or cycling to get around and stay active
- Motivational text messages trialled in our GP exercise referral programme were found to significantly increase adherence
- There is still a challenge to convert inspiration to participation and the Partnership needs to continue to support coaches, clubs and local facilities



The evidence base for physical activity and sport in Southwark

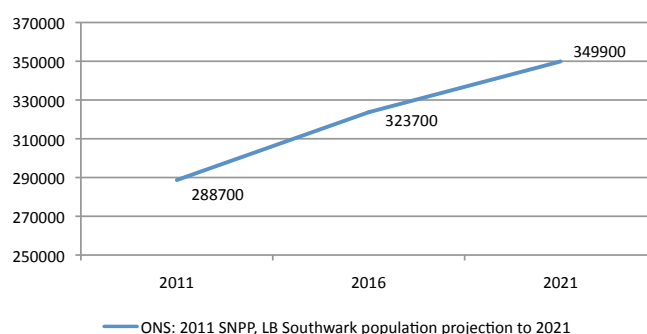
Population and population growth

Southwark has a growing, dynamic and diverse population. The 2011 census identified a population of 288,700 which represented an increase of 37,700 since 2001 (13% growth). This is set to grow even further as projections to 2021 indicate a population of 349,900 representing further growth of 18%. Our population is generally young with 80% of our residents aged under 50. Southwark's population is diverse with 63% of the population being White, and 26% Black, 16% are from African descent. Concentrations of the borough's Black communities are in the central wards of Camberwell Green, South Camberwell, Brunswick Park, Faraday and Chaucer.

There are estimated to be 38,980 disabled people in Southwark with a forecasted rise in the number of disabled adults of working age (18-64) from 16,030 in 2008 to 20,520 in 2025.

Southwark ranks as the 12th most deprived authority in London and 41st nationally. 53% of our residents live in rented accommodation (42% council, 11% Registered Social Landlord) double that of London (26%) and almost three times that of England (18%).

44% of the borough's residents have no access to a car, compared to the London average of 29%.



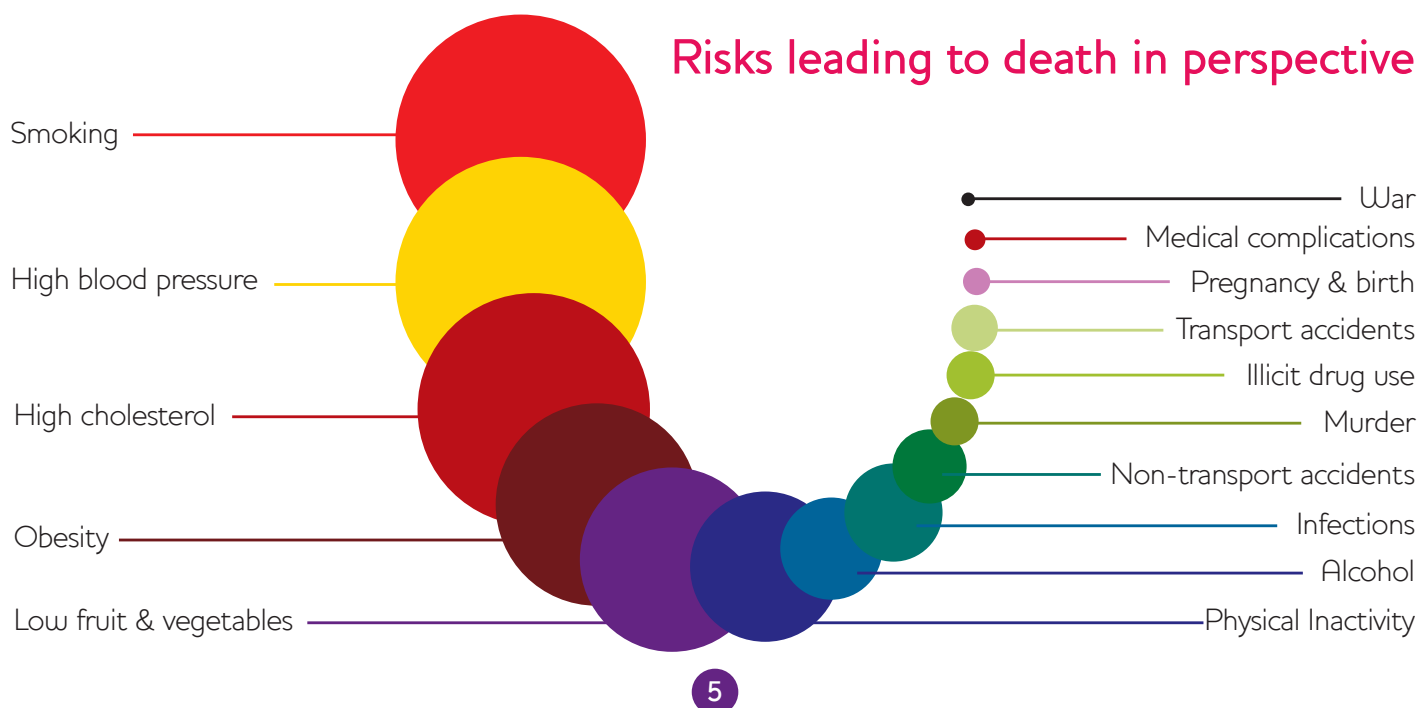
Health

The average life expectancy for men in Southwark is 77.8 years and for women 82.9 years. The gap between Southwark and England is closing. Nonetheless there are clear health inequalities within the borough. Indeed between the best and worst localities in Southwark the difference in life expectancy is as much as 9.5 years for men and 6.9 years women.

Headline health issues that physical activity can help address

- It is estimated that cardiovascular disease is 10% higher than the national average.
- High levels of diabetes, predicted to rise to 17,745 by 2025, people of African origin at higher risk.
- Cancer is falling but smoking still contributes to 1 in 4 deaths.
- Mental wellbeing rates lower than London average especially in areas of deprivation

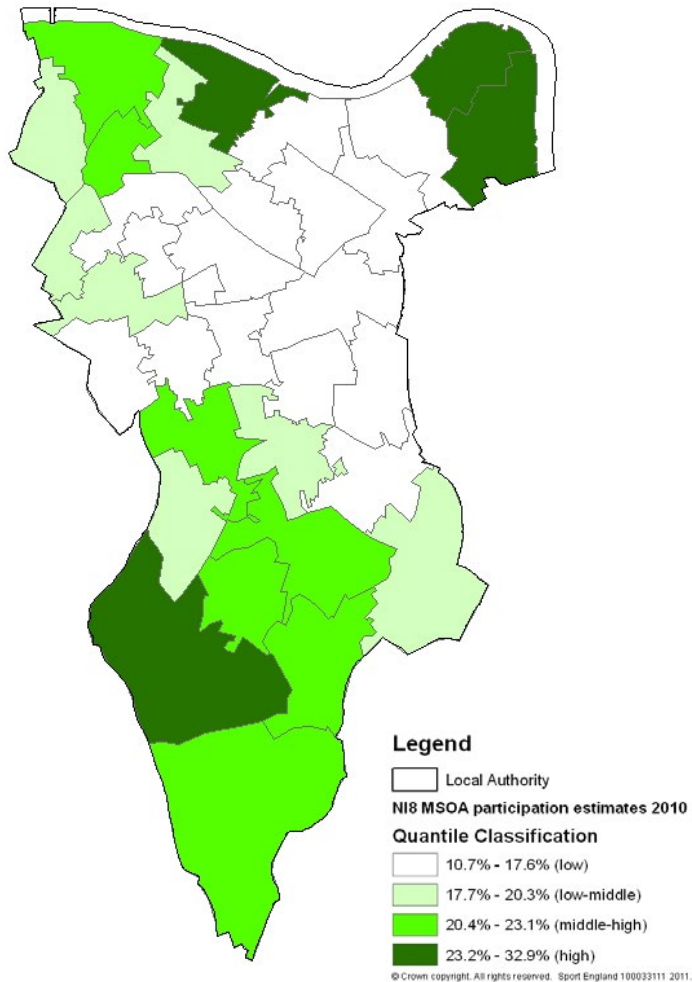
The chart below shows the risks that lead to premature death in Southwark (JSNA 2013). Physical activity being an important factor, and one that can significantly reduce other risks featured, including high blood pressure and obesity.



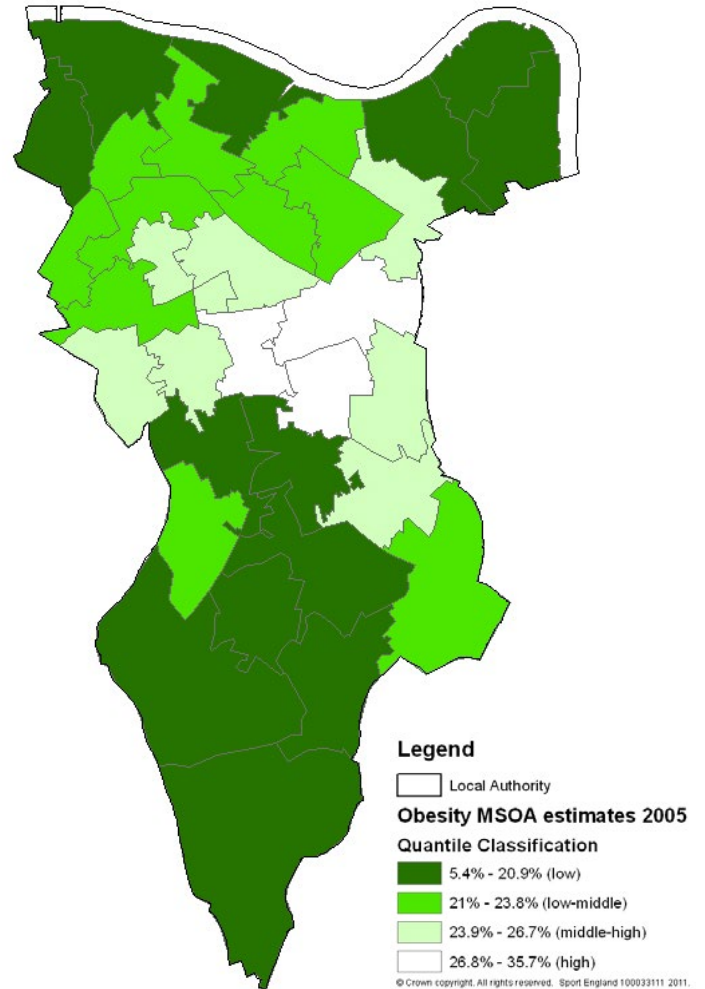
Targeted locations of greatest need

The maps below show the level of physical activity in the borough compared to the levels of obesity in different wards in the borough. As with obesity there is a similar geographical pattern for other health issues that could be improved with physical activity. This will assist partners to target resources and activity to areas of greatest need.

Active participation in sport and active recreation (3 x 30 mins per week)



Adult obesity rates



It is clear that there are parts of the borough, particularly in the central areas (white and light coloured), where levels of participation are lowest and levels of obesity are highest.

Targeting interventions against health need and physical inactivity is critical and is a priority for this strategy.

Health and Wellbeing Strategy

Southwark's emerging health and wellbeing strategy has identified the following priorities:

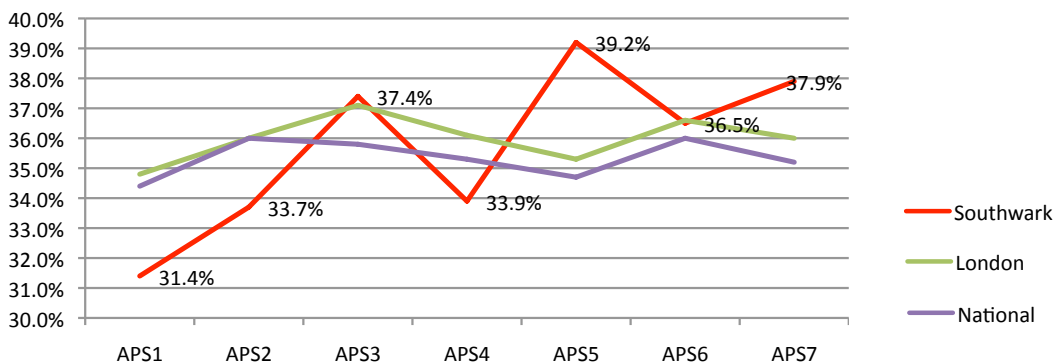
- Giving every child and young person the best start in life.
- Building healthier and more resilient communities and tackling the root causes of ill health.
- Improving the experience and outcomes of care for our most vulnerable residents and enabling them to live more independent lives.

Supporting inactive people including older people and other vulnerable groups to be more active will have cross cutting benefits in the prevention and management of ill health and the promotion of mental wellbeing and social connectedness.



Physical activity and sports participation

Sport England's Active People Survey (APS) is a strong measurement of the level of sports and physical activity participation for adults (16+) in local areas. The main benchmark measures participation based on 30 minutes of moderately intense exercise once a week. For Southwark the graph below shows a trend of increasing returns since the Active People Survey started in 2006. This reflects well on the strength and success of the PRO-ACTIVE Southwark partnership.



Other key participation headlines include:

- 37.9% of adults are active at least 1 x 30 mins./week, 14% participate less frequently than 1 x 30 mins./week, and 48% do no physical activity and sport at all.
- 69.9% of adult residents in Southwark want to start playing sport or do a bit more, suggesting a large potential for growth.
- Active People Survey 5 showed that participation levels in regular activity (3 x 30 mins) in women was over a third lower than that for men (15.1% Women, 23.9% Men) in Southwark.
- Between April 2009 and March 2013 visits to Southwark's Leisure Centres increased by 140% (899,415 visits in 2009/10 to 1,257,391 in 2012/13). This increase was driven by a substantial refurbishment programme which has greatly improved the quality of facilities available to the public.
- Over the same period key target groups at the leisure centres (young people, older adults, disabled people, low income users and ethnic minority users) also saw major increases in usage.
- These usage increases are also expected to continue to rise as the stock of facilities improves and better services are developed.

Increasing participation in sport and physical activity is an ongoing commitment of PRO-ACTIVE Southwark.

Children, youth & young people

Critical to the development of children and young people are the opportunities they have to take part in sport and physical activity. However children and young people in the borough have a number of needs that PRO-ACTIVE Southwark must address.

- Child Obesity is the worst in England with 28.3% of Southwark children in Year 6 being measured as obese
- 40% of young people in the last TellUs4 Survey said they had been to a sports club or class in the last 4 weeks (this compares to 52% nationally and 45% in Southwark's statistical 'Near Neighbour' local authorities)
- 38% said they took part in organised sport or physical activity on the previous weekend (46% Nationally, 44% Near Neighbour)
- Nationally the cost of responding to incidents of anti-social behaviour by young people is £3.4 billion per year (no local figures are available).



PRO-ACTIVE Southwark are committed to help children and young people to participate in physical activity and sport to establish life-long participation and engagement through families, early years provision, informal play, schools and the transition to clubs.

Southwark Schools are currently being offered the opportunity to develop local satellite clubs. This is being developed by Sport England and PRO-ACTIVE Central London with strategic discussion around priorities for each school, addressing curriculum focus and matching clubs and community value. This is a real opportunity to forge effective School and Club links in the borough.

A clear strategic priority is to improve access to and participation in physical activity for young people of an unhealthy weight, to ensure the greatest health benefit can be gained.

Southwark has built on the work of its Schools Sports Partnership over the last 10 years. This has set the platform to embark on the next phase of development. New funding for Primary and Secondary Schools will provide real opportunities to enhance the PE and schools sports offer in the borough.

A clear priority for Southwark schools is to move its Ofsted ranking from good to outstanding. To this end the key partnership priorities are:

- Increasing Competition
- Talent identification and development
- Meeting the New Ofsted criteria for measuring Primary School PE

PE, School Sport and School Club Links are clear strategic priorities for this strategy

Youth clubs, community organisations, local charities, sports clubs and play services are all activity involved in the support of sport and physical activity provision for children and young people in the borough. This work is vital to supporting activity beyond schools and to support the transition to community participation. Many of these organisations target their activities in areas of need and the opportunities afforded to young people through these 'providers' are invaluable.

Women and girls

Despite a big increase nationally in the number of women playing sport regularly over recent years, women are still much less likely to be active than men, with only 13% of women taking part in 30 minutes of physical activity or sport three times a week compared to 20% of men.

Active People Survey 6 also showed nationally that 31% of women take part in sport once a week compared with over 41% for men, in Southwark this gap is much wider with only 28.6% for women compared with 44% for men. Whilst locally 57.6% of women do no physical activity or sport, many of whom would like to participate but face real barriers in doing so.

Breaking down barriers to participation for women and girls through providing appropriate programmes, places and targeted activities will be a priority for this strategy



Disability sport

APS6 indicates that in Southwark there are 38,980 disabled people (14% of the population) the research shows that 15.2% of disabled people are participating at a moderate level at least once a week and shows that 64.8% of the disabled population are not participating in sport or physical activity at all.

Inclusive and Active 2 is the London wide strategy for sport and physical activity for disabled people with a vision of active disabled Londoners. It has been created in partnership between the Greater London Authority (GLA), NHS London and Interactive (London's strategic disability sport agency). There are five themes to the strategy: 'changing the culture'; 'inclusive activity'; 'more people more active'; 'diversifying the sector'; and 'skilling the sector'.

The aim of the strategy is to increase opportunities for disabled people to participate in sport and physical activity and create a culture where disabled people and service providers recognise and advocate sport and physical activity as a viable lifestyle choice. Over 100 organisations across London have adopted the strategy so far with a third of these having impact within Southwark.

A clear priority is to build on PRO-ACTIVE Southwark's strong commitment to Inclusive and Active 2 and sport and physical activity for disabled people within the borough. We will support culture change, enhance existing delivery, develop new provision, increase participation, provide sector support, through training and diversifying the sector



Sustainable places and facilities for physical activity and sport

As highlighted earlier, Southwark Council is making considerable investment in its facilities for sport and physical activity, particularly between 2010 and 2015. 21 sites are being improved with an investment of £53M over this period. These include:

- Elephant and Castle Leisure Centre, Peckham Pulse, Camberwell Baths, Seven Islands Leisure Centre, Surrey Docks Water Sports Centre, Southwark Park, Herne Hill Velodrome, Dulwich Leisure Centre, Mellish Fields, Homestall Road, Peckham Rye Pitches, Burgess Park, Bells Gardens, Geraldine Mary Harmsworth Park.



The majority of the borough's key facilities will have been upgraded by 2015. Now that the investment has been made or is committed, the challenge for this strategy is to improve awareness of the opportunities available at these venues and to ensure that more inactive people access them and those who are already active visit more often.

Strong investment has also been made in the network of 'open access' free to use community recreation facilities e.g.:

- Estate and playground provision
- Multi Use Games Areas (MUGAs)
- Youth centre provision
- Park based provision

Additionally, the Council has improved the quality of Schools PE and sport facilities and its commitment to the PE curriculum whilst striving to encourage more schools to offer:

- After School activities
- Community access (whether pay and play, club sessions or private hires)

The Council's Community Use Strategy continues to develop widened access to school facilities for greater participation through community and club usage.

In addition Southwark's Playing Pitch Strategy (PPS) has a vision to ensure that the quality and quantity of pitches meets the needs and aspirations of residents now and in the future.

Planning is a critical factor in providing opportunities for active environments. The borough is developing planning guidance to better promote 'Active Design' to developers to increase physical activity within buildings and in the outside environment (this includes stair use, transport links, cycling facilities etc). This work is coupled with the need to utilise the Community Infrastructure Levy to enhance local physical activity provision..

A key strategic priority for this strategy is to maximise the value of sport and physical activity investment/provision by increasing the use of all Southwark's facilities.



Active environments

The design of places we live, work and play are all important in helping us build in 'everyday activity' to our lives and getting us to move about a bit more without even thinking about it! This is sometimes called 'Active Design' and can include simple measures such as making walk ways pleasant and safe, making stairs more prominent than elevators, having good facilities for cyclists and making open spaces fun to explore and play in. This kind of 'healthy planning' can help us be more active throughout the whole day as well as in the 30 minutes we are doing exercise or sport.

Working with planners to support an active design approach to new developments in the Borough is a priority for this strategy

Active transport

There is a real opportunity to strengthen the links between the Physical Activity and Sports Strategy and the Southwark Transport Plan. Objective Two of the Transport Plan seeks to encourage sustainable travel choices, by:

- Working with the school community to encourage more children to travel to school sustainably.
- Working with businesses, employers and organisations to encourage more staff to travel sustainably.
- Promoting and encouraging sustainable travel choices in the borough.
- Continuing to support improving skills and knowledge to travel sustainably.

This is a strategic priority to encourage more people take up active transport, through walking and cycling, supporting both the sustainability and physical activity agendas.

Support to community sports clubs

Clubs are central to providing lifelong sports opportunities in the borough.

- There are over 130 National Governing Body recognised clubs in the borough providing sport for in excess of 6,000 people.
- Of these, 19 are Sport England Clubmark quality accredited and a further 12 are working towards Clubmark status.
- There is a need to support more clubs in the borough to achieve a minimum quality standard and, in time, Clubmark.
- There are 329 activities listed on Get Active London website, 131 clubs, 162 venues and a total of 622 opportunities listed which is currently the largest number of any London Borough.
- Over 5,000 people contact Volunteer Centre Southwark annually.
- 4.9% of adult residents are regular sports volunteers compared to the national average of 7.3% (APSS5).

Maintaining support for the borough's community sports clubs and their volunteers is a priority for this strategy.



Foundations and partnership development

As previously noted the success of our 2009-2013 Strategy has mainly been as a result of the strong partnership work of key stakeholders in sport and physical activity across Southwark. To this end we have collectively worked on funding applications, targeted working groups, monitoring and performance activity, marketing and communications and workforce development. Whilst much has been done a significant part of this work is ongoing. Moreover the partnership recognises that success in terms of improving provision and increasing participation is based on strong foundations locally to support the infrastructure and delivery capabilities for sport and physical activity.

To this end, the partnership is committed to support key priorities through establishing and maintaining working groups targeting inactivity, children, youth and young people and in delivering a coordinated approach to partnership funding.

Another key set of priorities is the development of community workforce skills, volunteering, increasing the number and quality of coaches and supporting apprenticeships in the sport and physical activity sectors.

Finally the partnership is committed to coordinating resources and overseeing the delivery of the strategy through regular monitoring and evaluation of actions and reporting this to the PRO-ACTIVE Southwark Strategic Steering Group.



Strategy consultation

In developing this Strategy we have sought the views of and engaged with our local partners. We ran various themed workshops and an e-survey that was circulated to over 120 organisations and stakeholders. Both these consultation exercises have provided evidence of support for this strategy's themes and strategic priorities.



The PRO-ACTIVE Southwark lead agencies are committed to continuing this collaborative approach to the strategy's implementation and delivery and the monitoring and review of its achievements and outcomes.

Strategy priorities

Through the development of this strategy a series of themes and strategic priorities have emerged. There has been consistently strong support to addressing health inequalities across the borough and to target resources to the most inactive and those in greatest need. We are driven to developing more innovative approaches to widen access and opportunities for young people, women and girls and disabled people, as well as supporting existing sports clubs and organisations to grow and raise quality standards. Importantly, we are clear about the need to embrace new communication technologies in our desire to target particular groups - e.g. young people, disabled people, the inactive - in promoting and marketing our local offers.

Having high quality facilities for sport and play are important and our investment into our physical infrastructure must result in increased usage. We are committed to maximising physical activity gains from our active transport plans, widening access to school sport facilities and continuing to maintain and upgrade facilities where necessary and when resources allow. Our strategy is also keen to exploit opportunities from the Community Infrastructure Levy and to access external funding to fill gaps in provision and to maximise the ongoing benefits of new developments in the borough.

Underpinning all this work are the people across the borough, both professionals and volunteers, that deliver opportunities and make up our partnership. These people form the foundations without which the strategy cannot be delivered. To ensure the strategy is built on solid foundations we are committed to coordinating resources, providing targeted support and developing medium and long term funding strategies as well as to regularly monitor and review our performance and progress. We are also committed to developing our local workforce, volunteers and coaches. To develop employment opportunities through apprenticeships and to establish locally defined minimum quality standards for our community sports and recreation activity programmes and clubs.

We have set out on the following page our vision, themes and strategic priorities. There are defined as 'targeted', 'universal' and 'foundation' priorities. Against these PRO-ACTIVE Southwark has set strategic priorities and will establish a 4 year Action Plan.

Our Vision

PRO-ACTIVE Southwark working together to improve health and wellbeing for all through sport and physical activity
We have set three themes with specific strategic priorities, these are:

Targeted

Participation and Pathways

- The inactive –those with the greatest health risks and who are most likely to benefit
- Young people – Pathways to physical activity – through play, PE and activity for life
- Disabled people – delivering the Inclusive and Active 2 action plans and improving access to facilities and transport links
- Women and Girls – encouraging uptake in physical activity and breaking down barriers to participation including access to facilities
- Sports people – developing community clubs and enhancing pathways to performance

Universal

Places and Promotion

- New and enhanced facilities - maximise and increase participation and use
- Active transport - infrastructure development and use, encouraging walking and cycling
- School sports facilities – opening up more community use of school facilities
- Active environments –supporting guidance to address local planning needs
- Quality of facilities – review facilities and ensure they are maintained and where necessary upgraded

Foundation

People and Partnerships

- Co-ordination, support, addressing new opportunities and funding, performance monitoring and review
- Increasing the range and quality of marketing and communications of the Southwark offer
- Community workforce development – supporting volunteers, coaches, apprenticeships

Our action plan will follow these themes and strategic priorities

This Strategy has been funded and resourced by Southwark Council, Sport England, Southwark Clinical Commissioning Group and PRO-ACTIVE Central London



It has been developed with the support and contributions of members of the PRO-ACTIVE Southwark Partnership, with particular support from the following organisations:

Burgess Sports
 Community Action Southwark
 Fusion Lifestyle
 Greenhouse Charity
 Interactive
 King's College London
 Living Streets
 Southwark Councillors
 Jubilee Hall Trust
 LondonYouth
 London PE and School Sport Network
 London South Bank University
 Millwall Community Scheme
 Sport for Social Change Network
 Volunteer Centre Southwark:



Item No. 7.	Classification: Open	Date: 15 June 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	6 June 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			6 June 2017

ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Thursday 15 June 2017

Appl. Type Full Planning Application
Site CEMETERY LODGE, CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD

Reg. No. 17-AP-0671
TP No. TP/2339-A
Ward Peckham Rye
Officer Michael Glasgow

Recommendation GRANT PERMISSION

Item 7.1

Proposal

Remediation of the site ("Area B") to bring into use for burials. Works include the removal of redundant hard standing; reconfiguration of existing parking facilities and maintenance depot; new footpaths, access routes and fencing; drainage improvements incorporating swales and french drains; comprehensive soft landscaping and ecological improvements, limited tree relocation and removal.

Appl. Type S.73 Vary/remove conds/minor alterations
Site MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB

Reg. No. 16-AP-3612
TP No. TP/21-6
Ward Grange
Officer Helen Goulden

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.2

Proposal

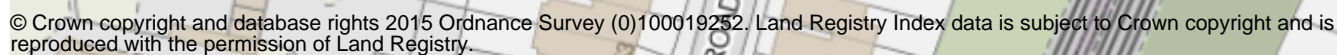
Variation of Condition 32 (approved drawings) and removal of Condition 23 (Code for Sustainable Homes) pursuant to planning permission 12/AP/2702 [for: Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works] to secure the following minor material amendments:

Construction of an additional storey (making a total of 5 storeys high) on Block D comprising 4 x one bedroom flats (taking total to 86 units);

Reconfiguration of basement layout to provide 4 x new cycle spaces;

Provision of an additional wheelchair accessible unit in Block B (taking total to 9 wheelchair units);

Remove the requirement to provide a Code for Sustainable Homes Final Certification



Item No. 7.1	Classification: Open	Date: 15 June 2017	Meeting Name: Planning committee
Report title:	Development Management planning application: Council's own development Application 17/AP/0671 for: Full Planning Application Address: CEMETERY LODGE, CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD Proposal: Remediation of the site ("Area B") to bring into use for burials. Works include the removal of redundant hard standing; reconfiguration of existing parking facilities and maintenance depot; new footpaths and access routes for hearses; drainage improvements incorporating swales and french drains; soft landscape improvements including new grass, marginals, trees and hedges; some tree removals.		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 07/03/2017		Application Expiry Date 06/06/2017	
Earliest Decision Date 30/03/2017			

RECOMMENDATIONS

1. a. That the committee consider the application as it represents development on Metropolitan Open Land (MOL), and is a council's own proposal that has received more than 5 objections.
- b. That full planning permission be granted subject to conditions.

BACKGROUND INFORMATION

2. The Southwark cemetery strategy was approved by cabinet in June 2012. The strategy recommends a series of short, medium and long-term options to address an identified shortage of burial space in the borough. The short and medium term options focus on the use of unoccupied space at Camberwell Old Cemetery and Camberwell New Cemetery for additional burial plots. Despite several extensions having already taken place (see planning history below), it is anticipated that burial space will be exhausted in 2017.
3. Planning consent was granted in November 2000 for the change of use from the Honor Oak Nursery to cemetery use. This application covered all of 'Area B' and 'Area A' to the north. The permission was implemented in 2001 by virtue of a extension of the existing cemetery between

the Park and the former nursery. Parts of the site have since been used for storage and maintenance that is ancillary to the wider workings of the cemetery. As a result, cemetery use is the lawful use of the site.

Site location and description

4. Camberwell New Cemetery is 14.5 hectare site located to the east of the borough on the boundary with Lewisham. The site is bounded to the north by Brenchley Gardens, to the east by the railway line extending between Honor Oak Park and Brockley overground stations, to the south by Honor Oak Park (B238) and to the west by allotments.

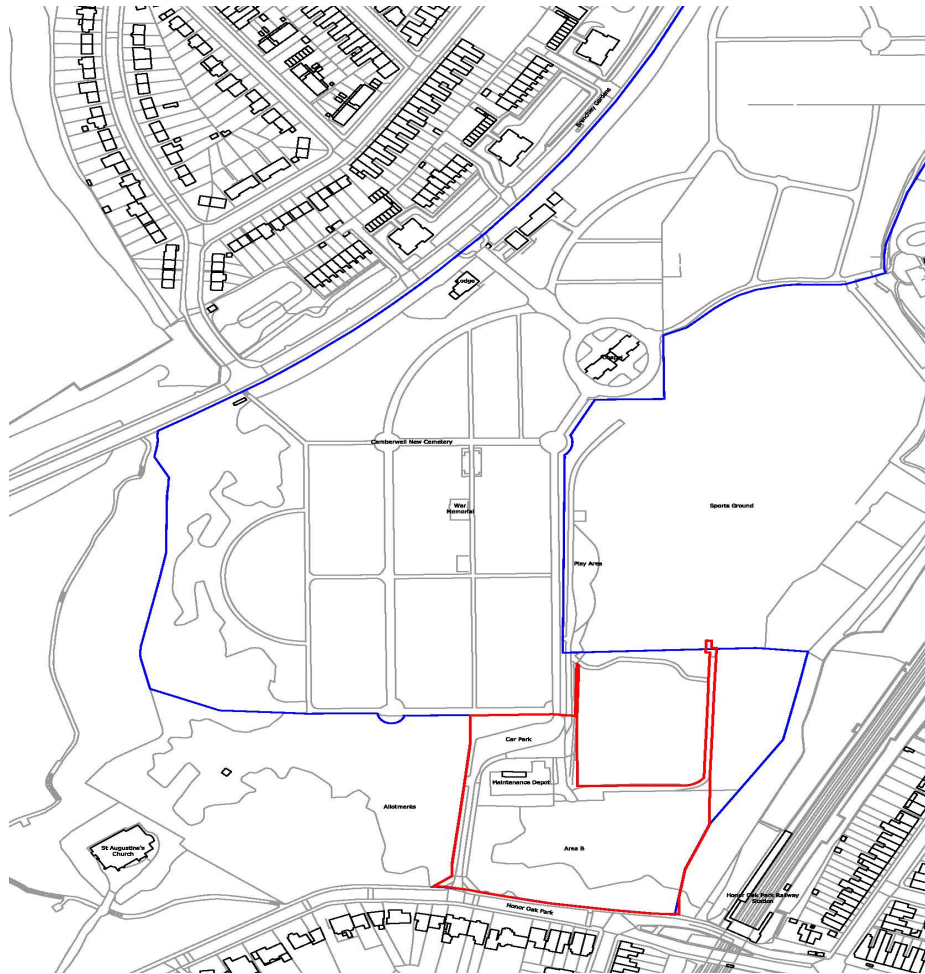


Figure 1 - Site location plan

5. 'Area B' to which this application principally relates is a 1.51 hectare area in the south-eastern corner of the broader cemetery site, sitting adjacent to Honor Oak Park. The site was formerly occupied by a horticultural nursery and training centre, though the greenhouses and other structures were demolished in 1990. At present, the site is largely a combination of hardstanding and concrete foundations associated with the former uses and grassland. It also contains a council site compound, a vehicular access route to Honor Oak Park and a car park serving the cemetery and the adjoining allotments and sports ground. Area B is currently fenced off with no public access.



Figure 2 - Site looking south towards Honor Oak Park

6. The entire cemetery site is designated Metropolitan Open Land (MOL) and a designated site of importance for nature conservation (SINC) of borough-wide importance (Grade II). The site is also recognised as forming part of a 'green chain' of linked open spaces in the east of the borough and also sits within the Peckham and Nunhead action area.
7. For the avoidance of doubt, the application site does not include the allotments or the One Tree Hill local nature reserve to the west, the sports ground and areas already in use for burial to the north or the Network Rail embankment to the east.

Details of proposal

8. Planning permission is sought for a programme of works that will allow 'Area B' to be used for burial. The proposal will create 1,022 new burial plots, resulting in space for 2,044 interments, to be arranged in a traditional 'lawn and raft' system whereby a series of linear concrete plinths are installed for headstones to create a functional geometric arrangement.
9. Specifically, the works that require planning permission include:
 - Removal of area of hard standing and subsequent remediation of contaminated land
 - Minor reconfiguration of existing parking facilities and maintenance depot
 - New footpaths and access for hearses, making use of the existing vehicle crossover from Honor Oak Park

- Drainage improvements incorporating attenuation tanks, swales and french drains
 - Creation of a new stepped access route and extension of footpath link on eastern boundary of the site from Honor Oak Park, through "Area A", towards the sports ground.
10. The proposal also includes a scheme of soft landscaping, tree planting and ecological enhancements, including the installation of a new pond and native hedges, along with some minor tree removal.



Figure 3 - Site Plan

11. Relevant planning history

00/CO/1265 Change of use from nursery to cemetery

Decision date: 17/11/2000

Decision: Granted (GRA)

12/AP/2376 Application type: Council's Own Development - Reg. 3 (REG3)

To create a new section of road to link the crematorium to the chapel in Camberwell New Cemetery. A small section of existing garden will be removed to install a new carriageway linking the existing access roads together including new kerbs, footway and removal of trees.

Decision date 26/10/2012

Decision: Granted (GRA)

<p>15/EQ/0149 Application type: Pre-Application Enquiry (ENQ)</p> <p>Preparation of an area on land within Camberwell New Cemetery for burial, comprising tree felling, ground modelling, drainage, laying out of access paths and associated soft landscaping.</p> <p>Decision date 05/08/2015 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/3190 Application type: Full Planning Application (FUL)</p> <p>Localised ground modelling, drainage works; the laying out of new paths and associated landscape works.</p> <p>Decision date 16/10/2015 Decision: Granted (GRA)</p>
<p>15/AP/5155 Application type: Approval of Details - Article 30 DMPO (AOD)</p> <p>Details of an Arboricultural Method Statement pursuant to Condition 2 of planning permission 15-AP-3190 for: Localised ground modelling, drainage works; the laying out of new paths and associated landscape works.</p> <p>Decision date 21/01/2016 Decision: Granted (GRA)</p>
<p>16/AP/0039 Application type: Full Planning Application (FUL)</p> <p>Renewal of cremators and other equipment; installation of new glazed roof lights into existing and new openings; replacement of windows.</p> <p>Decision date 06/04/2016 Decision: Granted (GRA)</p>
<p>16/AP/0040 Application type: Listed Building Consent (LBC)</p> <p>Internal renewal of finishes, minor structural amendments and renewal of cremators and other equipment; installation of new glazed roof lights into existing and new openings; replacement of windows.</p> <p>Decision date 06/04/2016 Decision: Granted (GRA)</p>

Planning history of adjoining sites

12. None relevant in this case.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:
- c. The principle of development and conformity with strategic land use policies
 - d. Impact(s) on the amenity of neighbours and that of the wider area
 - e. Impact(s) trees
 - f. Impact(s) on ecology and biodiversity
 - g. Transport impacts
 - h. Flood risk
 - i. Contamination.

Planning policy

National Planning Policy Framework (the Framework)

14. The NPPF sets out the government's strategy for the delivery of sustainable development. It constitutes guidance rather than planning policy, but 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 most relevant in this case:

Section 9: Green Belt Land

Section 11: Conserving and enhancing the natural environment

15. On 19 March 2013, the council's cabinet considered whether Southwark's planning policies were consistent with the NPPF guidance, 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.

16. The London Plan 2016

Policy 7.17: Metropolitan Open Land

Policy 7.18: Protecting open space and addressing deficiency

Policy 7.19: Biodiversity and access to nature

Policy 7.21: Trees

Policy 7.23: Burial spaces

Social infrastructure Supplementary Planning Guidance 2015

17. Core Strategy 2011

Strategic Policy 11 - Open spaces and nature conservation

18. Southwark Plan 2007 (July) - saved policies

Policy 3.1: Environmental effects

Policy 3.2: Protection of amenity
 Policy 3.25: Metropolitan Open Land
 Policy 3.28: Biodiversity

19. Peckham and Nunhead Area Action Plan 2014

PNAAP19: Open spaces and site of importance for nature conservation (SINC)
 PNAAP20: Trees
 PNAAP22: Waste, water, flooding and drainage
 PNAAP34: Natural environment (Nunhead, Peckham Rye and Honor Oak)

Camberwell New Cemetery is identified as open space 'OS145' in the PNAAP and the borough's Open Space Strategy.

Summary of consultation responses

20. At the time of writing, 471 representations have been made by members of the public. Almost all of these comments are objections and the points raised are summarised below:
- Objection to expansion of burial space in principle given finite availability of land; the site would be better used as a recreational space and/or local nature reserve. A limited number of respondents also said that use of the site for housing would be preferable.
 - Cemetery use is inappropriate in Metropolitan Open Land.
 - As a designated SINC, the site has particular wildlife/ecological value that needs to be safeguarded. A large number of respondents opine that the site should be declared as a local nature reserve.
 - Objection to felling of trees.
21. A vast number of the objections follow, or are presented as revised versions of, a template objection drafted by the Friends of Camberwell Cemeteries and so the above points are referenced consistently in the objections received. The points are addressed below.

Principle of development

22. The site is designated as Metropolitan Open Land (MOL) and so is afforded the highest degree of protection from inappropriate development. As a point of principle, the use of the site as a cemetery is consistent with an MOL designation. This is clearly set out in Southwark Plan policy 3.25 and paragraph 89 of the NPPF, and is evidenced by the fact that other cemeteries in the borough share this designation.
23. The elements of the proposal that require planning permission are the earthworks and installation of pathways and accesses, which stray beyond the permitted development rights available to the council. The specific proposals in this case would not lead to any additional built structures on the site and would not detract from the openness of the designated MOL. In principle, the proposal is consistent with London Plan 7.17, saved Southwark Plan 3.25 and guidance in the National Planning Policy Framework.

Environmental impact assessment

24. The scale and nature of development is such that it does not meet the thresholds that are set out in the Town and Country Planning (Environment Impact Assessment) Regulations.

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

25. There are a limited number of residential neighbours on the southern side of Honor Oak Park. These properties will continue to be separated by a dense band of mature trees, which remain unaffected. No artificial lighting is proposed to be installed and the hours of use of the site would reflect that of the wider cemetery. The proposal is not considered detrimental to local amenity and would be consistent with Southwark Plan policy 3.2.

Impact on trees

26. The proposal will result in the loss of four individual trees and two groups of trees comprising self sown Sycamore together with Whitebeam, Chestnut, Cherry, Hornbeam and Leylandii. The individual trees have been assessed as being category 'U', meaning that their removal should be pursued as sound arboricultural management. The two groups of trees are located just south of the existing compound and are stated as category 'C', indicating that they are relatively low quality. Only a single tree is covered by the group tree preservation order (TPO) that covers a large area of the site, but the council's urban forester confirms this to be of poor condition and in need of replacement. The survey identifies that the most significant trees are located within the mature band along the southern boundary of the site and this area remains unaffected.
27. Four other specimens, including B category Plane and Oak, are proposed to be transplanted to appropriate locations within the outline landscape scheme, which includes an avenue of 24 new semi mature trees.
28. Though the methodology of how trees are to be transplanted and the species palette for new trees (which should contain a number of long lived trees) both need to be confirmed, these proposals will lead to a net gain of 436 cm girth, thereby satisfying the requirements of Peckham and Nunhead AAP policy 20 and the London Plan in regards to canopy cover.
29. The tree survey concludes that the works will have minimal impact on trees. The construction of footpaths has some potential to impact on root protection areas for several trees, but this can be easily mitigated by adapting the way in which these paths are constructed and a standard condition is proposed to address this.

Ecology and biodiversity

30. The site is also designated as a site of importance for nature conservation (SINC) of borough importance (Grade II). Peckham and Nunhead area action plan policy 19 states that we will protect SINC's from inappropriate development and ensure no loss in biodiversity.

Preliminary ecological survey (Phase 1)

31. A preliminary ecological survey has been completed that focused on identifying valued habitat

and the potential to host protected species. This combined a desk-based assessment and site surveys. The survey suggested that the woodland was of relatively low intrinsic value, but presented some potential for roosting bats and birds. The central and eastern parts of the site were identified as species-rich grassland, though a large amount of clearance was also deemed necessary.

32. A suite of recommendations are provided to ensure no loss in biodiversity value. The report recommended that a tree survey be undertaken prior to any felling and that further investigations exploring the potential for bats and lizards be undertaken given the habitats present and records of protected species within 1km of the site. These surveys are referenced below. Further, the report recommended that some grassland be retained as part of any future scheme, that a native hedge be planting, that non-native species be removed from the site and that the woodland be thinned to benefit habitat beneath the canopy. All of these measures are reflected in the proposed landscaping plan, which in addition to the aforementioned tree planting, includes the planting of over 600sqm of new shrub and herbaceous planting, 320sqm of native planting and the creation of new habitat through the introduction of a new pond and swales.

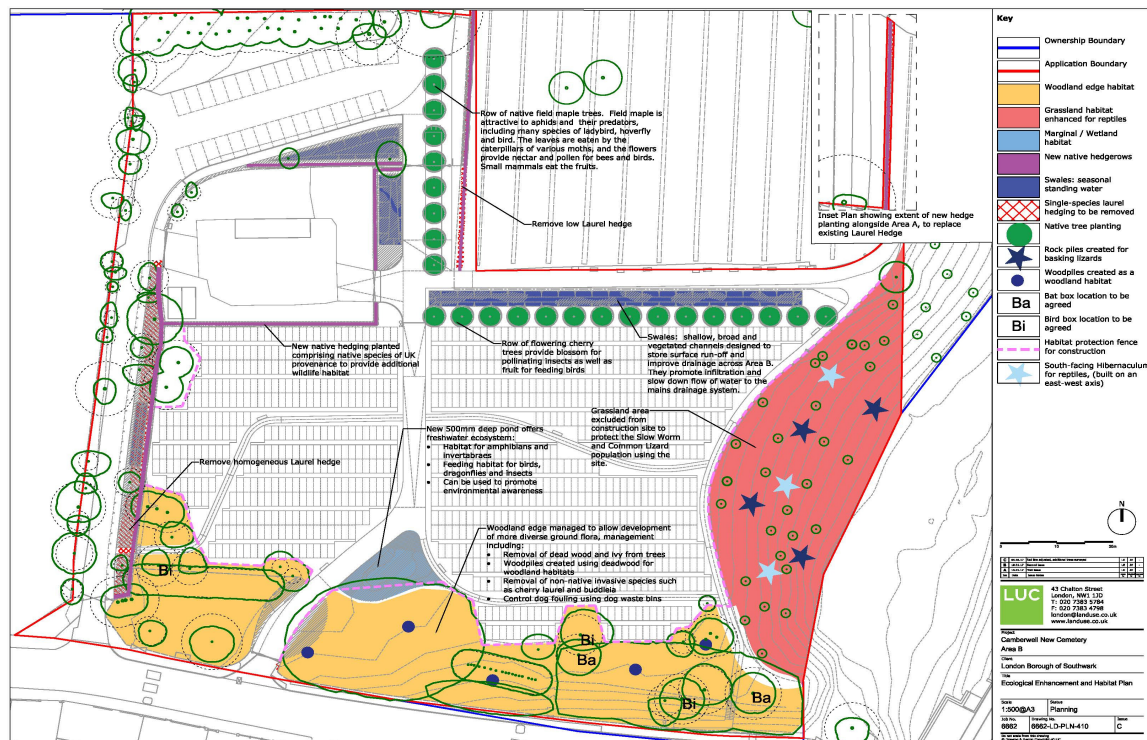


Figure 4 - Ecological enhancements

Reptile survey

33. Common reptiles are recognised as a national priority species and are protected under the Wildlife and Countryside Act 1981 (as amended). A supplementary survey investigated the extent to which reptiles are present on the site. The survey comprised over 100 artificial habitats being deployed across the site in February 2016 and a series of surveys being undertaken between March and May 2016. Common lizard and slow worm were both detected on several occasions, but only on the embankment to the east of the site. This area remains

unaffected by the proposed works. In line with the recommendations of this report and feedback from the council's ecologist, a planning condition is proposed that would require a barrier to be erected along the eastern edge of the site prior to works commencing to provide adequate protection for reptiles.

Bat survey

34. A supplementary bat survey has revealed that while there is some bat activity locally, the potential for the site to host roosting bats is considered 'low to negligible' and the particular impact of the proposed development on bats is deemed to be negligible.
35. The council's ecologist has stated that the areas of habitat value across the site are retained and enhanced by the proposal and that the new features will provide an important habitat gain. The surveys undertaken are considered to be of good quality and no further surveys are required.

Transport issues

36. 32 car parking spaces are provided in the existing car park, which serves the allotments, sports ground as well as the cemetery. The car park is to be retained in its existing location, albeit reconfigured slightly to provide a more efficient layout and incorporate additional landscaping. 4 Sheffield stands are to be installed adjacent to the car park providing cycle parking for 8 bikes.
37. A new vehicular route for hearses will be laid out in the centre of the site running parallel to the existing access. This new route will connect to the existing disused vehicle crossover on Honor Oak Park. Visibility splays are provided to demonstrate that the use of this access will not present any problems with highway safety.
38. The additional footpath to the east of the site will provide a direct link between sports ground and Honor Oak Park, in turn improving access to the overground station. Improving accessibility/permeability within MOL is a stated aim of the Peckham and Nunhead AAP and the London Plan, as long as the openness of the MOL is preserved. This is supported.
39. It is intended that 'Area B' will form a continuous enclosed space alongside 'Area A', which is already in cemetery use, both of which will be secured by a perimeter fence with gates at each entrance point. It is recommended that details of the boundary treatment are secured by planning condition.

Planning obligations (section 106 undertaking or agreement)

40. None required in this instance.

Sustainable development implications

Flood risk

41. The site is located in flood zone 1 and is not in a critical drainage area, so the risk of flooding is low. However, surface water runoff from adjacent allotments has been known to create some localised problems in the past and drainage surveys have identified that existing infrastructure is in need of improvement. Further, it is noted that the clay soils at the site limit infiltration of surface water.

42. A drainage strategy has been designed to ensure that greenfield runoff rates are achieved. This includes a series of swales and a new pond that will drain to two attenuation tanks, one beneath the existing site compound and one beneath the new pond, thus slowing the rate at which surface water enters the drainage system. The tanks are sized to accommodate a 100 year rainfall event plus 20% allowance for climate change. The council's drainage team confirm that this is an appropriate solution for the management of surface water at the site.

Contamination

43. The former nursery buildings and, prior to that, the former fireworks factory both have the potential to contribute to contamination. The wider cemetery site has been subject to numerous site investigations since the mid 1990s, several of which confirm the presence of contaminants in isolated locations.
44. The further detailed investigations that have been undertaken for Area B conclude that although contamination is not widespread, there are localised areas where remediation will be required in order to reduce the risk to site users, particularly grave diggers. This bears out earlier investigations across Area A to the north east and a similar remediation strategy is recommended. This will be secured by planning condition.
45. The site is located within a ground water source protection zone, as defined by the Environment Agency (EA). In their consultation response, the EA have not raised any concern that the proposed cemetery use might adversely affect groundwater.

Conclusion on planning issues

46. The proposal works will preserve the openness of the designated Metropolitan Open Land and the landscaping proposed will lead to improvements in the ecological value of the site. The limited trees that are to be removed are of poor quality and the planting proposal will lead to a net increase in canopy cover and a more appropriate range of native species. It is recommended that planning permission is granted subject to the imposition of appropriate conditions.

Community impact statement

47. 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. It is important to note that the use of the site for burial is already established by virtue of an existing planning consent and that the works for which permission is now sought are largely limited to landscaping and site works.

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

Consultations

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

49. Details of consultation undertaken between June and July 2016 have been presented. This comprised a survey, to which 445 responses were received, two public exhibitions, a mail-drop to 1,200 local residents, notices within the cemetery and updates via the council's social media. The summary document presented suggests that feedback echoed that received during consultation on this planning application, with a broad objection to the principle of the use of the site for burial. The retention of trees and habitat were clear themes and there was some limited support for increased permeability through the site.

Consultation replies

50. Details of consultation responses received are set out in Appendix 2.
51. The Environment Agency has raised no concerns with the proposal. Natural England have confirmed that the proposal will not affect any statutorily protected sites or landscapes and have directed the local planning authority to their standing advice, which is available online and covers survey methods and appropriate mitigation.

Human rights implications

52. 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.
53. This application has the legitimate aim of providing details of landscaping and site works required in order to facilitate the lawful use of the site as a cemetery. 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/2339-A Application file: 17/AP/0671 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	31 May 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, 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		2 June 2017

APPENDIX 1**Consultation undertaken**

Site notice date: 21/03/2017

Press notice date: 16/03/2017

Case officer site visit date: n/a

Neighbour consultation letters sent: 21/03/2017

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
London Borough of Lewisham
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Natural England - London Region & South East Region
Network Rail (Planning)
Thames Water - Development Planning

Neighbour and local groups consulted:

10 Eddystone Road London SE4 2DE
26 Somerset Gardens London SE13 7SY
7 Belvoir Road London SE22 0QY
39 Calton Avenue London SE21 7DF
42 Overhill Road London SE22 0PH
5 Coach House Mews London SE23 3NT
21 Hichisson Road SE15 3AN
31 Cobs Way New Haw KT15 3AF
135 Braybrook St London W12 0aj
121 Brayards Road London SE15 2bx
56 Daneby Road London SE6 2QH
11 Wroxton Road London SE15 2BN
3 Batavia House London SE14 6BJ
113 Malham Road Forest Hill SE23 1AL
9 Limesford Road Nunhead SE15 3BX
284 Upland Road London SE22 0DP
72 Therapia Road London SE22 0sd
Flat 25 The Electric Empire, 182 New Cross Road SE14 5AH
138 Erlanger Road London SE14 5TJ
29 Lowther Hill London SE23 1PZ
195 Underhill Road London SE22 0PD
75 London SE15 3EN
11 Broxted Road London SE6 4EW

19 Dalrymple Road London SE4 2BQ
31 Hyndewood, Dacres Road London SE23 2NX
34a Linden Grove SE15 3LF
29 Pymers Mead West Dulwich SE21 8NH
Flat 5 Shandon Court Endwell Road se4 2ne
Flat A 18 Orleans Road London SE19 3TA
2franklin Kidd Lane Ditton ME20 6FH
60b Hemberton Road Brixton SW9 9LJ
43 Ashburnham Grove London SE10 8UL
12 Gildercliffe Scarborough
Therapia Road London SE22 0SE
4 Empress Road Lyndhurst SO43 7AE
95 Court Lane London SE21 7EF
Flat 5 47 Wood Vale SE23 3DT
3, Yew Tree Road Tunbridge Wells TN4 0BD
21 Kelvington Road Peckham SE15 3EQ
6 Walters Way Honor Oak Park
4 Etruria Court Maidenhead SL6 1EJ
12 Dunstons Road East Dulwich SE22 0HQ
102 Canonbie Road London SE23 3AG
7 South Street Stanstead Abbots SG12 8AJ
7 Meeting House Lane London SE15 2UN
20 Princes Court Rotherhithe SE16 7TD
4 Bishopsthorpe Road London SE26 4NY
26 Ryedale London SE22 0QW
2 Tipperwell Way Penicuik EH26 8QP

172 Radstock Way Merstham RH1 3NL
 Bramble Corner Park Road rh18 5bx
 17 Lawrie Park Road London SE26 6DP
 12 Dowson Close SE5 8AS
 12 Walter Green House Lausanne Rd Se152hx
 102 Thompson Avenue Kew Gardens TW9 4JN
 61 Waldram Park Rd Forest Hill se23 2pw
 22a Ebsworth St London Se23 1es
 96 Buchan Road London SE15 3HG
 79 Australia Road London w12 7ph
 41 Hengrave Road Honor Oak SE23 3NW
 26 Ivy House Road Ickenham UB10 8NF
 33 Consort Road London SE15 2PH
 11 Ravensbourne Park London SE6 4XU
 41 Albion Street Stratton GL7 2HT
 17 Grosvenor Road Chichester PO19 8RT
 285 Upland Road East Dulwich Se220dn
 1 Glangwynedd Machynlleth sy208qg
 160 Park Road London N8 8JT
 48 Latimer Gardens Pinner HA53RA
 1 Frederick Terrace London E8 4EW
 20 Wastdale Road London SE23 1HN
 12a Hollycroft Avenue London NW3 7QL
 3 Stillington Road Sutton On Forest YO61 1EQ
 12a Hollycroft Avenue London NW3 7QL
 52 Ansdell Road SE15 2DS
 34 Barry Road London SE22 0HU
 14 Tewkesbury Avenue Forest Hill SE23 3DQ
 98a Woodhill Woolwich SE18 5JF
 35 Camberwell Grove London SE5 8JA
 349 Lordship Lane East Dulwich SE22 8JH
 Flat 7, Marlowe Court Lymer Avenue SE19 1LP
 Top Flat 40 Ash Road GU12 4EZ
 6a Church Street Quainton Hp22 4ap
 Cornel Cottage Everdon
 58 Loveridge Way SO50 9PW
 70 Grierson Road London SE23 1PE
 South Wingfield, The Old Redhouse Farm Stratton On The Fosse BA3 4QE
 45 Upper Tulse Hill London SW22SQ
 11 Johnsons Road Whitehall BS59AT
 53 Lincoln Road Glinton PE6 7JS
 2 Shrubland Rd., Colchester CO2 7EL
 Flat 76 130 Webber St. SE1 0JP
 9 Gatcombe House Dog Kennel Hill Estate SE22 8BU
 Selgars Mill Cullompton EX153DA
 The Vicarage Vicarage Hill PL340DJ
 122 Underhill Rd East Dulwich SE22 0QJ
 Broadfold Penrith CA10 3AZ
 1 Levendale Road Forest Hill SE232TP
 30 Dunstons Road East Dulwich SE22 0HQ
 Lammass Cottage Shobdon HR6 9NL
 34 Foxberry Road Brockley SE4 2SP
 Firview Drybrook GL179DA
 Flat 4, Goschen House, 68 Peckham Road, SE5 8QE
 4 Knockdene, Bangor, BT20 4UZ
 5 Foxberry Rd London se42sr
 23 Oak Tree Close Bedale DL8 1UG
 13 Hayles Street Kennington SE11 4SU
 31 Senrab Street London E1 0QE
 61a Overhill Rd London SE22 0PQ
 Flat 53 Woodsford London SE17 2TN
 19 Southborough House Kinglake Estate SE17 2LJ
 186 Farleigh Road Warlingham CR6 9EE
 13 Grange Walk Bermondsey Se1 3dt
 Flat 3 Unicorn Court Portsmouth PO1 5FB
 Flat 10, 121-123 Rotherhithe St London SE16 4NF
 38, Agate Road London W6 0AH
 48 Veda Road London SE13 7JF
 66 Forest Hill Road London SE22 0RS
 155, Grierson Road Honor Oak Park se231nt
 Flat 2, Wirrall House London SE26 6AQ
 135 Grierson Road London SE231NT
 87, Lynton Road Bermondsey SE1 5QT
 140 Cranston Road Forest Hill SE232EY
 139a Underhill Road London SE22 0QS
 Druim Cottage Aigas IV4 7AD
 Flat B 58 Duncombe Hill SE23 1QB
 19 Pond Cottage Lane West Wickham br40pj
 8 Bramble Close Langney BN23 8DD
 6 Woodhouse Court Stantonbury Fields
 87 Lynton Road Bermondsey SE1 5QT
 21 Bromley Br2 9ny
 79 Beauval Road London SE22 8UH
 3 Burlescombe Leas Southend-On-Sea SS1 3QF
 Dreamy Ling Hart Knowe DG13 0QH
 283 London N6 6EB
 193 Woolwich Road, London Se10 0rj
 83 Grierson Road London SE23 1PE
 31 Cobs Way New Haw KT15 3AF
 37 Montem Road London Se23 1sh
 4 Longton Avenue Sydenham se266qj
 59 Grierson Road London SE231PF
 43 Dacres Road London SE23 2NS
 16 Tyndall Road Welling DA16 2EL
 134b Thurlow Park Road West Dulwich SE21 8HN
 56 Frankfurt Road Herne Hill SE24 9NY
 8 Shawbury Court 99-115 Lordship Lane SE22 9DQ
 12 Cornflower Terrace East Dulwich SE22 0HH
 41 Homedee House Garden Lane CH1 4HD
 4b Sprules Rd London SE4 2NN
 65 Longton Avenue Sydenham Se266rf
 203 W 21st Ave Covington
 282 Devonshire Road London se23 3th
 11 Blakes Road London SE156LY
 45 Linden Grove London SE15 3LW
 136 Grierson Road London Se231nx
 Goodwood House Fakenham NR21 0AU
 93 Honor Oak Park Forest Hill SE23 3LB
 85 Landcroft Rd., London SE22 9JS
 32 Athenlay Rd London SE15 3el
 Flat 5, Herbert Morrison House Browning Street SE171LN
 5 Downton Ave Streatham Hill, Lambeth SW2 3TU
 9 Green Dale Close London SE22 8TG
 27 Hatherley Rd Gloucester GL1 4PN
 5 Fairseat Court 34 Sedlescombe Road South Tn380tb
 263 Devonshire Road Honor Oak SE23 3NS
 115 Malham Road Forest Hill SE23 1AL
 57 Upper Abbey Road Brighton BN2 0AD
 34 Boveney Road London se233nn
 36 Cliffview Road London se137dd
 31, St. Osburg'S Road Coventry CV2 4EG
 The Homestead Sycamore Rise HP8 4LD
 6 Halsmere Road London SE5 9ln
 36 Banner Close Watts Wood RM191RN
 341 Ivydale Road SE15 3ED
 151 Capel Road London E7 0JT
 19 Eastern Road Brockley SE4 1LD
 113 Malham Rd. Forest Hill SE23 1AL
 34 Foxberry Road Brockley SE4 2SP
 Flat 21 London SE23 3NR
 Flat 21 14 Boveney Road se23 3nr
 33 Blythe Hill Lane London Se6 4up
 6 Cityview Court Overhill Roas SE22 0PZ
 3 Cheseman Street Sydenham SE26 4RA
 46 Canonbie Rd. London se23 3ap
 8, Coldharbour Totnes TQ9 5BJ
 195a Underhill Road London SE22 0PD
 Flat 4 48 Brooke Avenue HA2 0NF
 33 Dovedale Road London SE22 0NF
 111a Old Street Ludlow SY8 1NU
 66 Middle Wall Whitstable CT5 1BN
 16 Hengrave Road SE23 3NW
 127a Ladywell Road London SE13 7JA
 24 Howerts Close Warsash SO31 9JR

341 Ivydale Road Nunhead
 70b Wood Vale London SE23 3ED
 74 Red Post Hill Herne Hill SE24 9PW
 72 Westwood Park London SE23 3QH
 62 Gowrie Road Battersea SW11 5NR
 Flat 6 Hadrian Court 27 Breakspears Rd SE4 1XP
 11 Albion Drive London
 692a Finchley Road Golders Green NW11 7NN
 31 Surrey Road London SE15 3AS
 17a, Lessing Street London SE231DS
 27 Knoll Court Farquhar Road SE19 1SP
 Earthship Brighton Stanmer Park BN1 9PZ
 278 Neckinger Estate Spa Road SE16 3QB
 180 Ivydale Road London SE15 3BT
 3 Pottery Street London SE16 4PH
 75c Brockley Rise Forest Hill SE23 1JN
 17 Heron Way Chatham Kent Me5 7rl
 100 Grierson Road London SE23 1NX
 4a Morna Road Camberwell SE5 9NJ
 6 Colyton Road London SE22 0NE
 York House Stalbridge DT10 2LL
 Masters Lodge Heath Road CO6 5AN
 47b Waveney Ave London se15 3uq
 13a Ackroyd Rd SE23 1DN
 10 Wellington House 148 Peckham Rye SE22 9QP
 6 One Tree Close London SE23 3QZ
 264 Upland Rd London SE220DN
 165 John Ruskin St Camberwell SE5 0PQ
 21 Bonfield Road Lewisham SE13 6BY
 212 Woodwarde Road London SE22 8UN
 Flat 12, 21 Boveney Road London SE23 3np
 27 Alleyn Park London SE21 8at
 119 Drayton High Road Drayton NR8 6BD
 27 Gowlett Rd Peckham SE15 4HX
 9 St Norbert Green London se42hd
 28 Foxley Hal Higher Drive CR8 2HP
 Malham Road Forest Hill SE23 1AL
 39 Brenchley Gardens Southwark SE23 3RD
 46 Montpelier Road London SE15 2HE
 86 Scylla Road London SE15 3PB
 155 Grierson Rd Honor Oak Park SE23 1NT
 28 Whatman Road London SE23 1EZ
 59b Tyrwhitt Road London SE4 1QD
 320 Devonshire Road Honor Oak Park SE23 3TH
 110 Chertsey Court Clifford Avenue SW14 7BX
 58 Shenley Rd London SE5 8NN
 Woodleigh Keveral Gardens PL11 3JH
 35 Chichester Mews London SE27 0NS
 21 St Mark'S Rd Salisbury, Wilts SP1 3AY
 20 Lillieshall Road London SW4 0LP
 3 St Nicholas House Deptford Green SE8 3DQ
 37 Richmond Park Road Kingston Upon Thames KT2 6AQ
 77 Ivydale Rd London SE15 3DS
 22 Faunce St London SE17 3TR
 128 Westwood Park London SE23 3QH
 52 Canonbie Road, Forest Hill SE23 3AP
 42 Honor Oak Rise London SE23 3RA
 97 Mina Road London SE17 2QS
 23 South End Stromness KW16 3DJ
 Flat 11, Building 100, Alaska Buildings 61 Grange Road SE1 3BA
 3 Buckstone Close Honor Oak SE23 3QT
 27 Grand Avenue London N10 3BD
 18c Marmora Road London SE22 0RX
 154 Peckham Rye SE22 9QH
 207 Hermitage Road London SE19 3QJ
 28 Yale Court Honeybourne Road NW6 1JG
 37 Woodleigh Gardens Streatham Hill SW16 2SX
 2 Bromley Avenue BR1 4BQ
 40 Hayes Chase West Wickham BR4 0HZ
 22 Lauradale Road N2 9LU
 5 Sidney Square London E1 2EY
 10 Lowther Hill Forest Hill SE23 1PY
 42 Overhill Road London SE22 0PH
 53 Ford Road Arundel BN18 9EB
 143 Woolstone Road London SE23 2TG
 28 Hengrave Road London SE23 3NW
 11a Ravensbourne Park London SE6 4XU
 21 Hichisson Road SE153AN
 61a Darwin St London SE17 1EZ
 17 Chalgrove Ave Morden SM4 5RB
 134 Denmark Hill London SE5 8RX
 1 Cheltenham Road Flat 40 SE15 3BG
 Stanley Road Teddington TW11 8UD
 45 London SW22SQ
 32 Purrett Road London Se181jw
 45 London SW22SQ
 12b Therapia Road London SE220SE
 11 Borland Road SE15 3AJ
 8a Inverton Rd Nunhead se153dd
 11 Windfield Close London SE26 4PQ
 33 Rushworth Street London SE1 0RB
 101a Brayards Road Nunhead SE15 2BX
 131 Honor Oak Road London Se23 3sl
 49 Tatnell Rd London SE23 1JX
 43 Boveney Road London SE23 3NP
 9b Vicarage Grove London SE5 7LW
 Flat A 18 Orleans Road SE19 3TA
 61 Melbourne Grove SE22 8RG
 21b Costa Street Peckham SE15 4PE
 4 Talbot Road East Dulwich SE22 8EH
 157b Dunstons Road East Dulwich SE220HB
 Flat 1 Beech Court 1b East Dulwich Road SE22 9BA
 42 Park Road Chiswick W4 3HH
 100 Cooperative House 263 Rye Lane SE15 4UR
 38 Agate Road London W6 0AH
 Thorpewood Avenue Sydenham SE26 4BX
 52 Woodlands Addlestone Kt152rq
 19a Pembroke Rd London n15 4nw
 50 Cheltenham Road London SE15 3AQ
 12 Buckstone Close London SE23 3QT
 46 Ampthill Road Flitwick MK45 1AY
 54a The Woodlands Hither Green SE13 6TY
 The Orchard Bedford MK44 1EB
 123 George St. Berkhamsted HP4 2EJ
 4 B Barmeston Rd London SE6 3BH
 142 Court Lane London SE21 7EB
 47 Melbourne Grove East Dulwich SE22 8RG
 Hartham Rd London N7 9JQ
 37 Camberwell Grove London SE5 8JA
 147a Devonshire Road London SE23 3LZ
 52 Millfield Road Faversham ME13 8DH
 152b Coldharbour Lane London SE5 9QH
 37 Heathdene Road London SW16 3NZ
 114 Dennetts Road SE145LW
 78 Gellatly Road London SE14 5TT
 22 Monastery Road Bitterne Park SE16 2EQ
 35 Brockley Way London SE4 2LW
 36 Adamsrill Road London SE26 4AN
 36 Bawdale Rf London
 9 Hyndewood Bampton Road se23 2bj
 West Blagdon Blagdon Barton TQ47PU
 152 Brockley Grove London SE4 1EB
 19 Dunoon Road Forest Hill SE23 3TD
 83a Balfour Street SE17 1PL
 14 Gaumont House Peckham SE15 5TS
 Ivydale Road London Se15 3ed
 22 Brackenwood Orton Wistow PE2 6YP
 41cheltenham Road Peckham Rye SE15 3AF
 28 Priestfield Road London SE232RS
 The Crest, Haggis Lane, Cartmel Grange Over Sands LA11 6HD
 10 Peels Ave Springhead OL4 4RF
 63 Hill Head Road Hill Head PO14 3JL
 22 Scutari Road London SE22 0NN
 33 Mundania Road London SE22 0NH
 Flat 1 1 Anstey Rd SE15 4JX
 13 Brockley View SE23 1SN

50 Canberra Crescent Gainsborough, Lincs. DN215TZ
 50 Canberra Crescent Gainsborough, Lincs. DN215TZ
 92b Elm Park Gardens London SW10 9PE
 42 Buckthorne Road Brockley SE4 2DB
 388 Woodvale Se23 3dy
 24 Athenlay Rd London SE15 3EL
 8 Spital Crescent Newbiggin By The Sea NE646SH
 96 Botley Drive Leigh Park PO9 4QZ
 P.O. Box 10730 Amsterdam 1001ES
 197 Camberwell Grove London SE5 8JU
 9b Aspinall Road London SE4 2EH
 22 Glenthorn Road Bexhill TN39 3QH
 4 Woodcombe Crescent London SE23 3BG
 12 Rockells Place Se22 0rt
 112 Ewhurst Rd Brockley se4 1sd
 27 Friern Road London SE22 0AU
 38 Ascot House Redhill St NW1 4DB
 24 Ryecroft Road Orpington Br51dr
 13 Howard Road Surbiton KT5 8SA
 11a Honor Oak Park London SE23 1DZ
 19 Folly Lane Hockley SS5 4SE
 221a Ivydale Rd, Nunhead London SE15 3DY
 42, Iburndale Lane, Sleights, YO22 5DP
 81 Moor Lane Upminster RM14 1ET
 179 Camberwell New Road London SE5 0TJ
 106 Upland Road London SE22 0DE
 282 Devonshire Road London SE23 3TH
 5 Wilbury Avenue Cheam SM2 7DU
 9 Mansel Street Pembroke SA71 4ES
 3 Ebsworth Street London SE23 1ER
 192a Crystal Palace Road East Dulwich SE22 9EP
 29 St Germans Road London SE231RH
 Flat 1 130 Jerningham Rd SE14 5NL
 Rectory Cottage Oxfordshire OX25 4TD

14 Bakers Yard S3 8BY
 9 Stondon Park London Se23 1lb
 140 Perry Rise London SE23 2QP
 130 Brockley Rise London SE23 1NH
 3a Agnew Rd London Se23 1dh
 30 Gabriel Street London SE23 1DT
 31 Ballina Street London SE23 1DR
 149 Crofton Park Road London SE4 1AJ
 14 Wyleu Street London SE23 1DU
 29 Tatnell Road London SE23 1JX
 71 Montem Road Forest Hill SE23 1SH
 83 Grierson Road London SE23 1PE
 306 Devonshire Road London SE23 3TH
 31 Ballina Street Honor Oak Park SE23 1dr
 6 Agnew Road London SE23 1DJ
 8 Devon House, 176 Devonshire Rd Honor Oak Park Se23 3ta
 135 Algernon Road London SE13 7AP
 48 Ravensbourne Park Crescent SE6 4YP
 8 Bovill Road London Se231ha
 118 Brockley Rise London SE231NH
 11 Dunstons Road East Dulwich SE22 0HQ
 31 Bovill Road London SE23 1HB

79 Boveney Road London Se23 3nl
 7 Dartmouth Grove London SE10 8AR
 6 High View Close London SE19 1DS
 30 Boveney Road London SE23 3NN
 18 Hengrave Road Honor Oak se233nw
 93d Sutherland Avenue Maida Vale W9 2HG
 20b Howard Road London SE20 8HQ
 41 Boveney Road London SE23 3NP
 33 Hengrave Road London SE23 3NW

81a Kelvin Road Highbury N5 2PL
 8 Tubbenden Drive Orpington BR6 9PA
 1 Honor Oak Road London se23 3sq
 Middle Farm Long Bredy dt2 9hw
 22 Capella Gardens Dibden So455ue
 56 East Bridge Rd Chelmsford CM3 5SD
 22 Gabriel Street London SE23 1DT
 12 Garlies Road London SE23 2RT
 7 Lovelace Road London SE21 8JY
 27 Pretoria Road London SW16 6RR
 3 Nethercote Hill sn152ld
 100 Pontardulais Road Gorseinon SA4 4FQ
 52 Woodlands Addlestone Kt152rq
 26 Petley Road London W6 9ST
 102 Branksome Road London SW2 5JA
 48 Thorpewood Avenue Sydenham SE26 4BX
 23 Sandgate Ave Birstall LE4 3HQ
 67 Palfrey Place London SW8 1AR
 36 Walker Terrace East Linton Eh40 3AI
 126 Crystal Palace Road London SE22 9ER
 138 Devonshire Rd Forest Hill SE233SZ
 2 Romany Prospect Oakwood Drive SE19 1EJ
 21 Wpodwarde Road London SE22 8UN
 9,Cheney Court Waldram Park Road, Forest Hill SE23 2PL
 5 Barnridge Long Meadow Road Ex85lg
 The Old Cider House Barrow Hill DT10 2QX
 37 Ennismore Avenue London W4 1SE
 1179 Goodwin Road Ne Atlanta, Ga, Usa
 120 Brockley Rise London SE23 1NH
 92 Oglander Road London Se15 4en
 61 Gladstone St Durham DL15 9EF
 82 Garthorne Road London SE23 1EN
 56 Goodrich Road East Dulwich SE22 0EQ
 Flat4 Belvoir Lodge, 59 Underhill Road Flat4 Belvoir Lodge SE22 0QX
 Flat 3, 59, Crystal Palace Park Road SE266UT
 121 Roding Road London E5 0DR
 33 Waller Road New Cross Gate SE14 5LE
 9 Sydmons Court London SE233AJ
 136a Upland Road East Dulwich SE22 0DQ
 32 Chilworth St London W2 6DT
 3 Laurel Close Haverhill CB9 9DH
 88 Morningson Rd London E11 3DX
 1 New Valley Cow Brow La6 1pf
 15 Kitto Road London SE14 5TW
 7 Ely Grove Sea Mills BS9 2LD
 17 Drake Avenue Bath BA2 5NX
 1 Chichester po10 8ph
 72 Herne Hill Road London SE24 0AN
 206a Devonshire Road London SE23 3TQ
 41 Camberwell Grove London SE5 8JA
 5, Picketts Terrace 242 Underhill Road SE22 0PF
 26c Duncombe Hill Forest Hill SE23 1QB
 64 Skinner St Poole BH15 1RJ
 10a Duncombe Hill London SE23 1QB
 6 Gabriel Street Honor Oak SE23 1DT
 24 Old School Close, Beckenham Beckenham Greater London BF4PQ
 22 Fitzroy Gardens London SE19 2NP
 23 Comerford Road Brockley SE4 2BA
 17 Springwell Lane Northallerton DL7 8QJ
 66 Garthorne Road London SE23 1EW
 176 Choumert Road London SE154AB
 10 Alkham Road London N16 7AA
 6 Randolph Road London E17 9NR
 Flat 4 Edward Clifford House SE17 1QJ
 97 Wells Way London SE5 7SZ
 19 Wynell Road London se23 2ln

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

Environment Agency

Metropolitan Police Service (Designing out Crime)

Natural England - London Region & South East Region

Neighbours and local groups

Bramble Corner Park Road rh18 5bx

Broadfold Penrith CA10 3AZ

Cornel Cottage Everdon

Dreamy Ling Hart Knowe DG13 0QH

Druim Cottage Aigas IV4 7AD

Earthship Brighton Stanmer Park BN1 9PZ

Email representation

Email representation

Email representation

Email representation

Email representation

Email representation

Firview Drybrook GL179DA

Flat A 18 Orleans Road London SE19 3TA

Flat A 18 Orleans Road SE19 3TA

Flat B 58 Duncombe Hill SE23 1QB

Flat 1 Beech Court 1b East Dulwich Road SE22 9BA

Flat 1 1 Anstey Rd SE15 4JX

Flat 1 130 Jerningham Rd SE14 5NL

Flat 11, Building 100, Alaska Buildings 61 Grange Road SE1 3BA

Flat 12, 21 Boveney Road London Se23 3np

Flat 2, Wirrall House London SE26 6AQ

Flat 21 London SE23 3NR

Flat 21 14 Boveney Road se23 3nr

Flat 25 The Electric Empire, 182 New Cross Road SE14 5AH

Flat 3 Unicorn Court Portsmouth PO1 5FB

Flat 3, 59, Crystal Palace Park Road SE266UT

Flat 4 Edward Clifford House SE17 1QJ

Flat 4, Goschen House, 68 Peckham Road, SE5 8QE

Flat 4, Goschen House, 68 Peckham Road, SE5 8QE

Flat 4 48 Brooke Avenue HA2 0NF

Flat 5, Herbert Morrison House Browning Street SE171LN

Flat 5 Shandon Court Endwell Road se4 2ne

Flat 5 47 Wood Vale SE23 3DT

Flat 53 Woodsford London SE17 2TN

Flat 6 Hadrian Court 27 Breakspears Rd SE4 1XP

Flat 7, Marlowe Court Lymer Avenue SE19 1LP

Flat 76 130 Webber St. SE1 0JP

Flat 76 130 Webber St. SE1 0JP
 Flat 76 130 Webber St. SE1 0JP
 Flat4 Belvoir Lodge, 59 Underhill Road Flat4 Belvoir Lodge SE22 0QX
 Goodwood House Fakenham NR21 0AU
 Hartham Rd London N7 9JQ
 Ivydale Road London Se15 3ed
 Lammas Cottage Shobdon HR6 9NL
 Malham Road Forest Hill SE23 1AL
 Masters Lodge Heath Road CO6 5AN
 Masters Lodge Heath Road CO6 5AN
 Middle Farm Long Bredy dt2 9hw
 P.O. Box 10730 Amsterdam 1001ES
 Rectory Cottage Oxfordshire OX25 4TD
 Selgars Mill Cullompton EX153DA
 South Wingfield, The Old Redhouse Farm Stratton On The Fosse BA3 4QE
 Stanley Road Teddington TW11 8UD
 The Crest, Higgs Lane, Cartmel Grange Over Sands LA11 6HD
 The Homestead Sycamore Rise HP8 4LD
 The Old Cider House Barrow Hill DT10 2QX
 The Orchard Bedford MK44 1EB
 The Vicarage Vicarage Hill PL340DJ
 Therapia Road London SE220SE
 Thorpewood Avenue Sydenham SE26 4BX
 Top Flat 40 Ash Road GU12 4EZ
 West Blagdon Blagdon Barton TQ47PU
 Woodleigh Keveral Gardens PL11 3JH
 York House Stalbridge DT10 2LL
 1 Cheltenham Road Flat 40 SE15 3BG
 1 Chichester po10 8ph
 1 Frederick Terrace London E8 4EW
 1 Glangwynedd Machynlleth sy208qg
 1 Honor Oak Road London se23 3sq
 1 Levendale Road Forest Hill SE232TP
 1 New Valley Cow Brow La6 1pf
 10 Alkham Road London N16 7AA
 10 Eddystone Road London SE4 2DE
 10 Lowther Hill Forest Hill SE23 1PY
 10 Peels Ave Springhead OL4 4RF
 10 Wellington House 148 Peckham Rye SE22 9QP
 10a Duncombe Hill London SE23 1QB
 100 Cooperative House 263 Rye Lane SE15 4UR
 100 Grierson Road London SE23 1NX
 100 Pontardulais Road Gorseinon SA4 4FQ
 101a Brayards Road Nunhead SE15 2BX
 102 Branksome Road London SW2 5JA
 102 Canonbie Road London SE23 3AG
 102 Thompson Avenue Kew Gardens TW9 4JN
 106 Upland Road London SE22 0DE
 11 Albion Drive London
 11 Blakes Road London SE156LY
 11 Borland Road SE15 3AJ
 11 Broxted Road London SE6 4EW
 11 Dunstons Road East Dulwich SE22 0HQ

11 Johnsons Road Whitehall BS59AT
 11 Ravensbourne Park London SE6 4XU
 11 Windfield Close London SE26 4PQ
 11 Wroxtton Road London SE15 2BN
 11a Honor Oak Park London SE23 1DZ
 11a Ravensbourne Park London SE6 4XU
 110 Chertsey Court Clifford Avenue SW14 7BX
 111a Old Street Ludlow SY8 1NU
 112 Ewhurst Rd Brockley se4 1sd
 113 Malham Rd. Forest Hill SE23 1AL
 113 Malham Road Forest Hill SE23 1AL
 114 Dennetts Road SE145LW
 115 Malham Road Forest Hill SE23 1AL
 118 Brockley Rise London SE231NH
 119 Drayton High Road Drayton NR8 6BD
 12 Buckstone Close London SE23 3QT
 12 Cornflower Terrace East Dulwich SE22 0HH
 12 Dowson Close SE5 8AS
 12 Dunstons Road East Dulwich SE220HQ
 12 Garlies Road London SE23 2RT
 12 Rockells Place Se22 0rt
 12 Walter Green House Lausanne Rd Se152hx
 12a Hollycroft Avenue London NW3 7QL
 12a Hollycroft Avenue London NW3 7QL
 12b Therapia Road London SE220SE
 120 Brockley Rise London SE23 1NH
 121 Brayards Road London Se15 2bx
 121 Roding Road London E5 0DR
 122 Underhill Rd East Dulwich SE22 0QJ
 123 George St. Berkhamsted HP4 2EJ
 126 Crystal Palace Road London SE22 9ER
 127a Ladywell Road London SE13 7JA
 128 Westwood Park London SE23 3QH
 13 Brockley View SE23 1SN
 13 Grange Walk Bermondsey Se1 3dt
 13 Hayles Street Kennington SE11 4SU
 13 Howard Road Surbiton KT5 8SA
 13a Ackroyd Rd SE23 1DN
 130 Brockley Rise London SE23 1NH
 131 Honor Oak Road London Se23 3sl
 134 Denmark Hill London SE5 8RX
 134b Thurlow Park Road West Dulwich SE21 8HN
 135 Algernon Road London SE13 7AP
 135 Braybrook St London W120aj
 135 Braybrook St London W120aj
 135 Grierson Road London SE231NT
 136 Grierson Road London Se231nx
 136 Grierson Road London Se231nx
 136a Upland Road East Dulwich SE22 0DQ
 138 Devonshire Rd Forest Hill SE233SZ
 138 Erlanger Road London SE14 5TJ
 138 Erlanger Road London SE14 5TJ
 139a Underhill Road London SE22 0QS

14 Bakers Yard S3 8BY
 14 Gaumont House Peckham SE15 5TS
 14 Tewkesbury Avenue Forest Hill SE23 3DQ
 14 Tewkesbury Avenue Forest Hill SE23 3DQ
 14 Wyleu Street London SE23 1DU
 140 Cranston Road Forest Hill SE232EY
 140 Perry Rise London SE23 2QP
 142 Court Lane London SE21 7EB
 143 Woolstone Road London SE23 2TG
 147a Devonshire Road London SE23 3LZ
 149 Crofton Park Road London SE4 1AJ
 15 Kitto Road London SE14 5TW
 151 Capel Road London E7 0JT
 152 Brockley Grove London SE4 1EB
 152b Coldharbour Lane London SE5 9QH
 154 Peckham Rye SE22 9QH
 155 Grierson Rd Honor Oak Park SE23 1NT
 155, Grierson Road Honor Oak Park se231nt
 157b Dunstons Road East Dulwich SE220HB
 16 Hengrave Road SE23 3NW
 16 Tyndall Road Welling DA16 2EL
 160 Park Road London N8 8JT
 165 John Ruskin St Camberwell SE5 0PQ
 17 Chalgrove Ave Morden SM4 5RB
 17 Chalgrove Ave Morden SM4 5RB
 17 Drake Avenue Bath BA2 5NX
 17 Grosvenor Road Chichester PO19 8RT
 17 Grosvenor Road Chichester PO19 8RT
 17 Heron Way Chatham Kent Me5 7rl
 17 Heron Way Chatham Kent Me5 7rl
 17 Lawrie Park Road London SE26 6DP
 17 Springwell Lane Northallerton DL7 8QJ
 17a, Lessing Street London SE231DS
 17a, Lessing Street London SE231DS
 172 Radstock Way Merstham RH1 3NL
 176 Choumert Road London SE154AB
 179 Camberwell New Road London SE5 0TJ
 18 Hengrave Road Honor Oak se233nw
 18c Marmora Road London SE22 0RX
 180 Ivydale Road London SE15 3BT
 186 Farleigh Road Warlingham CR6 9EE
 19 Dalrymple Road London SE4 2BQ
 19 Dunoon Road Forest Hill SE23 3TD
 19 Dunoon Road Forest Hill SE23 3TD
 19 Eastern Road Brockley SE4 1LD
 19 Eastern Road Brockley SE4 1LD
 19 Folly Lane Hockley SS5 4SE
 19 Pond Cottage Lane West Wickham br40pj
 19 Southborough House Kinglake Estate SE17 2LJ
 19 Wynnell Road London se23 2ln
 19a Pembroke Rd London n15 4nw
 192a Crystal Palace Road East Dulwich SE22 9EP
 193 Woolwich Road, London Se10 0rj

195 Underhill Road London SE22 0PD
 195a Underhill Road London SE22 0PD
 197 Camberwell Grove London SE5 8JU
 197 Camberwell Grove London SE5 8JU
 2 Bromley Avenue BR1 4BQ
 2 Romany Prospect Oakwood Drive SE19 1EJ
 2 Shrubland Rd., Colchester CO2 7EL
 2 Tipperwell Way Penicuik EH26 8QP
 2 Franklin Kidd Lane Ditton ME20 6FH
 20 Lillieshall Road London SW4 0LP
 20 Princes Court Rotherhithe SE16 7TD
 20 Wastdale Road London SE23 1HN
 20b Howard Road London SE20 8HQ
 206a Devonshire Road London SE23 3TQ
 207 Hermitage Road London SE19 3QJ
 21 Bromley Br2 9NY
 21 Hichisson Road SE15 3AN
 21 Hichisson Road SE15 3AN
 21 Kelvington Road Peckham SE15 3EQ
 21 St Mark's Rd Salisbury, Wilts SP1 3AY
 21 Wpodwarde Road London SE22 8UN
 21b Costa Street Peckham SE15 4PE
 212 Woodward Road London SE22 8UN
 22 Brackenwood Orton Wistow PE2 6YP
 22 Capella Gardens Dibden SO4 5UE
 22 Faunce St London SE17 3TR
 22 Fitzroy Gardens London SE19 2NP
 22 Gabriel Street London SE23 1DT
 22 Glenhorn Road Bexhill TN39 3QH
 22 Lauradale Road N2 9LU
 22 Monastery Road Bitterne Park SE16 2EQ
 22 Scutari Road London SE22 0NN
 22a Ebsworth St London SE23 1ES
 221a Ivydale Rd, Nunhead London SE15 3DY
 23 Comerford Road Brockley SE4 2BA
 23 Oak Tree Close Bedale DL8 1UG
 23 Sandgate Ave Birstall LE4 3HQ
 23 South End Stromness KW16 3DJ
 24 Athenlay Rd London SE15 3EL
 24 Howerts Close Warsash SO31 9JR
 24 Old School Close, Beckenham Greater London BR3 4PQ
 24 Ryecroft Road Orpington BR51 1DR
 26 Ivy House Road Ickenham UB10 8NF
 26 Petley Road London W6 9ST
 26 Ryedale London SE22 0QW
 26 Somerset Gardens London SE13 7SY
 26 Somerset Gardens London SE13 7SY
 26 Somerset Gardens London SE13 7SY
 26c Duncombe Hill Forest Hill SE23 1QB
 263 Devonshire Road Honor Oak SE23 3NS
 264 Upland Rd London SE22 0DN
 27 Alleyn Park London SE21 8AT
 27 Friern Road London SE22 0AU

27 Gowlett Rd Peckham SE15 4HX
 27 Grand Avenue London N10 3BD
 27 Hatherley Rd Gloucester GL1 4PN
 27 Knoll Court Farquhar Road SE19 1SP
 27 Pretoria Road London SW16 6RR
 278 Neckinger Estate Spa Road SE16 3QB
 28 Foxley Hal Higher Drive CR8 2HP
 28 Hengrave Road London SE23 3NW
 28 Priestfield Road London SE23 2RS
 28 Whatman Road London SE23 1EZ
 28 Yale Court Honeybourne Road NW6 1JG
 282 Devonshire Road London SE23 3TH
 282 Devonshire Road London se23 3th
 283 London N6 6EB
 284 Upland Road London SE22 0DP
 285 Upland Road East Dulwich Se220dn
 29 Lowther Hill London SE23 1PZ
 29 Pymers Mead West Dulwich SE21 8NH
 29 St Germans Road London SE23 1RH
 29 Tatnell Road London SE23 1JX
 3 Batavia House London SE14 6BJ
 3 Buckstone Close Honor Oak SE23 3QT
 3 Burlescoombe Leas Southend-On-Sea SS1 3QF
 3 Cheseman Street Sydenham SE26 4RA
 3 Ebsworth Street London SE23 1ER
 3 Laurel Close Haverhill CB9 9DH
 3 Nethercote Hill sn152ld
 3 Pottery Street London SE16 4PH
 3 St Nicholas House Deptford Green SE8 3DQ
 3 Stillington Road Sutton On Forest YO61 1EQ
 3 Stillington Road Sutton On Forest YO61 1EQ
 3, Yew Tree Road Tunbridge Wells TN4 0BD
 3a Agnew Rd London Se23 1dh
 30 Boveney Road London SE23 3NN
 30 Dunstons Road East Dulwich SE22 0HQ
 30 Gabriel Street London SE23 1DT
 306 Devonshire Road London SE23 3TH
 31 Ballina Street Honor Oak Park SE23 1dr
 31 Ballina Street London SE23 1DR
 31 Bovill Road London SE23 1HB
 31 Cobs Way New Haw KT15 3AF
 31 Cobs Way New Haw KT15 3AF
 31 Cobs Way New Haw KT15 3AF
 31 Cobs Way New Haw KT15 3AF
 31 Hyndewood, Dacres Road London SE23 2NX
 31 Senrab Street London E1 0QE
 31, St. Osburg'S Road Coventry CV2 4EG
 31 Surrey Road London SE15 3AS
 32 Athenlay Rd London SE15 3el
 32 Chilworth St London W2 6DT
 32 Purrett Road London Se181jw
 320 Devonshire Road Honor Oak Park SE23 3TH
 33 Blythe Hill Lane London Se6 4up

33 Consort Road London SE15 2PH
 33 Consort Road London SE15 2PH
 33 Dovedale Road London SE22 0NF
 33 Hengrave Road London SE23 3NW
 33 Mundania Road London SE22 0NH
 33 Rushworth Street London SE1 0RB
 33 Waller Road New Cross Gate SE14 5LE
 34 Barry Road London SE22 0HU
 34 Boveney Road London se233nn
 34 Boveney Road London se233nn
 34 Foxberry Road Brockley SE4 2SP
 34 Foxberry Road Brockley SE4 2SP
 34 Foxberry Road Brockley SE4 2SP
 34 Foxberry Road Brockley SE4 2SP
 34 Foxberry Road Brockley SE4 2SP
 34a Linden Grove SE15 3LF
 341 Ivydale Road SE15 3ED
 349 Lordship Lane East Dulwich SE22 8JH
 349 Lordship Lane East Dulwich SE22 8JH
 35 Brockley Way London SE4 2LW
 35 Camberwell Grove London SE5 8JA
 35 Chichester Mews London SE27 0NS
 36 Adamsrill Road London SE26 4AN
 36 Banner Close Watts Wood RM191RN
 36 Bawdale Rf London
 36 Cliffview Road London se137dd
 36 Walker Terrace East Linton Eh40 3Al
 37 Camberwell Grove London SE5 8JA
 37 Ennismore Avenue London W4 1SE
 37 Heathdene Road London SW16 3NZ
 37 Montem Road London Se23 1sh
 37 Richmond Park Road Kingston Upon Thames KT2 6AQ
 37 Woodleigh Gardens Streatham Hill SW16 2SX
 38, Agate Road London W6 0AH
 38 Agate Road London W6 0AH
 38 Ascot House Redhill St NW1 4DB
 388 Woodvale Se23 3dy
 39 Brenchley Gardens Southwark SE23 3RD
 39 Calton Avenue London SE21 7DF
 4 B Barmeston Rd London SE6 3BH
 4 Bishopsthorpe Road London SE26 4NY
 4 Empress Road Lyndhurst SO43 7AE
 4 Empress Road Lyndhurst SO43 7AE
 4 Etruria Court Maidenhead SL6 1EJ
 4 Knockdene, Bangor, BT20 4UZ
 4 Longton Avenue Sydenham se266qj
 4 Talbot Road East Dulwich SE22 8EH
 4 Woodcombe Crescent London SE23 3BG
 4a Morna Road Camberwell SE5 9NJ
 4b Sprules Rd London SE4 2NN
 40 Hayes Chase West Wickham BR4 0HZ
 41 Albion Street Stratton GL7 2HT
 41 Boveney Road London SE23 3NP

41 Camberwell Grove London SE5 8JA
 41 Hengrave Road Honor Oak SE23 3NW
 41 Homedee House Garden Lane CH1 4HD
 41 cheltenham Road Peckham Rye SE15 3AF
 42 Buckthorne Road Brockley SE4 2DB
 42 Honor Oak Rise London SE23 3RA
 42, Iburndale Lane, Sleights, YO22 5DP
 42, Iburndale Lane, Sleights, YO22 5DP
 42 Overhill Road London SE22 0PH
 42 Overhill Road London SE22 0PH
 42 Overhill Road London SE22 0PH
 42 Park Road Chiswick W4 3HH
 43 Ashburnham Grove London SE10 8UL
 43 Boveney Road London SE23 3NP
 43 Dacres Road London SE23 2NS
 45 Linden Grove London SE15 3LW
 45 London SW22SQ
 45 London SW22SQ
 45 Upper Tulse Hill London SW22SQ
 46 Ampthill Road Flitwick MK45 1AY
 46 Ampthill Road Flitwick MK45 1AY
 46 Canonbie Rd. London se23 3ap
 46 Montpelier Road London SE15 2HE
 47 Melbourne Grove East Dulwich SE22 8RG
 47b Waveney Ave London se15 3uq
 48 Latimer Gardens Pinner HA53RA
 48 Latimer Gardens Pinner HA53RA
 48 Ravensbourne Park Crescent SE6 4YP
 48 Thorpewood Avenue Sydenham SE26 4BX
 48 Veda Road London SE13 7JF
 49 Tatnell Rd London SE23 1JX
 5 Barnridge Long Meadow Road Ex85lg
 5 Coach House Mews London SE233NT
 5 Coach House Mews London SE233NT
 5 Downton Ave Streatham Hill, Lambeth SW2 3TU
 5 Fairseat Court 34 Sedlescombe Road South Tn380tb
 5 Foxberry Rd London se42sr
 5, Picketts Terrace 242 Underhill Road SE22 0PF
 5 Sidney Square London E1 2EY
 5 Wilbury Avenue Cheam SM2 7DU
 50 Canberra Crescent Gainsborough, Lincs. DN215TZ
 50 Canberra Crescent Gainsborough, Lincs. DN215TZ
 50 Cheltenham Road London SE15 3AQ
 52 Ansdell Road SE15 2DS
 52 Canonbie Road, Forest Hill SE23 3AP
 52 Millfield Road Faversham ME13 8DH
 52 Woodlands Addlestone Kt152rq
 52 Woodlands Addlestone Kt152rq
 53 Ford Road Arundel BN18 9EB
 53 Lincoln Road Glinton PE6 7JS
 54a The Woodlands Hither Green SE13 6TY
 56 Daneby Road London SE6 2QH
 56 East Bridge Rd Chelmsford CM3 5SD

56 Frankfurt Road Herne Hill SE24 9NY
 56 Goodrich Road East Dulwich SE22 0EQ
 57 Upper Abbey Road Brighton BN2 0AD
 58 Shenley Rd London SE5 8NN
 59 Grierson Road London SE23 1PF
 59b Tyrwhitt Road London SE4 1QD
 6 Agnew Road London SE23 1DJ
 6 Cityview Court Overhill Roas SE22 0PZ
 6 Colyton Road London SE22 0NE
 6 Gabriel Street Honor Oak SE23 1DT
 6 Halsmere Road London SE5 9In
 6 High View Close London SE19 1DS
 6 One Tree Close London SE23 3QZ
 6 Randolph Road London E17 9NR
 6 Woodhouse Court Stantonbury Fields
 6a Church Street Quainton Hp22 4ap
 6a Church Street Quainton Hp22 4ap
 61 Gladstone St Durham DL15 9EF
 61 Melbourne Grove SE22 8RG
 61 Waldram Park Rd Forest Hill se23 2pw
 61a Darwin St London SE17 1EZ
 61a Overhill Rd London SE22 0PQ
 62 Gowrie Road Battersea SW11 5NR
 63 Hill Head Road Hill Head PO14 3JL
 64 Skinner St Poole BH15 1RJ
 65 Longton Avenue Sydenham Se266rf
 66 Forest Hill Road London SE22 0RS
 66 Garthorne Road London SE23 1EW
 66 Middle Wall Whitstable CT5 1BN
 67 Palfrey Place London SW8 1AR
 692a Finchley Road Golders Green NW11 7NN
 7 Belvoir Road London SE22 0QY
 7 Belvoir Road London SE22 0QY
 7 Dartmouth Grove London SE10 8AR
 7 Ely Grove Sea Mills BS9 2LD
 7 Lovelace Road London SE21 8JY
 7 Meeting House Lane London SE15 2UN
 7 South Street Stanstead Abbots SG12 8AJ
 70 Grierson Road London SE23 1PE
 70 Grierson Road London SE23 1PE
 70b Wood Vale London SE23 3ED
 71 Montem Road Forest Hill SE23 1SH
 72 Herne Hill Road London SE24 0AN
 72 Therapia Road London Se22 0sd
 72 Westwood Park London SE23 3QH
 72 Westwood Park London SE23 3QH
 74 Red Post Hill Herne Hill SE24 9PW
 75 London SE15 3EN
 75c Brockley Rise Forest Hill SE23 1JN
 75c Brockley Rise Forest Hill SE23 1JN
 77 Ivydale Rd London SE15 3DS
 78 Gellatly Road London SE14 5TT
 79 Australia Road London w12 7ph

79 Beauval Road London SE22 8UH
 79 Boveney Road London Se23 3nl
 8 Bovill Road London Se231ha
 8 Bramble Close Langney BN23 8DD
 8, Coldharbour Totnes TQ9 5BJ
 8 Devon House, 176 Devonshire Rd Honor Oak Park Se23 3ta
 8 Shawbury Court 99-115 Lordship Lane SE22 9DQ
 8 Spital Crescent Newbiggin By The Sea NE646SH
 8 Tubbenden Drive Orpington BR6 9PA
 8a Inverton Rd Nunhead se153dd
 81 Moor Lane Upminster RM14 1ET
 81a Kelvin Road Highbury N5 2PL
 82 Garthorne Road London SE23 1EN
 83 Grierson Road London SE23 1PE
 83 Grierson Road London SE23 1PE
 83a Balfour Street SE17 1PL
 85 Landcroft Rd., London SE22 9JS
 85 Landcroft Rd., London SE22 9JS
 86 Scylla Road London SE15 3PB
 87, Lynton Road Bermondsey SE1 5QT
 87 Lynton Road Bermondsey SE1 5QT
 88 Mornington Rd London E11 3DX
 9 Gatcombe House Dog Kennel Hill Estate SE22 8BU
 9 Green Dale Close London SE22 8TG
 9 Hyndewood Bampton Road se23 2bj
 9 Limesford Road Nunhead SE15 3BX
 9 Limesford Road Nunhead SE15 3BX
 9 Mansel Street Pembroke SA71 4ES
 9 St Norbert Green London se42hd
 9 Stondon Park London Se23 1lb
 9 Sydmons Court London SE233AJ
 9 Sydmons Court London SE233AJ
 9b Aspinall Road London SE4 2EH
 9b Vicarage Grove London SE5 7LW
 9,Cheney Court Waldram Park Road, Forest Hill SE23 2PL
 92 Oglander Road London Se15 4en
 92b Elm Park Gardens London SW10 9PE
 93 Honor Oak Park Forest Hill SE23 3LB
 93 Honor Oak Park Forest Hill SE23 3LB
 93d Sutherland Avenue Maida Vale W9 2HG
 95 Court Lane London SE21 7EF
 96 Botley Drive Leigh Park PO9 4QZ
 96 Buchan Road London SE15 3HG
 96 Buchan Road London SE15 3HG
 97 Mina Road London SE17 2QS
 97 Wells Way London SE5 7SZ
 98a Woodhill Woolwich SE18 5JF

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	Ms Tara Kelly Southwark Council	Reg. Number	17/AP/0671
Application Type	Full Planning Application	Case Number	TP/2339-A
Recommendation	Grant permission		

Draft of Decision Notice

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

Remediation of the site ("Area B") to bring into use for burials. Works include the removal of redundant hard standing; reconfiguration of existing parking facilities and maintenance depot; new footpaths, access routes and fencing; drainage improvements incorporating swales and french drains; comprehensive soft landscaping and ecological improvements, limited tree relocation and removal.

At: CEMETERY LODGE, CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SE23 3RD

In accordance with application received on 20/02/2017

and Applicant's Drawing Nos. Plans

6662-LD-PLN-001/Issue B, 6662-LD-PLN-005/Issue C, 6662-LD-PLN-051/Issue B, 6662-LD-PLN-052/Issue B, 6662-LD-PLN-053/Issue B, 6662-LD-PLN-054/Issue B, 6662-LD-PLN-100/Issue B, 6662-LD-PLN-110/Issue B, 6662-LD-PLN-120/Issue B, 6662-LD-PLN-125/Issue C, 6662-LD-PLN-130/Issue C, 6662-LD-PLN-200/Issue C, 6662-LD-PLN-210/Issue C, 6662-LD-PLN-300/Issue C, 6662-LD-PLN-310/Issue C, 6662-LD-PLN-400/Issue C, 6662-LD-PLN-410/Issue C, 6662-LD-PLN-600/Issue B, 6662-LD-PLN-601/Issue B, 6662-LD-PLN-610/Issue B

Supporting documents

Design and access statement (Ref:6662/vD)(LUC, February 2017)
Preliminary ecological survey (Salix Ecology, May 2016)
Reptile survey (Salix Ecology, May 2016)
Bat survey (Salix Ecology, May 2016)
Flood risk assessment (Ref: 315701/Issue 1)(Frankham, 7 April 2016)
Drainage strategy (Frankham, February 2017)
CCTV drainage survey (Ref: 298038/v1)(CET, October 2016)
Ground investigation report - Review (Ref: 241002)(CET, March 2016)
Ground investigation report - Supplementary investigation(Ref: 241002/v0)(CET, May 2016)
Consultation report (Westco, October 2016)

Subject to the following ten 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:

6662-LD-PLN-010/Issue D, 6662-LD-PLN-100/Issue B, 6662-LD-PLN-120/Issue B, 6662-LD-PLN-125/Issue C, 6662-LD-PLN-130/Issue C, 6662-LD-PLN-200/Issue C, 6662-LD-PLN-210/Issue C, 6662-LD-PLN-300/Issue C, 6662-LD-PLN-310/Issue C, 6662-LD-PLN-400/Issue C, 6662-LD-PLN-410/Issue C, 6662-LD-PLN-600/Issue B, 6662-LD-PLN-601/Issue B, 6662-LD-PLN-610/Issue B

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 Notwithstanding the fencing details presented on approved plan 6662-LD-PLN-130/Issue C, a reptile barrier will be attached to the bottom of the heras fencing to be installed on the eastern boundary of the site and this fencing shall be installed prior to the commencement of works hereby granted.

Reason

In order to ensure adequate protection for reptiles that have been discovered on the embankment to the east of the site as per the recommendations of the approved preliminary ecological survey and reptile survey and in accordance with saved policy 3.28 'Biodiversity' of the Southwark Plan (2007), Policy 19 'Open Space and Sites of Importance for Nature Conservation' of the Peckham and Nunhead Area Action Plan (2014), Strategic Policy 11 'Open Spaces and Wildlife' of the Core Strategy (2007), Policy 7.19 'Biodiversity and Access to Nature' of the London Plan (2016) and guidance in the National Planning Policy Framework (2012).

- 4 Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey 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.

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

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

consent to any variation.

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

- 6
 - a) Prior to the commencement of any development a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
 - b) Following the completion of the works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.
 - c) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

Reason

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

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

- 7 Before 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), 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.

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

- 8 In accordance with the approved drainage strategy, the two attenuation tanks will be installed to ensure that

surface water drainage from the site is restricted to a runoff rate of 5l/s. The attenuation tanks will be sized to accommodate the 100 year rainfall event plus a 20% allowance for climate change.

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.

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

- 9 Within 6 months of implementation, details of the means of enclosure for all site boundaries including hedges, fences and gates 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. Boundary treatments will be installed in accordance with any approval given.

Reason

In the interests of visual amenity, biodiversity, security and in order to demonstrate that the openness of the Metropolitan Open Land is maintained in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.13 Urban design, 3.25 Metropolitan Open Land and 3.28 Biodiversity of the Southwark Plan 2007.

- 10 Within 6 months of the implementation of the permission hereby granted, full details of the range of measures to be undertaken to mitigate any impact(s) on and otherwise enhance the biodiversity and habitat value of the site shall be submitted to and approved in writing by the local planning authority. In line with the recommendations of the approved ecological surveys and as identified on approved plan 6662-LD-PLN-410/Issue C these measures should include as a minimum:

The installation of new native hedge rows along the existing access to the west, on the perimeter of the site compound and along the new footpath to the east of the site;

The installation of 3x new swales;

The installation of 1x new pond;

The installation of 3x bird boxes and 2x bat boxes in the southern woodland edge;

The installation of 5x woodpiles within the southern woodland edge;

The installation of 2x new reptile hibernacula and 5x rock piles in the grassland habitat to the east of the site;

Details of the management of non-native invasive species.

The full range of measures will be completed within 18 months of implementation unless otherwise agreed in writing with the local planning authority.

Reason:

To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with saved policy 3.28 of the Southwark Plan (2007), Policy 19 of the Peckham and Nunhead Area Action Plan (2014) and Strategic Policy 11 of the Core Strategy (2011).

Statement of positive and proactive action in dealing with the application

The pre-application service was used for this application and the advice given was followed.

Informative

A remediation strategy based on the tentatively proposed remediation strategy set out in 'SUPPLEMENTARY GENERIC RISK ASSESSMENT Of CAMBERWELL NEW CEMETERY, AREA B', issue 1 Final, dated May 2016 and submitted in support of the application, is likely to be broadly acceptable, but will be expected to contain details of quantities of material to be removed, and the locations and methodology.

Risks from land contamination to workers on site, especially to grave diggers, are expected to be managed down to acceptable levels by appropriate risk assessments and operating procedures, including appropriate training and use of PPE.

Agenda Item 7.2



AGENDA 7.2 - MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB



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20 m

Scale = 1 : 1250

1-Jun-2017

Legal Services

Item No. 7.2	Classification: Open	Date: 15 June 2017	Meeting Name: Planning committee
Report title:	Development Management planning application: Application 16/AP/3612 for: S.73 Vary/remove conditions/minor alterations Address: MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB Proposal: Variation of Condition 32 (approved drawings) and removal of Condition 23 (Code for Sustainable Homes) pursuant to planning permission 12/AP/2702 [for: Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works] to secure the following minor material amendments: Construction of an additional storey (making a total of 5 storeys high) on Block D comprising 4 x one bedroom flats (taking total to 86 units) Reconfiguration of basement layout to provide 4 x new cycle spaces Provision of an additional wheelchair accessible unit in Block B (taking total to 9 wheelchair units) Remove the requirement to provide a Code for Sustainable Homes final certification		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 11/10/2016		Application Expiry Date 10/01/2017	
Earliest Decision Date 26/11/2016			

RECOMMENDATIONS

1. That planning permission be granted subject to conditions and the applicant entering into a legal agreement.
2. That in the event that the requirements of (1) are not met by 31 August 2017, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 113.

BACKGROUND INFORMATION

Site location and description

3. The application site is located on the western side of Pages Walk, to the south of the junction with Grange Road. Planning permission was granted in December 2012 (reference 12/AP/2702) for the redevelopment of the site to provide 82 residential dwellings. The extant permission has been implemented and the scheme is at an advanced stage of construction.
4. The site is essentially landlocked having only a small frontage onto Pages Walk. To the

north is a six storey residential block (Bridge View Court) which fronts onto Grange Road. To the north-west is a four storey block of flats (Woods Place). Grange Primary School and playground bound the site to the west. Four storey residential blocks forming part of the Harold Estate are located to the south. Rose Stapleton Terrace comprises a row of 9 x three storey townhouses which adjoin the eastern site boundary and directly face Block D of the extant permission.

5. Bermondsey Street Conservation Area immediately adjoins the north-western boundary of the site. Pages Walk Conservation Area is located to the south, approximately 125m away. There are no listed buildings within the vicinity. Mandela Way Preferred Industrial Location (PIL) extends eastwards from the opposite side of Pages Walk. The site is located just within the Old Kent Road Opportunity Area with Grange Road forming part of the northern boundary edge.

Details of proposal

6. The extant permission is for the demolition of an existing warehouse and redevelopment of the site to provide 82 residential units contained within buildings ranging in four to six storeys in height with car and cycle parking in the basement.
7. The four blocks are arranged around a central landscaped courtyard with three inter-linking blocks (Blocks A-C) forming an 'L-shape' along the north and west site boundaries. The fourth block (Block D) is a stand along building, 4-storeys high, located on the eastern side of the site.



8. The following minor material amendments to the extant scheme are now proposed:
 - Construction of an additional storey (making a total of 5 storeys high) on Block D comprising 4 x one bedroom flats (taking total to 86 units)

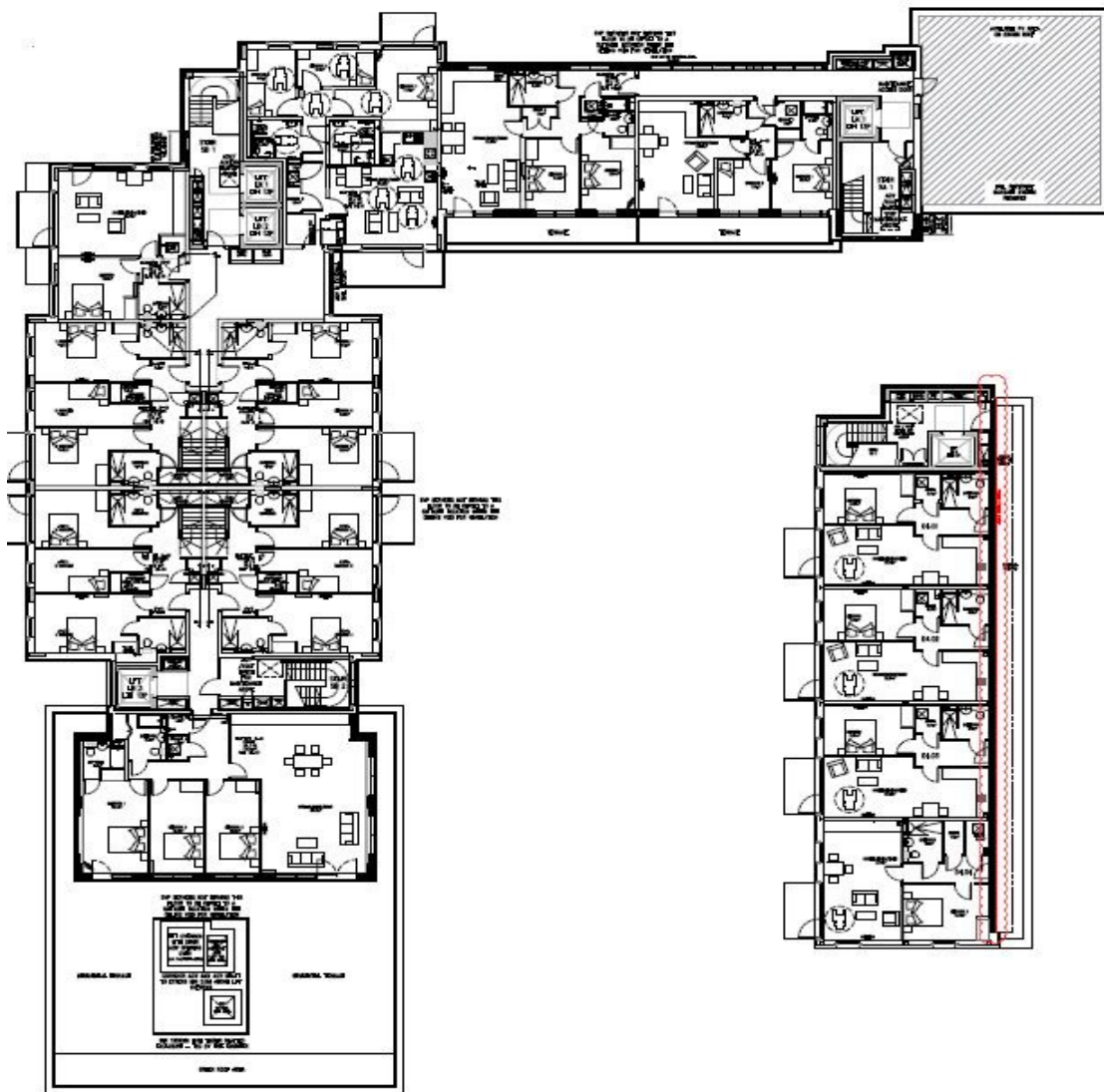
- Reconfiguration of basement layout to provide 4 x new cycle spaces
- Provision of an additional wheelchair accessible unit in Block B (taking total to 9 wheelchair units); and
- Remove the requirement to provide a Code for Sustainable Homes final certification

9. The residential mix and tenure for the entire scheme as proposed is detailed below.

Dwelling size	Private	Social rented	Intermediate	Total units
1-bedroom	29	0	4	33 (38%)
2-bedroom	22	8 (2xWAHU*)	3	33 (38%)
3-bedroom	16	4	0	20 (24%)
TOTAL	67 (78%)	12 (14%)	7 (8%)	86

* WAHU = Wheelchair Affordable Housing Unit

10. The new units to Block D would be have their main outlook facing west onto the internal central courtyard. The extension would be set-back from the eastern elevation to provide an external walkway to the flat entrances.



Application revisions

11. Revisions to the proposed fifth floor storey on Block D have been made following consultation on the application and further discussions with officers. The principal changes comprise:

- Reduction of 500mm to parapet height
- Increase of 100mm set back from the main east wall of Block D
- Replace metal cladding with fully glazed curtain walling
- Reduction in width of glazed canopy to front of new units.

12. **Planning history**

<p>12/AP/2702 Application type: Full Planning Application (FUL)</p> <p>Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works</p> <p>Decision date 11/12/2012 Decision: Granted with Legal Agreement (GWLA)</p>
<p>15/AP/0058 Application type: Variation: non-material changes (VNMC)</p> <p>Non-material amendments to planning permission dated 11/12/2012, being application no.12/AP/2702 for: Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works.</p> <p>The proposed amendments incorporate:</p> <ul style="list-style-type: none"> • Re-configured basement layout • Stair configuration revised; creating a separate external access to the basement stair flight • Fan assisted mechanical ventilation shafts provided in Core A and Core D corridors with fans located at roof level • Provision of concierge area at ground floor • Relocation of cycle storage and refuse storage • Use of flat roofed areas at 3rd and 4th floor levels within Core C as roof terraces • Revisions to internal layout of units incorporating associated changes to window positions • Re-configured pedestrian and vehicular access to site • Alterations to window configuration and removal of solid timber doors to balconies • Clarification of balcony details to west elevation. <p>Decision date 06/05/2015 Decision: Agreed - for app types VLA & VNMC (AGR)</p>

<p>14/EQ/0163 Application type: Pre-Application Enquiry (ENQ)</p> <p>Minor amendments to planning approved scheme (12-AP-2702) to ensure building regulations and other design standards compliance is achieved. Refer to assessment of planning approved drawings</p> <p>Decision date 27/01/2016 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/AP/3509 Application type: Variation / discharge of legal agreement (VLA)</p> <p>Discharge of s106 planning obligation 1.5 of Schedule 2 'Additional viability report' of planning permission 12/AP/2702 granted for the 'Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works'</p> <p>Decision date 05/02/2016 Decision: Agreed - for app types VLA & VNMC (AGR)</p>
<p>16/EQ/0178 Application type: Pre-Application Enquiry (ENQ)</p> <p>Minor material amendments to planning permission reference 12/AP/2702 to construct an additional storey containing 4 x one bedroom units on Block D of the development</p> <p>Decision date 22/07/2016 Decision: Pre-application enquiry closed (EQC)</p>

Planning history of adjoining sites

12-22 Pages Walk (Rose Stapleton Terrace)

13. 10/AP/2999 Application Type: Full Planning Application (FUL)

Erection of part 2, part 3-storey building containing 9 terraced housing, following demolition of existing units (Use Class C3)

Decision date: 26 January 2012
Decision: Allowed on Appeal

The 9 terraced properties have been built and are known as Rose Stapleton Terrace, Pages Walk.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of the proposed development in terms of conformity with strategic and land use policies
- Environmental impact assessment
- Impact of proposed development on the amenity of adjoining occupiers and surrounding area
- Density
- Housing mix
- Affordable housing

- Quality of residential accommodation
- Design issues
- Trees and landscaping
- Transport and highway matters
- Planning obligations
- Sustainable development implications.

Planning policy

15. The statutory development plan for the borough comprises the London Plan (2016), the Core Strategy (2011) and saved policies of the Southwark Plan (2007). The National Planning Policy Framework (NPPF) is a material consideration.

16. The following policy designations apply to the site:

- Urban Density Zone
- Old Kent Road Opportunity Area
- Archaeological Priority Zone (APZ)
- Air Quality Management Area (AQMA)
- Public Transport Accessibility Rating (PTAL) 4
- Flood Zone 3.

17. National Planning Policy Framework (the Framework)

Section 4 - Promoting sustainable development

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

Section 10 - Meeting the challenges of climate change, flooding and coastal change

Section 12 - Conserving and enhancing the historic environment.

18. The London Plan 2016

Policy 2.9 Inner London

Policy 2.13 Opportunity Areas and Intensification Areas

Policy 3.1 Ensuring Equal Life Chances For All

Policy 3.3 Increasing Housing Supply

Policy 3.4 Optimising Housing Potential

Policy 3.5 Quality And Design Of Housing Developments

Policy 3.6 Children And Young People's Play And Informal Recreation Facilities

Policy 3.8 Housing Choice

Policy 3.9 Mixed And Balanced Communities

Policy 3.10 Definition Of Affordable Housing

Policy 3.11 Affordable Housing Targets

Policy 3.12 Negotiating Affordable Housing On Individual Private Residential And Mixed Use Schemes

Policy 5.1 Climate Change Mitigation

Policy 5.2 Minimising Carbon Dioxide Emissions

Policy 5.3 Sustainable Design And Construction

Policy 5.7 Renewable Energy

Policy 5.9 Overheating And Cooling

Policy 5.10 Urban Greening

Policy 5.11 Green Roofs And Development Site Environs

Policy 5.12 Flood Risk Management

Policy 5.13 Sustainable Drainage

Policy 6.1 Strategic Approach (Transport)

Policy 6.9 Cycling

Policy 6.13 Parking
 Policy 7.1 Lifetime Neighbourhoods
 Policy 7.2 An Inclusive Environment
 Policy 7.3 Designing Out Crime
 Policy 7.4 Local Character
 Policy 7.6 Architecture
 Policy 7.8 Heritage Assets And Archaeology
 Policy 7.14 Improving Air Quality
 Policy 7.15 Reducing And Managing Noise, Improving And Enhancing The Acoustic Environment And Promoting Appropriate Soundscapes
 Policy 8.2 Planning Obligations
 Policy 8.3 Community Infrastructure Levy.

19. Core Strategy 2011

Strategic Policy 1 Sustainable development
 Strategic Policy 2 Sustainable transport
 Strategic Policy 5 Providing new homes
 Strategic Policy 6 Homes for people on different incomes
 Strategic Policy 7 Family homes
 Strategic Policy 12 Design and conservation
 Strategic Policy 13 High environmental standards
 Strategic Policy 14 Implementation and delivery.

20. Southwark Plan 2007 (July) - saved policies

Policy 2.5 Planning obligations
 Policy 3.1 Environmental effects
 Policy 3.2 Protection of amenity
 Policy 3.4 Energy efficiency
 Policy 3.6 Air quality
 Policy 3.11 Efficient use of land
 Policy 3.12 Quality in design
 Policy 3.13 Urban design
 Policy 3.14 Designing out crime
 Policy 3.19 Archaeology
 Policy 4.1 Density of residential development
 Policy 4.2 Quality of residential development
 Policy 4.3 Mix of dwellings
 Policy 4.4 Affordable housing
 Policy 4.5 Wheelchair affordable housing
 Policy 5.2 Transport impacts
 Policy 5.6 Car parking
 Policy 5.7 Parking standards for disabled people and the mobility impaired.

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

21. Southwark supplementary planning documents

Affordable Housing (2008)

2015 Technical Update to the Residential Design Standards (2011)
 Sustainable Design and Construction (2009)
 Sustainable Transport (2010)
 Design and Access Statements (2007)
 Section 106 Planning Obligations / CIL (2015)
 Development Viability (2016)
 Draft Affordable Housing (2011).

Principle of development

22. The principle of the development has been established with the granting of the original planning permission reference 12/AP/2702. The current proposal seeks changes to the extant scheme which in themselves are minor in nature when considered in the context of the entire scheme. There are no significant land use implications arising from planning policy adopted since the original grant of consent (notably the adoption of the London Plan 2016) and as such the principle of the development remains unaffected.

Old Kent Road action area/opportunity area

23. The Old Kent Road has been designated an opportunity area in the London Plan (2016). The council has prepared a draft Old Kent Road area action plan/opportunity area planning framework and consultation on the first draft was undertaken between June and November 2016. The draft AAP/OAPF divides the opportunity area into character areas. The application site is located outside of the main core area but it is within the 'North character area' and specifically within the designated proposal site OKR 2: Crimscott Street and Pages Walk, where the required land uses are residential (Class C3), employment (B use class); community (D use class) including gallery space/artist studios.
24. The draft AAP/OAPF notes there is already an extant residential scheme on the application site and to this extent the proposed additional four residential uses fully accord with the aims and objectives for this part of the Old Kent Road opportunity area.

Conclusion

25. The principle of the development is acceptable and in land use terms continues to conform to adopted strategic and land use policies, in particular the need for additional new homes in Southwark. Furthermore, the proposal does not prejudice the council's future aims and objectives for the Old Kent Road area as set out in the draft AAP/OAPF. This report will consider the impact of the changes in terms of design and impact on the amenity of neighbours.

Environmental impact assessment

26. The consented scheme was not of a size, nature and scale that constituted EIA Development. The proposed amendments are minor in nature and would not result in significant environmental effects that would require an EIA being undertaken.

Density and dwelling mix

Density

27. Strategic policy 5 of the Core Strategy advises that a density range of 200 to 700 habitable rooms per hectare would normally be expected for the urban density zone.
28. The site is 0.52 hectares in size. The proposed additional 4 units or 8 habitable rooms result in a total of 245 habitable rooms for the entire scheme (previously 82 dwellings or

237 habitable rooms). This equates to a density of 471 habitable rooms per hectare which sits comfortably within the expected range for the area.

Dwelling mix

29. Core Strategy strategic policy 7 prioritises the development of family homes. Developments of 10 or more units in the urban density zone must provide at least 60% of units with 2 or more bedrooms and a minimum 20% of units with 3, 4 or 5 bedrooms.
30. 65% of units within the extant scheme have at least two bedrooms and 25% have three bedrooms. The revised dwelling mix is detailed in the following table.

Unit type	Quantity	Percentage
1 bedroom	33	38%
2 bedroom	33	38%
3 bedroom	20	24%
TOTAL	86	100%

31. With the additional 4 x 1-bed units in place, the scheme continues to make an appropriate provision of 2+ bedroom units at 62% of the total. The scheme would still exceed the minimum requirement in respect of larger 3-bed family homes at 24% of the total. The proposed development is therefore considered to provide a good mix of unit sizes and fully accords with strategic policy 7.

Wheelchair accommodation

32. The London Plan policy 3.8 requires 10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Saved Policy 4.3 of the Southwark Plan requires that 10% of the dwellings should be suitable for wheelchair users.
33. The extant scheme provides 8 wheelchair accessible units (1 x 1 bed, 2 x 2 bed and 5 x 3 bed) or 10% of the total 82 units (rounded up). The 2 x 2-bed units are social rented wheelchair accommodation with the other units offered as market wheelchair housing.
34. Given that the proposal would result in a new total of 86 units, the current 8 wheelchair units would equate to only 9% wheelchair accommodation across the site. An additional wheelchair unit is therefore proposed to increase the overall wheelchair accommodation to 9 units or 10% of the total.
35. It would be impractical to provide wheelchair accommodation in the proposed new floor to Block D as this block has been designed with only one lift. A 3-bed unit located on the fourth floor of Block B (Unit B4.01) is proposed to be designed as a wheelchair unit where there is easy access to two lifts and is stacked above other wheelchair units in this block.

Wheelchair unit standards

36. Condition 28 of the extant permission requires all the wheelchair units (irrespective of tenure) to be constructed and fitted out in accordance with the South East London wheelchair housing design guide (SELWHDG) to ensure they are fully wheelchair accessible. This requirement is also secured in the legal agreement in respect of the two wheelchair accessible affordable units as these two units qualified for an affordable housing wheelchair discount (discussed below).
37. The applicant seeks to amend this requirement to allow the private market wheelchair

units to be designed to be 'adaptable' and fitted out to a base specification which would then allow for full adaptations to be made (at the developers cost) to meet bespoke needs. Furthermore, these units would be subject to marketing which would allow for disposal on the open private market in the event there was no uptake by disabled occupiers following marketing.

38. Officers accept there is some uncertainty over the demand for wheelchair units in the private sector and this position has been adopted on other residential schemes in the borough. The wheelchair adaptable accommodation, including marketing, will be secured by legal agreement. No changes are proposed to the provisions of the wheelchair affordable accommodation which must be constructed and fitted out as fully wheelchair accessible.

Affordable housing

Policy context

39. Policy 3.8 of the London Plan requires new developments to offer a range of housing choices, including affordable housing. Policy 3.12 requires the maximum reasonable amount of affordable housing to be sought having regard to a number of factors including: the need to encourage rather than restrain development; the need to promote mixed and balanced communities; and the specific circumstances of the site.
40. Strategic policy 6 of the Core Strategy requires major developments to provide as much affordable housing as is reasonably possible. It sets a target of 8,558 net affordable housing units to be provided between 2011 and 2026. In order to achieve this, the policy requires a minimum 35% affordable housing on major developments.
41. Saved Southwark policy 4.4 is used alongside the overarching strategic policy 6. In terms of tenure, affordable housing within the urban zone should be delivered as 70% social rented and 30% intermediate units. Saved policy 4.5 states that for every affordable housing unit which complies with the wheelchair design standards, one less affordable housing habitable room will be required.

Extant scheme

42. The extant scheme includes 24% affordable housing by habitable room i.e. 57 habitable rooms. The approved tenure by habitable room is detailed below.

Unit type	Private (hr)	Social rented (hr)	Intermediate (hr)	Total (hr)
1 bed	50	0	8	58 (24%)
2 bed	66	24	9	99 (42%)
3 bed	64	16	0	80 (34%)
Total	180 (76%)	40 (17%)	17 (7%)	237 (100%)

43. Two of the wheelchair units are affordable (equating to two habitable rooms) and therefore the total affordable housing, inclusive of wheelchair discount, is 25% provision.
44. The extant scheme was supported by a full financial appraisal and it was accepted that this was the maximum quantum that could be delivered on-site.
45. The accompanying S106 legal agreement did however require the submission of a further viability review in the event the development had not substantially commenced within 18 months of the extant permission i.e. by 12 June 2014. The development had not started by this date and therefore a viability review was submitted (ref. 15/AP/3509) to assess whether a greater level of affordable housing could be delivered.

46. The viability review was assessed by the borough valuer who concluded in February 2016 that the scheme couldn't viably support additional affordable housing either on-site or as an in-lieu payment.

Proposed scheme

47. The proposed 4 x 1-bed units would result in an additional 8 habitable rooms, making a total of 245 rooms. Since the 4 new units are all proposed to be private tenure, this would effectively reduce the affordable housing contribution to 23%. The revised proposed tenure is detailed below.

Unit type	Private (hr)	Social rented (hr)	Intermediate (hr)	Total (hr)
1-bed	58	0	8	66 (27%)
2-bed	66	24	9	99 (40%)
3-bed	64	16	0	80 (33%)
Total	188 (77%)	40 (17%)	17 (7%)	245 (100%)

48. No changes are proposed to the two affordable wheelchair units and therefore the total revised affordable housing provision would be 24%, inclusive of wheelchair discount.
49. The applicant has undertaken a re-appraisal of the viability of the scheme, including the 4 x 1-bed units. A financial viability assessment has been submitted to demonstrate that 24% affordable housing is the maximum quantum that could be supported.
50. The appraisal and its assumptions have been assessed on behalf of the council by an independent surveyor. Given the advanced stage of construction, it is not feasible to provide additional affordable units to be provided on-site. The assessment is therefore based on whether an in-lieu contribution could be made based on the uplift in value.
51. Following negotiation, it has been concluded that an in-lieu payment of £340,000 is the maximum reasonable contribution that could be made having regard to the particular circumstances of the development. The applicant has agreed in writing to pay the additional affordable housing contribution.

Conclusion

52. The London Plan and Core Strategy require as much affordable housing on-site as is financially viable. The viability of the scheme has been rigorously tested, including the extant scheme plus subsequent viability review and now the proposed development taking account of the additional 4 units. It has been demonstrated that 24% on-site affordable housing plus a £340,000 payment in-lieu contribution is the maximum reasonable amount that can be viably delivered.
53. A key benefit considered at the time of the extant scheme was that the affordable housing offer provided the required 70:30 tenure split between social rented and intermediate housing. As such, the majority of affordable units comprised social rented housing offered at target rents rather than affordable rents. Furthermore, the social rented accommodation comprised larger two and three bedroom family units. This aspect of the scheme has not changed and therefore continues to be a positive aspect of the scheme.

Quality of residential accommodation

54. Saved policy 4.2 of the Southwark Plan asserts that planning permission will be granted provided the proposal achieves good quality living conditions. This policy is reinforced

by the council's residential design standards SPD.

Internal residential layouts

55. The SPD defines the minimum standards required for internal accommodation, including overall unit as well as individual room sizes. The proposed 4 x 1-bed units range in size from 54.5 sqm to 57.9 sqm (GIA) and therefore all exceed the minimum 50 sqm (GIA) required for 1-bed units. The individual rooms within each unit also either meet or exceed minimum room sizes and have sufficient bulk storage.

Aspect and outlook

56. All new developments should maximise the amount of dual aspect flats in order to ensure improved outlook and opportunities for cross-ventilation. 66% of units within the extant scheme are dual aspect.
57. The proposed four units would be dual aspect with the main outlook from the living area facing west onto the internal landscaped courtyard. As such, the overall scheme would continue to provide a predominance of dual aspect units.

Privacy and overlooking

58. When considering the impact of the additional storey on Block D on new flats within the development site, there would be no additional impacts in terms of privacy over and above that already considered acceptable for the extant scheme. A good separation distance of 22m would be retained across the internal courtyard between direct facing main habitable windows of Block D and Blocks B/C.

Daylight and sunlight

59. An internal daylight and sunlight assessment has been undertaken which has assessed the impact of the proposed raised height of Block D on units within the extant scheme as well as the impact on overshadowing to the landscaped courtyard. The assessment has been carried out in accordance with the guidelines established by the Building Research Establishment (BRE).
60. The average daylight factor (ADF) test has been undertaken which is a detailed calculation used when the internal layout and room use is known and assesses the quality and distribution of light within a room. The BRE advise the following minimum ADF values: 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.
61. Worst case window locations were selected at ground floor level with each of the rooms tested achieving in excess of the recommended ADF values. It can therefore be expected that all other rooms throughout the development, including the proposed new habitable rooms to Block D, would receive BRE compliant daylight levels with the additional storey in place.

Overshadowing

62. The BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21 March.
63. The overshadowing analysis undertaken shows that at least 50% of the internal landscaped courtyard would continue to receive in excess of 2 hours of sunlight on 21 March. As such, the amenity area is considered to be adequately sunlit throughout the year with the additional storey in place.

Outdoor amenity space

64. The proposed 4 x 1-bed units would each have their own private amenity space in the form of balconies 5 sqm to 5.8 sqm in size. The balconies would face west and overlook the communal courtyard.
65. Local representations have been made that the proposal would result in an overdevelopment of the site in that there is already a minimal amount of amenity and outdoor space for future residents of the development. However, the extant scheme provides well in excess of minimum communal amenity space requirements and therefore there is already sufficient capacity on site to accommodate new residents (maximum 8 occupiers) of the additional flats.
66. Future occupiers would have access to a variety of communal outdoor spaces within the development, including a large central amenity lawn and courtyard garden, a wildflower 'meadow lawn' and ecology area to the south of Block D, dedicated play area, as well as grow garden to the south of Block C.

Conclusion on residential quality

67. The proposed new units would offer good quality residential accommodation. The units exceed minimum internal space standards, have a dual aspect and have direct access to private amenity as well as easily accessible communal outdoor space. The addition of these new units would not compromise the quality of the consented flats or the amenities that future occupiers of the development would enjoy. The impact of the proposed development on the amenities of existing neighbours is set out below.

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

68. Saved Southwark Plan policy 3.2 seeks to protect neighbouring amenities, including disturbance from noise. The commitment to avoiding amenity and environmental problems is reaffirmed in Core Strategy strategic policy 13.

Representations

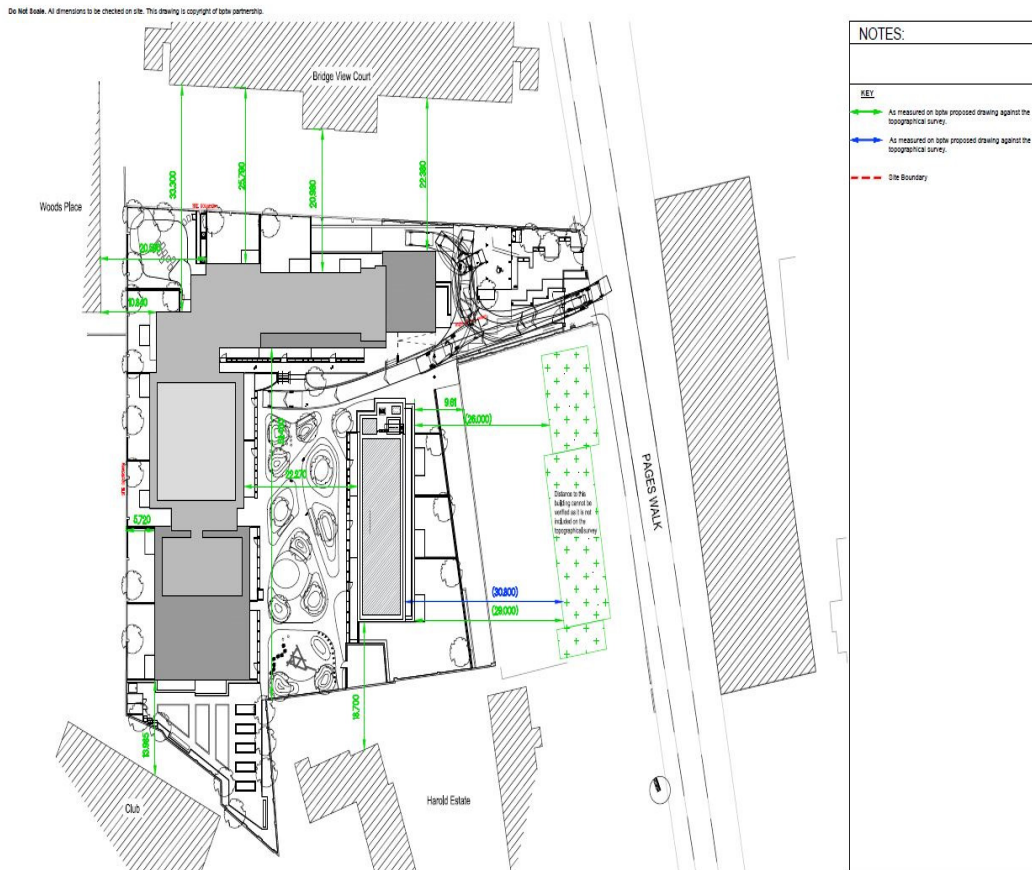
69. Representations have been received from residents of Rose Stapleton Terrace. The rear of the terrace directly faces towards Block D. The residents raise the following concerns relating to amenities:
 - Overlooking and loss of privacy
 - Loss of daylight and sunlight
 - Overshadowing to rear gardens
 - Noise and disturbance.

Outlook and privacy of neighbouring properties

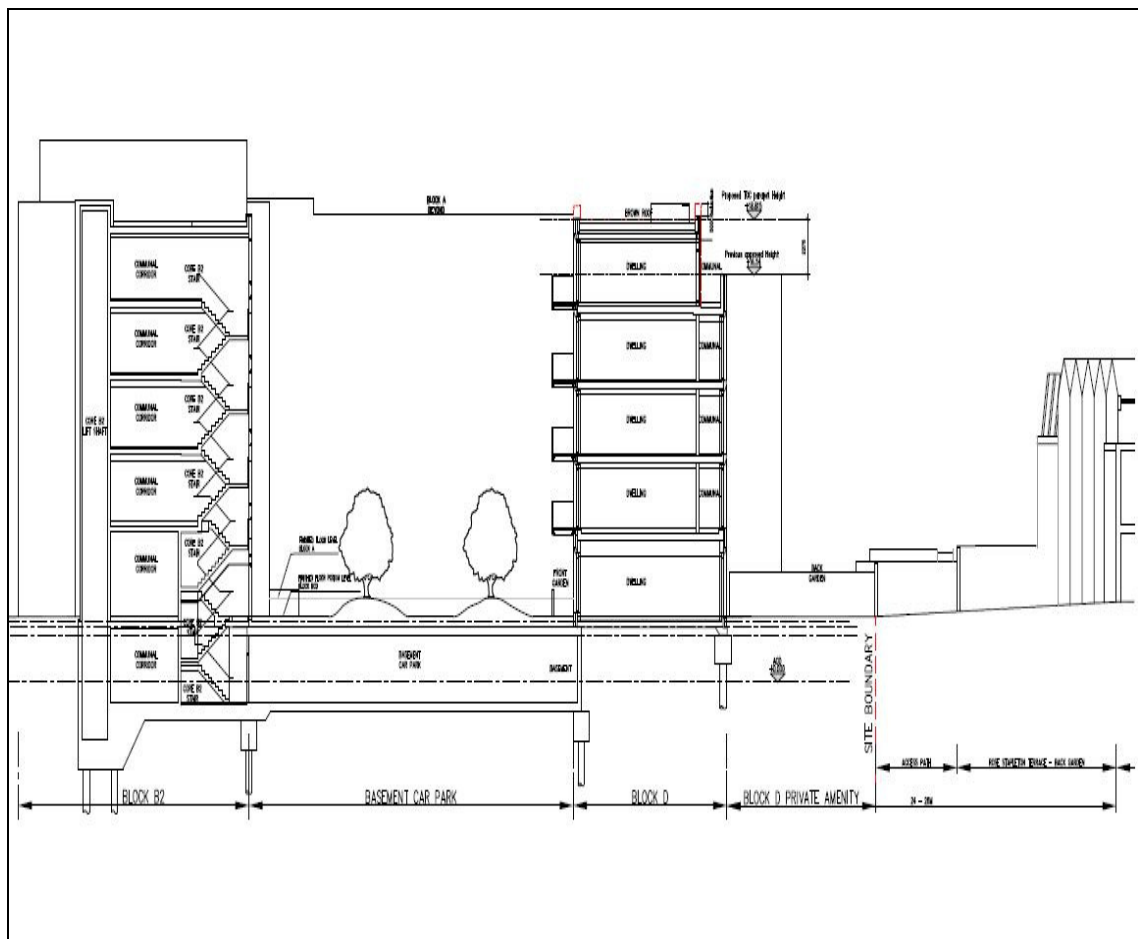
70. The Residential Design Standards SPD states that in order to prevent problems of overlooking, loss of privacy and disturbance, new developments should achieve the following distances:
 - A minimum distance of 12m at the front of a building and any elevation that fronts onto a highway
 - A minimum distance of 21m at the rear of a building.
71. These distances should be achieved both for flats within a new development site as well

as between a proposed scheme and surrounding dwellings.

72. The proposal does not involve a change to the approved siting of Block D and therefore a separation distance of between 26m and 29m would be maintained between the main rear (east) wall of Block D and the rear wall of Rose Stapleton terrace. The separation is clearly in excess of the recommended distances specified in the SPD.



73. The proposed additional storey would be set back from the main rear wall of Block D by 1.9m to allow for an open access walkway to the new units. Although fully glazed curtain walling cladding is proposed for these units, given their height and set-back, there would be limited views from inside the new units towards the rear habitable windows of Rose Stapleton Terrace (3-storeys high). Furthermore, the majority of windows along the eastern elevation of the new storey would serve kitchens and bathrooms and therefore parts of the glazed façade would be obscured in some way. As such, the proposal would not worsen overlooking when compared with the consented position.
74. Concerns have been raised about the potential overlooking from the walkway down into rear facing bedrooms and the gardens of Rose Stapleton Terrace. Oblique views down towards main habitable windows from the walkway would be possible but a good separation distance (i.e. between 26m and 29m) from neighbouring windows would be achieved. There would be a minimum 9.6m separation distance between the proposed walkway (at its closest point) and the adjacent rear gardens and so a view from the walkway down into the gardens would be possible. However, the walkway serves to provide access to the new flats and would not be used as intensively as a habitable room or outdoor amenity space. A reasonable separation distance would exist between the walkway and neighbouring gardens to avoid any serious impacts on privacy.



Impact on daylight received by neighbours

75. The assessment uses two methods to test the impact on daylight levels to neighbouring properties. Firstly, the vertical sky component (VSC) where a target of 27% VSC is considered to be a good level of daylight. The BRE advise that acceptable levels of daylight can still be achieved if VSC levels remain within 0.8 times (or 80%) of their original value following construction of a new development. Any greater loss (i.e. 20% or more) could mean a noticeable reduction in the amount of daylight received. Where the VSC test shows reduced light levels, then the more detailed ADF test has been undertaken.
76. The assessment uses the extant scheme as the baseline condition as this scheme has been implemented and under construction. It can therefore be considered representative of site conditions.
77. The report considers the impact on two groups of neighbours:
 - Nos. 1-9 Rose Stapleton Terrace
 - Nos. 61-68 Harold Estate.

Rose Stapleton Terrace

78. These 9 properties have their main living rooms on the ground floor and bedrooms above. Rear facing balconies are provided off the first floor bedrooms which sit directly above the ground floor windows.
79. The VSC test shows that all the upper floor rear windows meet the recommended BRE guidelines with absolute VSC levels in excess of 27% with the additional storey in place.

The ground floor living rooms windows were found to be well below the 27% (ranging from 8.77% to 12.52%) but the modelling showed this was the case in the extant scheme scenario (i.e. without the additional storey). In all cases, the percentage change between the extant and proposed schemes were negligible (less than 2%).

80. For completeness, the ground floor windows were modelled without the first floor balconies. In the proposed scenario, absolute VSC levels significantly increased (to in excess of 24.83%) which demonstrates that the ground floor living rooms are affected primarily by the balconies immediately above these windows rather than the proposed development.
81. Finally, the more detailed ADF test was undertaken for the worst case ground floor rooms where the modelled daylight within the rooms achieved in excess of the BRE recommended 1.5% for living rooms (being 2.72 / 2.73 ADF). Overall, it can be concluded that the ground floor windows to Rose Stapleton Terrace would continue to receive adequate daylight with the proposed development in place.

Harold Estate

82. All relevant receptors were modelled and the results demonstrated that in the proposed scenario all receptors met BRE criteria and so daylight would not be affected.

Overshadowing to neighbouring gardens

83. The overshadowing analysis shows that with the additional storey to Block D in place, all but one of the gardens at Rose Stapleton Terrace would receive in excess of 2 hours of sunlight on 21 March. The exception would be the garden to No. 8 which would receive 1.97 hours. The garden however receives 1.97 hours in both the consented and proposed scenarios and therefore there is no additional overshadowing as a result of the proposed development. Furthermore, modelling has been undertaken to demonstrate the sunlit hours for the summer months (June) when the gardens are most likely to be used for sitting out etc. The results show average sunlight hours of between 5.7 and 6.7 sunlit hours would be achieved for all the gardens, including No. 8. As such, it is concluded that the gardens would continue to be adequately sunlit throughout the year.

Noise and disturbance

84. Concerns have been raised about potential noise from the new walkway with future residents congregating and children playing. The flats are 1-bed in size and therefore not considered to offer family accommodation. The proposal would result in a maximum of 8 additional residents who would regularly use the walkway to access the flats. This is not a large increase in number of residents when considering the site's urban context. This is an urban location where a relatively dense pattern of development is expected, particularly when considering the pressing need for more homes. It is noted that the resultant density of the proposed scheme with the new flats in place sits well within the range expected for the area.

Noise from plant

85. A query was raised about the mechanical ventilation to be installed on the roof of Block D and the impact this would have in terms of noise. The applicant has advised that the mechanical ventilation system that was previously shown on the drawings has been omitted. An internal sprinkler system is now proposed which doesn't have any external visible elements.
86. A noise statement has been submitted which confirms that the proposed additional new

units wouldn't require any significant new plant equipment to be installed and therefore no significant new noise sources would be created. The proposed new flats would be designed to the same standards as the extant scheme in terms of facade and glazing with the same construction materials to ensure suitable levels of amenity are maintained.

87. Conditions 13 and 14 of the extant permission seek to safeguard the amenities of both future residents on the development as well as those of neighbouring properties. It is recommended that these conditions are carried over onto any new grant of permission.

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

88. The proposed changes raise no new issues in relation to the amenities of future residents of the scheme.

Transport issues

89. Strategic policy 2 of the Core Strategy encourages walking, cycling and the use of public transport rather than travel by car. The site has a PTAL rating 4 reflecting the site's medium accessibility to public transport. A transport statement has been submitted which assesses the highway impacts of the proposed modifications.
90. Local concerns have been raised that introducing more dwellings will exacerbate on-street car parking.

Trip generation

91. The proposal would increase the number of occupiers in the development but the modelling undertaken demonstrates that the total trip generation associated with the additional units would be negligible and, as such, the local highway network would not be adversely affected.

Car parking

92. The extant scheme provides 33 car parking spaces, of which 8 are disabled spaces. No change is proposed to the quantum of car parking which is acceptable given the site has relatively good access to public transport and 'car-free development is strongly encouraged wherever possible.
93. In order to accommodate the proposed additional 3-bed wheelchair unit, one of the parking spaces would be converted to a disabled parking space (total 9 spaces) to ensure that each wheelchair unit has access to a dedicated disabled bay.
94. The S106 legal agreement secures provision of 3 years free car club membership for residents of the development. This will be binding on occupiers of the proposed additional units.
95. The site is within a controlled parking zone and therefore there is an obligation in the section 106 to restrict future occupiers of the development (with the exception of blue badge holders) from applying for on-street parking permits. Again, this would be binding on future occupiers of the new units.

Cycle parking

96. An additional 4 cycle parking spaces is proposed in accordance with London Plan standards of 1 space per 1-bed unit. The scheme would now provide a total of 140

residential cycle spaces and 12 visitor spaces.

Refuse

97. Condition 25 of the extant permission requires further details of the refuse strategy. These details have already been agreed and demonstrate that the number of Euro Bins to be provided allow for the additional capacity generated by the 4 x 1-bed units.

Design issues

98. Saved policies 3.12 and 3.13 of the Southwark Plan and strategic policy 12 of the Core Strategy require developments to achieve the highest possible standards of design.

Height and massing

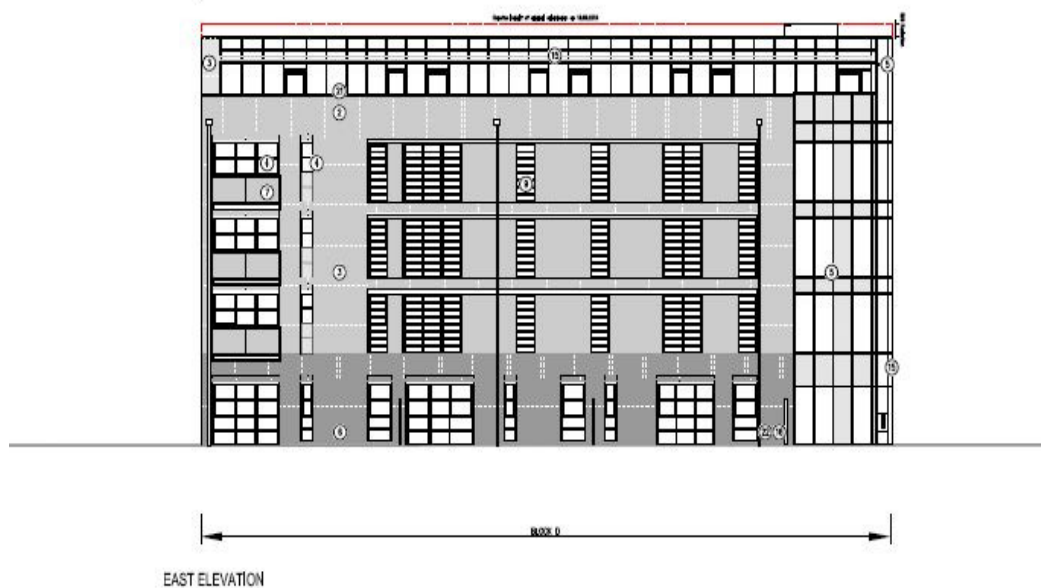
99. The extant scheme comprises four blocks arranged around a central landscaped courtyard with three inter-linking blocks (Blocks A-C) forming an 'L-shape' along the north and west site boundaries. The fourth block (Block D) is a stand alone building located on the eastern side of the site.
100. In terms of height, Block B (positioned in the north-west corner of the site) is the tallest element at 6-storeys, stepping down to 5 and 4-storeys at adjoining Blocks A and C. Block D is 4-storeys high.
101. The heights and massing of the extant scheme were considered very carefully at the time. At 4-storeys, Block D and the southern extent of Block C/eastern section of Block A were considered to make a tangible response to the adjoining 4-storey Harold Estate blocks to the south of the site and the lower scale 3-storey townhouses at Rose Stapleton Terrace. A key aspect of the scheme was the visual stepping across the site from 4, 5 and 6-storeys, emphasised by further setbacks at upper levels.
102. The proposed increase from 4 to 5-storeys on Block D would somewhat disrupt this and officers were initially concerned that the additional height and massing appeared bulky and overbearing in its relationship to Rose Stapleton Terrace as well as to the lower elements of Blocks A and C within the development site itself.
103. The scheme has been revised to reduce the height of the additional floor. The approved parapet height of Block D is 16.54m whereas this would increase to 18.81m (2.27m increase). Furthermore, the set-back from the main east wall of the block has increased to 1.9m to help reduce the perceived volume of the extension, particularly when viewed from the east.
104. A further revision to the scheme is the change to the elevational treatment of the extension. Metal cladding was originally proposed on the eastern elevation to match the cladding treatment on the upper floors elsewhere on the development. Fully glazed curtain walling is now proposed on the eastern side which gives a lighter treatment and helps to reduce the visual impact of the extension. In addition, the glazed roof canopy extending along the walkway has also been reduced from 1.50m to 0.9m width in order to lessen its projection.



105. Undoubtedly the proposal does alter the height, scale and massing of Block D. That said, the additional bulk and prominence of Block D has been minimised by the revisions made to the extent that the proposal is now acceptable and certainly not so harmful as to warrant a refusal of permission on this basis. As discussed earlier, there would be no serious impacts on neighbouring amenities in terms of both future occupiers on the site as well as adjoining residents.

Detailed design

106. The additional storey would match the brick finish of Block D on the courtyard (west) elevation. The glazed curtain walling on the set-back east side would be in-keeping with the glazed curtain walling on the top floor penthouse units on Block B.



107. Conditions 16 and 17 of the extant permission require material samples and section detail drawings to be submitted for approval. Condition 17 (section-details) has already been approved and condition 16 is pending determination. Given that the proposed additional storey will utilise the same construction methods and materials as the extant scheme no further design conditions are required in respect of the additional storey.

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

108. The north-west corner of the development site adjoins the Bermondsey Street conservation area. As noted earlier, Block D is located on the far eastern side of the

site with the 'L-shaped' block (Blocks A/B/C) extending along the northern and western site boundaries. Given that these blocks step up to a maximum 6-storeys at the north-west corner of the site, the proposed additional storey on Block D would not affect the setting of the conservation area.

Impact on trees

109. The proposed amendments would not have any impacts over and above those already considered under the extant permission.

Planning obligations (section 106 undertaking or agreement)

Section 106 contributions

110. A section 106 agreement was completed in relation to the extant scheme (principal agreement). All associated section 106 contributions have been paid in full.
111. As a section 73 application has the effect of granting a new planning permission, a deed of variation (DOV) is required to ensure that the obligations contained in the principal agreement are binding on the new permission. The DOV will also secure the following:
- £340,000 in lieu affordable housing payment
 - Market wheelchair units to be built to a base specification and subject to marketing
 - Amended housing/dwelling mix.
112. A DOV has been prepared to this effect and can be executed promptly if the committee resolves to grant permission. The terms of all the obligations remain as set out in the principal agreement.
113. In the event that the legal agreement has not been signed by 31 August 2017, it is recommended that the Director of Planning be authorised to refuse planning permission, if appropriate, for the following reason:

'In the absence of a signed section 106 legal agreement there is no mechanism in place to secure adequate provision of affordable housing and mitigation against adverse impacts of the development and it would therefore be contrary to saved policy 2.5 'Planning Obligations of the Southwark Plan 2007', strategic policy 14 'Delivery and Implementation of the Core Strategy 2011', policy 8.2 'Planning Obligations of the London Plan 2016' and the Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Mayoral and Southwark community infrastructure levy

114. The Mayoral CIL came into effect on 1 April 2012 and so was in force at the time of the extant permission. MCIL is charged at £35 per sqm and will be charged for the uplift in residential floorspace. Based on the submitted floorplans, this is estimated to be £10,000, subject to indexation.
115. The Southwark CIL is now levied on new development, chargeable at a rate of £200.00 per square metre for residential floorspace. This would be charged on the uplift in floorspace and not on the entire scheme given that S106 planning obligations are already in place to mitigate the impacts of the development. Based on the submitted floorplans, this is estimated to be £50,000, subject to indexation.

Sustainable development implications

116. An energy statement has been submitted confirming that the overall energy

performance of the scheme would not be adversely affected by the additional 4 units.

117. Condition 23 of the extant permission requires that prior to occupation of the development, a code for sustainable homes final certification be submitted confirming code level 4. The submitted energy statement confirms that the scheme is on target to achieve this standard.
118. Since the date of the extant permission, the code for sustainable homes has been withdrawn as it now forms part of building regulations. As section 73 permission has the effect of a new permission, condition 23 will not be carried over onto the new decision.

Other matters

Application form

119. Concerns have been raised by neighbouring residents about the form of the application and that the proposal does not constitute minor material amendments to the scheme. It has been suggested that a full planning application should have been submitted for the additional storey on Block D.
120. The ability to seek minor material amendments to extant permissions is set out within section 73 of the Town and Country Planning Act 1990 (as amended). An application made under section 73 results in a new permission being issued, although the time given to implement the permission remains unchanged and is not extended as a result of any section 73 permission. Whilst a planning authority should take into consideration all relevant matters, including current policies at the time of determining a section 73 application, it must also take into account the scope of the changes being requested, and the status of the permission in terms of how far construction has progressed.
121. As noted earlier, the planning issues relevant to the overall development were set out in full in the officer report on application reference 12/AP/2702. The proposed changes to the extant scheme relate principally to the additional storey on Block D to provide four units. No significant new material planning issues have been identified and given that the scheme is at an advanced stage of construction it is not considered reasonable or necessary to carry out a comprehensive reassessment of all planning matters.
122. The impacts of the proposed extension to Block D both in terms of design and impacts on the amenities of neighbouring residents as well as future occupiers of the extant scheme have been fully considered as part of this application.

Conclusion on planning issues

123. The principle of the proposed development is acceptable and in land use terms continues to be supported under current policies. Furthermore, the proposal does not prejudice the council's future aims for the Old Kent Road opportunity area.
124. The amended scheme would continue to provide a good mix of unit sizes, including larger three bedroom family accommodation. The new 4 units would provide a good standard of residential accommodation and would not compromise the overall quality of the extant scheme. The amended scheme would deliver 24% on-site affordable housing which is below the 35% policy requirement. However, the viability of the scheme has been tested to take account of the additional units and a payment has been negotiated to contribute towards affordable housing elsewhere in the borough.
125. Revisions have been made to the design of the proposed additional storey to Block D in order to reduce its overall bulk and prominence in local views. The amended design helps to minimise the visual impact of the extension to the extent that the design is

considered acceptable.

126. Representations have been received from local residents during the consultation process raising concerns about the impact on amenities. The issues have been considered very carefully and no serious impacts on existing residential amenities have been identified.
127. Taking all matters into consideration, it is recommended that permission be granted, subject to conditions as set out in the draft decision notice and the completion of a legal agreement on the terms as set out above.

Community impact statement

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

Consultations

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

Consultation replies

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

Summary of consultation responses

131. Local representations have been received raising the following concerns:

- Loss of daylight and sunlight
- Overshadowing to gardens
- Overlooking and loss of privacy
- Incongruous design
- Out of character with nearby buildings
- Overdevelopment of the site
- Increased on-street car parking
- Validity of the application.

132. The matters raised are addressed in the relevant sections of the report.

Human rights implications

133. 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.
134. This application has the legitimate aim of providing minor material amendments to the extant residential scheme permitted under ref. 12/AP/2702. 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/21-6 Application file: 16/AP/3612 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: 020-7525-5349 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	Helen Goulden, Team Leader	
Version	Final	
Dated	31 May 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, 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		2 June 2017

APPENDIX 1**Consultation undertaken****Site notice date:** 03/11/2016**Press notice date:** 13/10/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 25/10/2016**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

6 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 3 Rose Stapleton Terrace 16 Page'S Walk SE1 4SB
 2 Rose Stapleton Terrace 16 Pages Walk SE14SB
 3 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 1 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 82 Harold Estate Pages Walk SE1 4HW
 81 Harold Estate Pages Walk SE1 4HW
 84 Harold Estate Pages Walk SE1 4HW
 83 Harold Estate Pages Walk SE1 4HW
 68 Harold Estate Pages Walk SE1 4HW
 67 Harold Estate Pages Walk SE1 4HW
 80 Harold Estate Pages Walk SE1 4HW
 79 Harold Estate Pages Walk SE1 4HW
 85 Harold Estate Pages Walk SE1 4HW
 24 Pages Walk London SE1 4HR
 18 Pages Walk London SE1 4SB
 28 Pages Walk London SE1 4HR
 26 Pages Walk London SE1 4HR
 87 Harold Estate Pages Walk SE1 4HW

86 Harold Estate Pages Walk SE1 4HW
 12-14 Pages Walk London SE1 4SB
 88 Harold Estate Pages Walk SE1 4HW
 6 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 5 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 8 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 7 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 2 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 1 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 4 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 3 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 9 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 64 Harold Estate Pages Walk SE1 4HW
 63 Harold Estate Pages Walk SE1 4HW
 66 Harold Estate Pages Walk SE1 4HW
 65 Harold Estate Pages Walk SE1 4HW
 20-22 Pages Walk London SE1 4SB
 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 62 Harold Estate Pages Walk SE1 4HW
 61 Harold Estate Pages Walk SE1 4HW

Re-consultation: 22/05/2017

APPENDIX 3

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	Pages Walk Ltd	Reg. Number	16/AP/3612
Application Type	S.73 Vary/remove conds/minor alterations		
Recommendation	Grant subject to Legal Agreement	Case Number	TP/21-6

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Variation of Condition 32 (approved drawings) and removal of Condition 23 (Code for Sustainable Homes) pursuant to planning permission 12/AP/2702 [for: Demolition of existing warehouse building and construction of buildings ranging in height from 4 storeys to 6 storeys, plus basement, to provide 82 residential units with landscaping, refuse/recycling facilities, cycle storage and car parking, access and associated works] to secure the following minor material amendments:

Construction of an additional storey (making a total of 5 storeys high) on Block D comprising 4 x one bedroom flats (taking total to 86 units);
Reconfiguration of basement layout to provide 4 x new cycle spaces;
Provision of an additional wheelchair accessible unit in Block B (taking total to 9 wheelchair units);
Remove the requirement to provide a Code for Sustainable Homes Final Certification

At: MARSHALL HOUSE, 6 PAGES WALK, LONDON SE1 4SB

In accordance with application received on 05/09/2016 08:01:01
and revisions/amendments received on 04/05/2017
30/05/2017

and Applicant's Drawing Nos. Drawings

L(00) 0000 Rev P4; L(00) 5002 Rev P16; L(00) 5003 Rev P14; L(00) 5004 Rev P10; L(00) 5005 Rev P10; L(00) 5006 Rev P9; L(00) 5007 Rev P10; L(00) 5008 Rev P12; L(00) 5009 Rev P11; L(00) 5010 Rev P10; L(00) 5025 Rev P9; L(00) 5031 Rev P4; L(21)-4101 Rev P9; L(21)-4102 Rev P9; L(21)-4103 Rev P9; L(21)-4104 Rev P9; 14-097-SK-048 Rev P2; 14-037-SK049 Rev P1; 14-037-SK-023 Rev E; SK 011 Rev P3

Supporting Documents

Planning Statement (dated September 2016); Design and Access Statement (dated 22.08.2016); Accommodation Schedule (Ref. S(20)-001 Rev P5 / dated 22.08.2016); Noise Impacts (dated July 2016); Transport Note (dated 19 August 2016); Flood Risk Note (dated 15 July 2016); Air Quality Statement (dated 10 August 2016); Energy Statement (Issue 2 / dated 01/08/6); Landscape Concept (dated August 2016); Daylight, Sunlight and Shadowing Assessment (dated October 2016)

Subject to the following thirty conditions:

Time limit for implementing this permission and the approved plans

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

Site Layout Plans

L(00) 0000 Rev P4; L(00) 5002 Rev P16; L(00) 5003 Rev P14; L(00) 5004 Rev P10; L(00) 5005 Rev P10; L(00) 5006 Rev P9; L(00) 5007 Rev P10; L(00) 5008 Rev P12; L(00) 5009 Rev P11; L(00) 5010 Rev P10; 690 GA 11 Rev A; 690 GA 12 Rev A; 14-037-SK-023 Rev E; 14-037 S(20) 001 Rev P5; SK011 Rev P3

Unit Layout Plans

690 FL 07; 690 FL 09; 690 FL 12; 690 FL 13; 690 FL 18; 690 FL 19

Sections

L(00) 5020 Rev P6; 690 GS 02 Rev B; L(00) 5022 Rev P4; 690 GS 04 Rev B; 690 GS 05 Rev B; L(00) 5024 Rev P3; L(00) 5025 Rev P9; 14-097-SK-048 Rev P2

Elevations

L(00) 5031 Rev P4; L(00) 5034 Rev P3; L(00) 5032 Rev P3; L(00) 5031 Rev P3; L(00) 5033 Rev P3; L(00) 5032 Rev P3; L(00) 5030 Rev P3; L(21) 4101 Rev P9; L(00) 5033 Rev P3; L(21)-4102 Rev P9; L(21)-4103 Rev P9; L(21)-4104 Rev P9; 14-037-SK-049 P1

Reason:

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

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

2 Environmental Management Plan

Unless previously discharged under permission 12/AP/2702: No development shall take place, including any works of demolition, until details of a Construction Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority for that part of the development. The Construction Environmental Management Plan shall oblige the applicant, or developer and its contractor to use all best endeavours to minimise disturbances including but not limited to noise, vibration, dust, smoke and plant emissions emanating from the site during demolition and construction and will include the following information for agreement

- A detailed specification of demolition and construction works at each phase of development including consideration of environmental impacts and the required remedial measures.
- The specification shall include details of the method of piling.
- Engineering measures, acoustic screening and the provision of sound insulation required mitigating or eliminating specific environmental impacts.
- Arrangements for publicity and promotion of the scheme during construction.
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme registration.
- Road safety measure and a delivery and servicing plan (all construction access routes to be approved by TfL)

All demolition and construction work shall be undertaken in strict accordance with the approved management scheme and code of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

3 Contaminated Land - Verification Report

Unless previously discharged under permission 12/AP/2702: Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and carried out in accordance with the measures set out in the approved report.

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.

4 Contaminated land - Reporting of Unexpected Contamination

Unless previously discharged under permission 12/AP/2702: 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. An investigation and risk assessment shall thereafter be undertaken in accordance with the requirements under the conditions in this notice, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of the above condition, and submitted to the Local Planning Authority for approval in writing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority and carried out in accordance

with the measures set out in the approved report.

Reason

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

5 Contaminated land - Implementation of Approved Remediation Scheme

Unless previously discharged under permission 12/AP/2702: The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out 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.

6 Contaminated land - Site Characterisation

Unless previously discharged under permission 12/AP/2702: An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site, prior to works commencing on site. The contents of the scheme shall be subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings shall be produced. The written report shall be subject to the approval in writing of the Local Planning Authority. The report of the findings shall include an appraisal of remedial options, and proposal of the preferred option.

This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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.

7 Contaminated land - Submission of Remediation Scheme

Unless previously discharged under permission 12/AP/2702: Subject to the findings of investigation and risk assessment, (Site Characterisation), a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 2.2 Protection of Amenity of the Southwark Plan 2007, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and the National Planning Policy Framework 2012.

- 8 Archaeological Foundation Design
Unless previously discharged under permission 12/AP/2702: Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.
- Reason
In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 9 Archaeological Mitigation
Unless previously discharged under permission 12/AP/2702: Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.
- Reason
In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 10 Archaeological Evaluation
Unless previously discharged under reference 12/AP/2702: Before any work hereby authorised begins, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation shall be submitted to and approved in writing by the Local Planning Authority.
- Reason
In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.
- 11 Electric Vehicle Charger Points
Unless previously discharged under permission 12/AP/2702: Prior to commencement of the development hereby approved, details of the installation (including location and type) of at least ten electric vehicle charger points within the car parking area shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.
- Reason
To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts 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.

- 12 Green/brown roof/ living walls/ vertical gardens and planters
Unless previously discharged under permission 12/AP/2702: Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the green/brown roof/ living walls/ vertical gardens and planters to be used in the carrying out of this permission shall be submitted to 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, and the green/brown roof/ living walls/ vertical gardens and planters are to be retained for the duration of the use. Where trees and large shrubs are proposed to be provided within planters the soil volume shall be a minimum of 4 cubic metres per tree and 1 cubic metre per shrub or climbing plant. All planters are to provide a minimum internal soil height of 1m height. Where these are at ground level planters shall

have their bottoms open to native soil beneath so that roots may naturally colonise and exploit such soil. Details of irrigation shall be provided such that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks.

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of screening, local biodiversity and adaptation to climate change, in accordance with National Planning Policy Framework; London Plan 2011 Policy 2.18 Green infrastructure; Policy 5.1 Climate change mitigation; Policy 5.10 Urban greening, Policy 5.11 Green roofs and development site environs; Policy 5.13 Sustainable drainage 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 3.28 Biodiversity.

13 Landscaping Plan

Unless previously discharged under permission 12/AP/2702: Before any above grade work hereby authorised begins, detailed drawings scale 1:50 of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including 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: 3996 Nursery stock specification, BS: 5837 (2012) Trees in relation to construction and BS 7370 Recommendations for establishing and managing ground organisations and for design considerations related to maintenance

Reason

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

14 Section detail-drawings

Unless previously discharged under permission 12/AP/2702: Section detail-drawings at a scale of 1:5 (unless otherwise noted) through all principal features on the facades, including:

- parapets and roof edges;
- junctions between building elements/cores;
- heads, sills and jambs of all openings;
- balconies and terraces, with elevations of privacy screens at 1:10;
- structure/glazing/panels to the set-back top-levels;
- boundary treatments;
- an elevation of the entrance gates at 1:20;
- notwithstanding the approved plans, elevations at 1:20 of the glazing to the stairwells/service-cores showing enhanced fenestration design,

shall be submitted to and approved in writing by the Local Planning Authority before any work is carried out above grade; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design and; 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, of The Southwark Plan 2007.

15 External Materials

Unless previously discharged under permission 12/AP/2702: Material sample-panels (minimum size 2m² each) of the facing-brickwork types complete with mortar and pointing, along with sample-boards of all other external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the

Local Planning Authority before any work to the external facade is commenced; 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.

16 Designing out crime - details to be submitted

Unless previously discharged under permission 12/AP/2702: The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site in the development. Before any work in connection with this permission is carried out above grade, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

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

17 Refuse Storage

Unless previously discharged under permission 12/AP/2702: Before any above grade work begins, details of the arrangements for the storing of domestic refuse shall be submitted to and approved in writing by the Local Planning Authority and the facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

18 Boundary Treatments - details to be submitted

Unless previously discharged under permission 12/AP/2702: Notwithstanding any details hereby approved, before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

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

19 CHP Plant

Unless previously discharged under permission 12/AP/2702: Before the first occupation of any building hereby permitted, a Management Plan for any CHP plant, including details of its location, operation, maintenance, long term fuel supply, height of flue, emission mitigation equipment, chimney height calculations and plume pollutant dispersion modelling (which employs the best practicable option to mitigate and minimise emissions of NOx/kWh and other particulate matter) shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied otherwise than in accordance with any such approval given and the CHP plant shall be operated and maintained in accordance with the approved Management Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason

To ensure the proposal minimises its impact on air quality in accordance with Strategic Policy 13 High

Environmental Standards of the Core Strategy 2011, Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

20 Plant Noise

Unless previously discharged under permission 12/AP/2702: a) Before any above grade works begins, an acoustic report detailing the rated noise level from any plant, together with any associated ducting (which shall be 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises) shall be submitted to and approved in writing by the Local Planning Authority and the method of assessment is to be carried in accordance with BS4142:1997 'Rating industrial noise affecting mixed residential and industrial areas'.

b) Prior to occupation or commencement of the use hereby permitted, the plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

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

21 Car Parking

Prior to the first occupation of the development, the basement and ground parking facilities shown on the approved plans shall be constructed for the sole use of occupiers of the proposed development and thereafter permanently retained and used for no other purpose for as long as the development is occupied.

Reason

To ensure that adequate facilities are provided in accordance with the standards set out in The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.6 Car Parking and 5.7 Parking Standards for Disabled People and the Mobility Impaired of the Southwark Plan 2007.

22 Communal Satellite System

Unless previously discharged under permission 12/AP/2702: 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.

23 Cycle Parking

Before the first occupation of the development hereby permitted, the cycle storage facilities as shown on approved drawings shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

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

24 Design

Notwithstanding the details shown on the approved plans and documents, all slatted panels and louvres shall be composed with timber slats and not metal as indicated on some plans/images; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the quality of the design and details is in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites, of The Southwark Plan 2007.

25 Residential standard - internal noise levels

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.

26 Flood Risk - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Jacobs Engineering Uk Ltd (dated July 2012 with reference B1838400) and the following mitigation measures detailed within the approved FRA:

- appropriate flood resistant and resilient measures should be implemented within the ground floor level and below, where practical considerations allow, using the guidance contained within Approved Document C of the Building Regulations and the document 'Improving the flood performance of new buildings: flood resilient construction' published by the DCLG 2007;

- The development permitted by the planning permission shall not commence until a surface water drainage strategy for the site based on sustainable drainage principles, where possible, and an assessment of the hydrological and hydro-geological context of the development has been submitted to, and approved by, the Local Planning Authority. The surface water draingae strategy should seek to implement a Sustainable Drainage System (SuDS) hierarchy that aspires to achieve reductions in surface water run-off in line with the London Plan (Policy 5.13) and the relevant SPG.

Reason

To ensure the development is designed safely in reference to flood risk in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

27 Wheelchair accessible affordable units - standard required

Prior to their occupation, the two wheelchair accessible affordable units (Units CG.01 and CG.02) as shown on the drawings hereby approved shall be constructed and fitted out to the South East London Wheelchair Design Guide.

Reason

To ensure the wheelchair units approved are delivered to the relevant standard in accordance with Policy 7.2 An Inclusive Environment of the London Plan 2016, Strategic Policy 12 Design and Conservation and Saved Policies 3.12 Quality in Design, and 3.13 Urban Design of the Southwark Plan 2007.

28 Restrictions - no roof plant / equipment

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

Reason

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

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

29 Archaeological Reporting

Unless previously discharged under permission 12/AP/2702: Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

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

30 Details of External Lighting and Security

Unless previously discharged under permission 12/AP/2702: Details of any external lighting [including design, power and position of luminaries] and security surveillance equipment of external areas surrounding the building shall be submitted to and approved by the Local Planning Authority in writing before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

Statement of positive and proactive action in dealing with the application

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

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

Informatives

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood.

The development hereby permitted includes alterations and amendments to areas of the public highway which will need to be funded by the owner/developer. Although these works are approved in principle by the Highway Authority, no permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed. You are advised to contact the Principal Engineer, Infrastructure Group (020 7525 5509) at least 4 months prior to any works commencing on the public highway.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The development should take account of this minimum pressure in the design of the proposed development.

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