

Planning Sub-Committee A

Tuesday 13 June 2017

7.00 pm

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

Membership

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

Reserves

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

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 5 June 2017



Planning Sub-Committee A

Tuesday 13 June 2017
7.00 pm

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

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 9 May 2017.	
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 10
7.1.	58 GREAT DOVER STREET, LONDON SE1 4YF	11 - 37

Item No.	Title	Page No.
7.2.	100 LORDSHIP LANE, LONDON SE22 8HF	38 - 52
7.3.	DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH	53 - 63

Date: 5 June 2017

EXCLUSION OF PRESS AND PUBLIC

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

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

Planning Sub-Committee

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

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

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

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

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

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

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

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

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



Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Tuesday 9 May 2017 at 7.00 pm
in Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Alexander Cameron (Development Management)
Gillian King (Development Management)
Abrar Sharif (Development Management)
Gerald Gohler (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were none.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members made declarations regarding the agenda items below:

Agenda item 7.3 – Railway Arches 81-83, Scoresby Street, London SE1 0XN.

Councillor David Noakes, non-pecuniary, as he had received representations from constituents, but approached the application with an open mind.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

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

6. MINUTES

That the minutes of the meeting held on the 21 March 2017 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

ADDENDUM REPORT

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

7.1 81 SYDENHAM HILL, LONDON SE26 6TQ

Planning application reference number: 16/AP/4915

Report: see pages 10 to 22 of the agenda pack.

PROPOSAL

Removal of existing garden walls and installation of a temporary timber gate for a maximum period of two years to allow for tree removal and replanting works. At the end of the two year period (which commenced from the date of planning permission 16/AP/0562, and is therefore no later than 21 March 2018), the temporary gate is to be removed and the garden walls reinstated to match.

The sub-committee heard an introduction to the report from a planning officer. Members did not ask questions of the officer.

The objectors addressed the meeting. Members did not ask questions of the objectors.

The applicant addressed the meeting. Members asked questions of the applicant.

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

There were no ward members present who wished to speak.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/4915 be granted subject to the conditions outlined in the report.

7.2 68A CRAWTHEW GROVE, LONDON SE22 9AB

Planning application reference number: 16/AP/4576

Report: see pages 23 to 36 of the agenda pack and pages 1 to 3 of the addendum report.

PROPOSAL

Erection of a second floor roof extension.

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

An objector addressed the meeting. Members asked questions of the objector.

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

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

There were no ward members present who wished to speak.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 16/AP/4576 be granted subject to the conditions outlined in the report and addendum report, and including the following additional conditions stipulating:

1. That the balustrade around the balcony be made of opaque glass.
2. That works must be commenced within one year of this permission having been given.

At this point the meeting took a ten-minute break, and reconvened at 20:27.

7.3 RAILWAY ARCHES 81-83, SCORESBY STREET, LONDON SE1 0XN

Planning application reference number: 17/AP/0769

Report: see pages 37 to 46 of the agenda pack and pages 3 and 4 of the addendum report.

PROPOSAL

Variation of Condition 4 of planning permission ref: 15/AP/3081 dated 14/10/2015 for 'Change of use from Class B1 (Business) to Class A3 (Restaurants & Cafes)'. Variation would allow extended opening hours during the morning being 07:00-23:00 on Monday to Saturday, and 09:00- 22:30 on Sundays and public holidays.

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

An objector addressed the meeting. Members asked questions of the objector.

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

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

There were no ward members present who wished to speak.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 17/AP/0769 be granted subject to the conditions outlined in the report and addendum report, and including the following additional conditions stipulating that:

1. Servicing and deliveries shall only be permitted between the hours of 10:00 and 20:00 from Monday to Saturday, and that no deliveries or servicing should take place on a Sunday.
2. That the servicing of, and deliveries to, arches 81 and 82 shall only be permitted via Gambia Street.

The meeting ended at 9.05pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 13 June 2017	Meeting Name: Planning Sub-Committee A
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

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

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

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

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

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

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Gerald Gohler 020 7525 7420
Each planning committee item has a separate planning case file	Development Management, 160 Tooley Street, London SE1 2QH	The named case officer as listed or Simon Bevan 020 7525 5655

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidi Agada, Constitutional Manager (acting)	
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	28 April 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		31 May 2017

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A
on Tuesday 13 June 2017

Appl. Type Full Planning Application
Site 58 GREAT DOVER STREET, LONDON SE1 4YF

Reg. No. 16-AP-2781
TP No. TP/1240-59
Ward Chaucer
Officer Alex Cameron

Recommendation GRANT PERMISSION

Proposal

Construction of two storey extensions to 58 Great Dover Street/1-20 Spurgeon Street, along with the reorganisation of the circulation cores of the existing building and alterations to the facades of the building. The hotel, accommodation London Bridge to extend upwards to provide additional accommodation comprising 18 apart-hotel studios(C1).

Item 7.1

Appl. Type Full Planning Application
Site 100 LORDSHIP LANE, LONDON SE22 8HF

Reg. No. 17-AP-0600
TP No. TP/2315-94
Ward East Dulwich
Officer Ciaran Regan

Recommendation GRANT PERMISSION

Proposal

Installation of a stainless steel, cylindrical air extraction flue to the north flank elevation of 100 Lordship Lane.

Item 7.2

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

Reg. No. 17-AP-1149
TP No. TP/2568-D
Ward College
Officer Neil Loubser

Recommendation GRANT PERMISSION

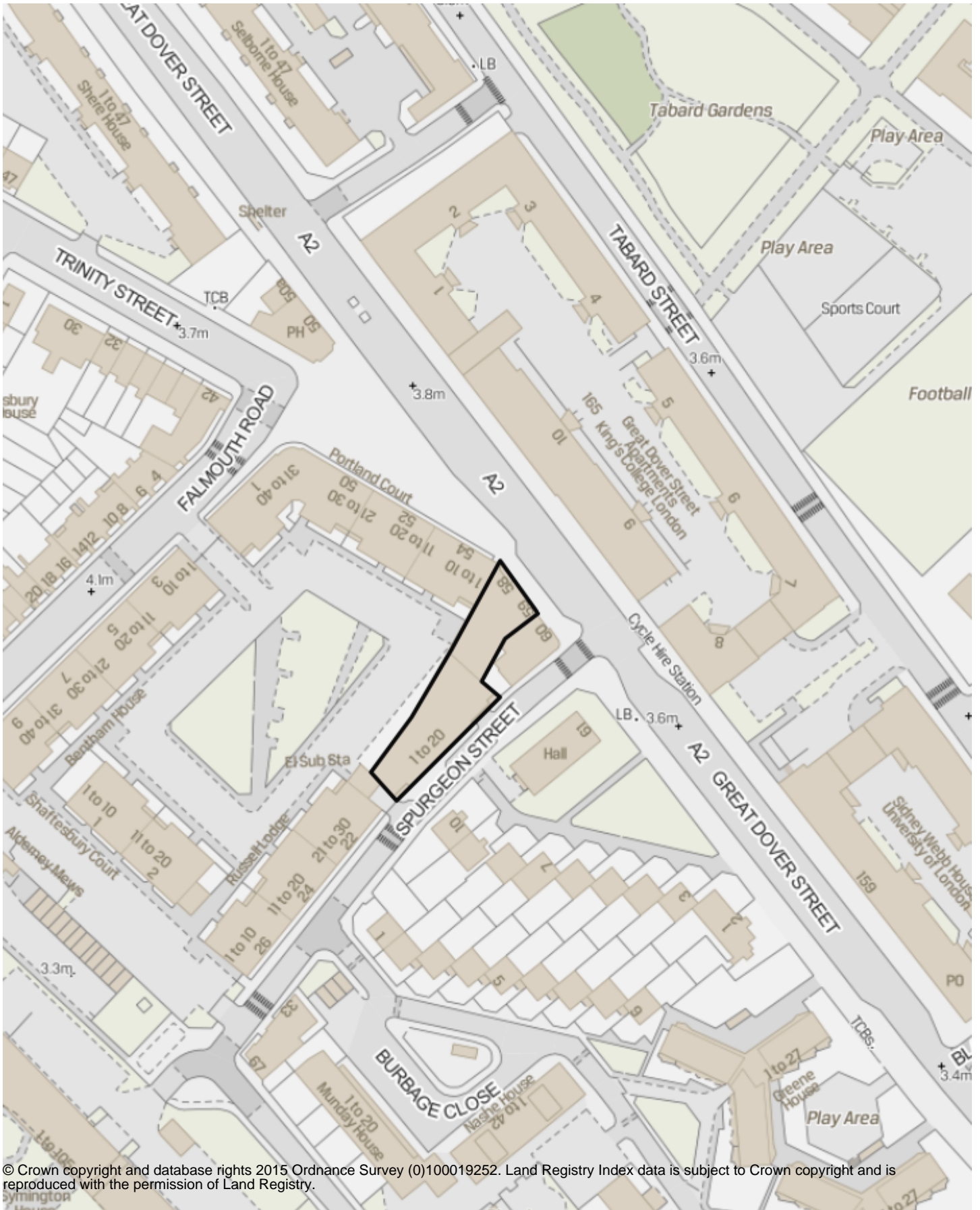
Proposal

Construction of a single storey timber outbuilding to be used as a 'halfway house'

Item 7.3



ITEM 7.1 - 58 GREAT DOVER STREET, LONDON SE1 4YF



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50 m Scale = 1 : 1250
 1-Jun-2017 **Legal Services**

Item No. 7.1	Classification: Open	Date: 13 June 2017	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 16/AP/2781 for: Full Planning Application Address: 58 GREAT DOVER STREET, LONDON SE1 4YF Proposal: Construction of two storey extensions to 58 Great Dover Street/1-20 Spurgeon Street, along with the reorganisation of the circulation cores of the existing building and alterations to the facades of the building. The hotel, accommodation London Bridge to extend upwards to provide additional accommodation comprising 18 apart-hotel studios (C1).		
Ward(s) or groups affected:	Chaucer		
From:	Director of Planning		
Application Start Date 29/11/2016		Application Expiry Date 28/02/2017	
Earliest Decision Date 26/01/2017			

RECOMMENDATION

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

BACKGROUND INFORMATION

Site location and description

2. The application site comprises a mid-twentieth century building previously in use as an office building, with frontages to Spurgeon Street and Great Dover Street. The Great Dover Street element comprises three storeys, whereas the Spurgeon Street element comprises two storeys with two flats forming a much smaller stepped back element on the third storey which are accessed from a staircase in the mid-point of the building.
3. The building fronting Great Dover Street and known as 58 Great Dover Street is three storeys in height. At present, the ground floor contains a supermarket with the second and third storeys containing a Hotel use with an entrance at ground floor level.
4. The site is in PTAL zone 5/6a and is located within the central activity zone (CAZ). Great Dover Street is served by major bus routes and the nearest tube station is Borough on the Northern Line 480 metres away at the western end of Great Dover Street. The site is also accessible to/from the bus routes along Borough High Street. Great Dover Street is a red route maintained by Transport for London. There is a cycle hire station opposite the site in Great Dover Street.
5. Trinity Church Square Conservation Area lies 60 metres to the west of the site. Great Dover Street has a mix of uses along it. Immediately opposite on the other side of Great Dover Street to the north of this site, are two large student halls of residence housing 780 and 430 students respectively. The site runs back from Great Dover Street and is adjacent to three flats in Great Dover Street. To the west and south of the site is the Russell Lodge residential development of 130 flats and the Lawson Estate

to the east. Approximately 120 metres to the south, is the Globe Academy School.

Details of proposal

6. The proposal is for the construction of a two storey extensions to 58 Great Dover Street/1-20 Spurgeon Street, along with the reorganisation of the circulation cores of the existing building and alterations to the facades of the building. The hotel, accommodation would extend upwards to provide additional accommodation comprising 18 apart-hotel studios (C1). The rooms would range from studio, one and two bed aparthotel units. This would result in a total of 63 rooms within the hotel.
7. The application had originally proposed an additional floor along the Spurgeon Street frontage with additional hotel accommodation. However the application was subsequently revised to remove this, provide a further set back to the additional storey at fourth floor along Great Dover Street as well as revisions to the facades of the building and alterations to the layout. These revisions are subject to this application.
8. The proposed materials for the extension and cladding of the existing building consist of a cream multi-brick (Desimple, Retro Gaudi) to the upper floors, smooth black render to the ground floor and aluminium/timber composite window frames - external finish, RAL 7006 (dark brown).
9. The main access to the hotel would continue to be from Great Dover Street, however the proposal would involve the introduction of a secondary entrance located along Spurgeon Street (currently an emergency exit only).
10. **Planning history**

62/AP/6325 Application type: Full Planning Application (FUL) - Renewal of a permission previously granted for a limited period - erection of temporary structure for use of storage ancillary to off-license (Old LCC file ref; 6325) Decision date 27/07/1962 Decision: Granted for Limited Period (GFLP)
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The historic use of the site is as offices under Class B1 (a), 'Offices, not within Class A2'. However, the premises were last used for the lawful purposes in the late 1980s. The site then lay vacant for some time.
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0101243 - 25/10/01 Certificate of lawfulness was granted for the ground floor to be used as an office for radio controlled hiring out of vehicles with a driver with no hire vehicles attending the premises.

0101398 - 6/08/02 Refusal of Permission for continued use of the first and second floors of building as a hostel and retention of external alterations of front elevation at ground floor of Spurgeon Street to form a reception area on the following grounds:

- | |
|--|
| <ul style="list-style-type: none"> • The continuation of the use of the hostel is considered unacceptable as it results in the loss of employment generating floorspace, which is detrimental to the availability of job opportunities for Borough residents in conflict with policy B.1.2 Southwark Unitary Development Plan. • The hostel use by virtue of its size and density of occupation results in unacceptable levels of noise and disturbance to surrounding residents in conflict with policy E.3.1 Protection of Amenity Southwark Unitary Development Plan. |
|--|

13/AP/0501 - It was resolved to grant planning permission at Committee on 23/04/2013 for the Use of 1-20 Spurgeon Street and 58 Great Dover Street as a 52 bedroom hotel within Use Class C1 with associated alterations to the front elevation

(north) of the building along Great Dover Street. There were subsequent S106 negotiations that saw the applicant agree this on 15/10/2013 and formally grant planning permission subject to conditions.

14/AP/0512 - An application for Advertisement Consent for the Installation of internally illuminated fascia sign, internally illuminated projecting sign, non-illuminated ATM surround and non-illuminated offer board was granted permission - 17/07/14.

14/AP/0511 - Planning permission was granted for the change of use of part of ground floor from Use Class C1 to a retail unit (Use class A1) including external alterations to the front elevation along Great Dover Street including the installation of a shopfront and ATM machine and alterations to the side elevation along Spurgeon Street consisting of the installation of louvre panels and the provision of four disabled accessible hotel rooms in conjunction with hotel use on the upper floors - 17/07/14.

11. Enforcement history

19/12/03 - Enforcement Notice issued for an unauthorised change of use of the Ground Floor premises from an office for radio controlled hiring out of vehicles with a driver with no hire vehicles attending the premises, to an office for radio controlled hiring out of vehicles with vehicles attending the premises. APP/5840/C/04/1138302 - 25/05/04 Appeal against Enforcement Notice dismissed and the Notice upheld. Repeated failures by Express National Carriers to comply with the enforcement notice in force at the site created the criminal offence reported to the Magistrate's Court culminating in the conviction and fines on 09/02/09.

04-EN-229 - Planning enforcement investigation opened to investigate alleged breach of planning control 'use of premises as hostel for asylum seekers'. Case subsequently closed when case officer left the Council.

11/EN/0214 - Planning enforcement investigation was opened on 09/06/2011 into the unauthorised material change of use of the building whose lawful use was that of Offices within Use Class B1, but which since 2000 was used with varying levels of intensity and not continuously as a Hostel (Sui Generis) has been refurbished to be used as a Hotel within Use Class C1.

11/05/12 - A Planning Enforcement Notice and Stop Notice (Appendix 1) was subsequently issued on and it was considered expedient to take action for the following reasons:

- The Unauthorised Use will operate outside of normal office hours. It is characterised by significant people movement and attendant noise and disturbance associated with that use, which will be harmful to the amenity of adjoining and nearby residential occupiers, contrary to saved Policy 3.2 Protection of amenity Southwark Plan 2007 and paragraph 123 of the NPPF.
- The proposal will establish a transient community on the southern side of Great Dover Street that will tend to be more active at night time and more disruptive, together with the cumulative impact of the student accommodation on the northern side of Great Dover Street this will detrimentally alter the predominantly residential character of the immediate area, contrary to saved policies 3.1 Environmental effects and 1.12 Hotels and visitor accommodation Southwark Plan 2007 and paragraphs 23, 26, 27 & 123 of the NPPF.
- In the absence of a Travel Plan and mitigation measures it is likely that the unauthorised use will have an adverse impact on parking and congestion in the

vicinity of the Site, contrary to saved Policies 5.2 Transport Impacts and 5.6 Car Parking of the Southwark Plan July 2007, Strategic Policy 2 – Sustainable Transport Southwark Core Strategy April 2011 and Policies 6.3 Assessing effect of Development on transport capacity and 6.13 Parking of the London Plan July 2011 paragraphs 32, 37, 39 & 41 of the NPPF.

- The authorised use of the site is as offices within use class B1. This site is within the Central Activities Zone and fronts onto a classified road. Policy 1.4 is engaged in respect of this land. The material change of use results in a loss of B class floor space. It is acknowledged that the Hotel use will provide some employment opportunities, however no assessment of the impact on local employment opportunities has been made, neither have any steps been taken to ensure that local people can access those opportunities. No evidence has been provided to show that the exceptions in policy 1.4 have been met. The change of use is contrary to saved policies 1.1 Access to employment opportunities and 1.4 'Employment uses outside of the preferred industrial locations and preferred office locations, Southwark Plan 2007.
- The Hotel is located on the first and second floors of the building access is by way of stairs only with no lifts. Rooms vary in size, but an average double room would be about 10 sqm. No rooms have been specifically identified as being accessible, suitable or adapted for use by persons with a disability. The failure to ensure a facility is equally capable of use regardless of disability is contrary to saved policy 3.13 Urban design Southwark Plan 2007 and paragraph 58 of the NPPF. In addition the Local Planning Authority is required when carrying out its functions to have regard to equality of access for those with protected characteristics to buildings providing a service to the public by virtue of the Equality Act 2010. This Enforcement Notice was subject of an appeal (ref:APP/A5840/C/12/2177929) to the Planning Inspectorate which was subsequently withdrawn following the grant of planning permission ref:13/AP/0501 (See above).

Planning history of adjoining sites

12. 15/AP/1702 - 59-60 GREAT DOVER STREET, LONDON, SE1 4YF - Planning permission was granted for the erection of a third floor mansard extension to provide 2 flat (1 x one bedroom and 1 x two bedroom).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

13. The main issues to be considered in respect of this application are:
 - a) The principle of the development in terms of land use and conformity with strategic policies.
 - b) The impact of the use on the amenity of nearby and adjoining occupiers.
 - c) The impact of development on highway safety and the adjacent transport networks.
 - d) The design of the proposed development.
 - e) The impact of the development in terms of crime.

Planning policy

14. National Planning Policy Framework (the Framework)
 - Section 1 - Building a strong, competitive economy
 - Section 4 - Promoting sustainable transport
 - Section 6 - Delivering a wide choice of high quality homes
 - Section 7 - Requiring good design
 - Section 8 - Promoting healthy communities
 - Section 12 - Conserving and enhancing the historic environment

15. The London Plan 2016
 - 2.10 Central Activities Zone – strategic priorities
 - 4.5 London's visitor infrastructure
 - 5.3 Sustainable design and construction
 - 5.13 Sustainable drainage
 - 5.14 Water quality and waste water infrastructure
 - 5.15 Water use and supplies
 - 5.17 Waste capacity
 - 5.18 Construction, excavation and demolition waste
 - 6.3 Assessing effects of development on transport capacity
 - 6.9 Cycling
 - 6.10 Walking
 - 6.11 Smoothing traffic flow and tackling congestion
 - 6.13 Parking
 - 7.1 Building London's neighbourhoods and communities
 - 7.2 An inclusive environment
 - 7.3 Designing out crime
 - 7.4 Local Character
 - 7.5 Public Realm
 - 7.6 Architecture
 - 7.14 Improving air quality
 - 7.15 Reducing noise and enhancing soundscapes
 - 8.2 Planning obligations
 - 8.3 Community Infrastructure Levy

16. Core Strategy 2011
 - Strategic Policy 1 – Sustainable development
 - Strategic Policy 2 – Sustainable transport
 - Strategic Policy 3 – Shopping, leisure and entertainment
 - Strategic Policy 10 – Jobs and businesses
 - Strategic Policy 12 – Design and conservation
 - Strategic Policy 13 – High environmental standards

17. Southwark Plan 2007 (July) - saved policies

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

 - 1.12 Hotels and Visitor Accommodation
 - 3.1 Environmental Effects
 - 3.2 Protection of Amenity
 - 3.4 Energy Efficiency

3.7 Waste Reduction
 3.9 Water
 3.11 Efficient use of land
 3.12 Quality in Design
 3.13 Urban Design
 3.14 Designing Out Crime
 5.2 Transport Impacts
 5.3 Walking and Cycling
 5.6 Car Parking
 2015 Technical Update to the Residential Design Standards [SPD] 2011

18. Summary of consultation responses

A total of 74 responses have been received in objection to the proposal. Re-consultation was also undertaken following revisions being made to the scheme to remove a storey off of the building along Spurgeon Street. The objections raised from both rounds of consultation note the following comments:

- Unacceptable loss of privacy into Chadwick Square.
- It would adversely impinge on the immediate aspect or outlook from properties in Chadwick Square.
- The proposed design does not enhance the local character or amenity of the area.
- Concerns in relation to the use of the second entrance on Spurgeon Street.
- Overlooking into the communal gardens.
- Loss of light into adjoining flats and communal gardens.
- Increasing traffic and servicing.
- The architectural style and the materials proposed are out of keeping with those of the area.
- Drainage and impacts on the sewers.
- Unacceptable disabled access.
- Height and massing, being over dominant on the Chadwick Square development.
- Inappropriate materials.
- The development would preclude the Chadwick Square residents from developing its own amenities along the boundary.
- Increased noise from additional footfall.
- Impact of the proposed Spurgeon Street entrance on the adjoining residential flats as a result of increased numbers using this. The 24 hour use is unacceptable.
- Need for additional laundry servicing.
- Concerns regarding whether the building can structurally take the extensions proposed.
- Increased vehicular traffic in Spurgeon Street.
- The proposals are out of context with the Georgian style architect of the adjoining buildings.
- Would have a detrimental impact on the Trinity Church Square conservation area.
- Impacts on parking.
- Introduction of kitchen facilities.
- The existing hotel has insufficient levels of refuse.
- Location of plant machinery.
- Lack of internal area means that people come outside to interact, increasing noise impacts and smoking outside.
- Increased littering within the area.
- Inaccurate plans not depicting the adjoining buildings correctly.
- Hotel is already run in an un-neighbourly way.
- Landlord has continually flouted planning restrictions.

- Concerns about the period of consultation.

Re-consultation was undertaken following revisions being made to the scheme to remove a storey off of the building along Spurgeon Street.

Principle of development

19. Saved Policy 1.12 of the Southwark Plan covers 'Hotels and visitor accommodation' such as the proposed hotel which is subject to this application and states that:

Hotels and other visitor accommodation will be encouraged in areas with high public transport accessibility and that smaller hotels and visitor accommodation will be permitted in areas with good access to public transport, where the scale of the proposal is appropriate to the context and location.

Hotels and visitor accommodation will not be permitted where they would result in a loss of existing residential accommodation, or an over dominance of visitor accommodation in the locality.

20. Policy 4.5 London's Visitor Infrastructure of the London Plan states that the Mayor seeks to achieve 40,000 net additional hotel bedrooms by 2031 in town centres and opportunity areas, where there is good access to central London and international and national transport termini.
21. The site subject to the application is located within the central activities zone, close to the major town centre of Elephant and Castle, and is an area with a very good/excellent PTAL rating as it is partly within PTAL 5 and partly within 6a and as such has very good access to public transport within the area, including Borough underground station (approx. 5 minutes walk), mainline and underground - London Bridge Station (approx. 12 minutes walk) as well as a number of well serviced bus routes from Borough High Street and the 21 bus from Great Dover Street.
22. As a result of this, the hotel use has been established since planning permission ref: 13/AP/0501. The proposal here would extend this existing use albeit with the provision of aparthotel units as opposed to individual rooms. As such there is no in principle issue with additional hotel provision within this location.
23. Subject to the impacts of the extensions and additional visitors on amenity and the design of the proposal, the principle of the proposal is therefore considered to comply with the requirements of saved policy 1.12.

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

24. The application proposes two additional storeys to the existing building, both along Great Dover Street, and Spurgeon Street and thus the proposal has the potential to result in some amenity impacts. As such, the applicants have provided a daylight/sunlight assessment for the revised scheme.

Daylight impacts

25. The submitted study, looks to assess the impact of the development on the light receivable by the neighbouring properties at 22 Spurgeon Street, 8, 9 and 10 Chettle Close, 52 to 54, 59b, 60, 61 and 165 Great Dover Street. The report notes that all main habitable room windows pass the Vertical Sky Component test with the exception of window 33 at 10 Chettle Close, window 52 at 61 Great Dover Street and window 227 at 59b Great Dover Street. As such 234 windows out of 237 windows tested pass the required levels.

26. However, in relation to the windows that do not pass, the results are very marginal (the windows achieve before/after ratios of 0.72, 0.77 and 0.79 - against the BRE target of 0.8) and furthermore, the BRE guidance acknowledges that within built up areas, a greater impact can be unavoidable if new developments match existing adjacent building heights. The proposal here would match the building heights along Spurgeon Street, is of a similar height to the adjoining buildings along Great Dover Street and is lower than the buildings on the opposite side of the Great Dover Street.
27. Overall, officers are satisfied that the daylight impacts are acceptable in this instance and would not detrimentally affect the quality of accommodation of the surrounding users significantly.

Sunlight

28. All windows which face within 90 degrees of due south have been tested for direct sunlight and all habitable room windows pass both the total annual sunlight hours test and the winter sunlight hours test. As such no significant impacts would be expected on the surrounding occupiers in terms of sunlight.

Overshadowing of amenity space

29. The applicants have also tested the impacts of the development on the amenity spaces surrounding the development. The results show that 83% or more of the area of each amenity space will receive at least two hours of sunlight on 21 March. This is significantly better than the BRE recommendation which states that at least 50% of any garden or amenity area should receive at least two hours of sunlight on 21 March. As such, the proposal is acceptable in this regards.

Overlooking

30. The proposal would involve the addition of a number of window openings on the upper floors of the proposal within the rear elevation which overlook into the square to the rear of the site. Concerns have again been raised from adjoining occupiers that these window openings would result in an unacceptable level of overlooking.
31. The previous consent for the hotel use (13/AP/0501) involved the introduction of new window openings at ground floor and following objections from local residents, a condition was attached that required these windows to be obscure glazed and fixed shut. This proposal involves the addition of larger windows within this elevation, which has the potential to increase overlooking into adjoining buildings and the amenity space within the square.
32. There may be some scope for overlooking from the proposed hotel rooms into the rear of the properties along Great Dover Street, and whilst this would not be direct overlooking as a result of the oblique angles, the distance between the windows would raise some potential to result in an unacceptable level of overlooking. Further, there are additional windows which serve the corridor to access other rooms, and by virtue of their size would also increase the perception of overlooking into the amenity space within the square. For these reasons it is thus recommended that a condition is attached that would require all windows within this elevation (northwest) to be obscure glazed up to a height of 1.8m in order to ensure that views from the users from the hotel would be restricted.

Noise

33. The proposal also seeks to formalise the emergency secondary access along Spurgeon Street into an entrance to the hotel accommodation. Concerns were previously raised by residents in relation to the use of this entrance as a primary access point and as such a condition was attached to the previous permission (ref: 13/AP/0501 and subsequently 14/AP/0511) to ensure that this access was used for

access to the disabled rooms at ground floor and as an emergency access for the upper floors only. This condition was applied due to concerns in relation to the continued use of this entrance as the primary access point (it was previously used as the main access prior to the hotel being granted planning permission). Since the granting of permission, the main entrance has been moved to Great Dover Street and the hotel has operated successfully with this as the visitor access to the building.

34. This proposal would introduce this as a more formal access and would be required to access the new aparthotel units on the second and third floor levels (a total of 14 units) in order to avoid a very convoluted journey through the hotel to reach the rear stair/lift core. The remainder of rooms would all be best accessed using the main access from Great Dover Street. It is noted that the increased activity has the potential to result in additional noise from patrons entering and exiting this door, particularly at night. However given the location of the site just off of a busy red route, the modest total of 14 additional hotel rooms is not considered to significantly impact on the adjoining neighbouring properties during hours that are less sensitive (8am to 11pm). As such a condition is proposed restricting the access from this door outside of these hours. Access would still be retained from the main entrance outside these hours.

Odour

35. The proposal would result in apart-hotel units which would include kitchen facilities for the new units. Objections note that the previous permission contained a condition requiring no primary cooking on site. The purposes of this condition was to ensure that there would be no commercial cooking on site, as this proposal would propose domestic kitchen equipment, no concerns would arise as this would be appropriately ventilated through the building control process.
36. For these reasons, subject to conditions, the proposal would not result in significant amenity impacts and as such the proposal would accord with saved policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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

37. The surrounding uses are generally residential, with the established use of this site is currently as a hotel on the upper floors. As such there is no conflict with this proposal.

Transport issues

Access

38. Currently, there is no vehicular access to the site and the building line is not proposed to change and no vehicular crossovers are proposed in association with the above application. As such, vehicular and pedestrian visibility splays are not required as no vehicular access is proposed.

Car parking (Policy 5.6)

39. This proposal is located in an area with a high PTAL rating (5/6a) reflecting the areas high level of access to all forms of public transport. Developments in areas with this PTAL rating are required to be car free in order to promote more sustainable transport choices, reduce congestion and pollution.
40. The application site is located within a CPZ and the proposal has proposed to be CPZ exempt, and therefore users would be unable to apply for parking permits for the use by staff and visitors. As such this aspect of the application is in accordance with Policy 5.6. A condition is required to achieve this.

Servicing

41. As agreed under the previous consents for the hotel, it is proposed to continue servicing from the existing on-street servicing bay along Great Dover Street. The uplift of the 18 apart-hotel rooms would not substantially increase the levels of servicing for the hotels as the hotel only offers sleeping accommodation with no ancillary functions and as such the only real servicing would be from refuse and linen. A condition limits servicing to only take place through the Great Dover street entrance. Spurgeon Street is subject to parking restrictions and is part of a controlled parking zone. Great Dover Street is a red route, with particular loading and unloading bays. Holding areas are shown at basement and ground floor level for storage of the refuse.

Cycle parking

42. Space is shown on the ground floor at the rear of the site to accommodate for 11 cycle parking spaces. The proposal would result in a total of 63 hotel rooms, the London Plan standards would require 1 space per 20 bedrooms, for long stay and as such sufficient cycle storage is proposed. A compliance condition is proposed.

Refuse storage

43. A number of objections have been raised, in relation to littering within the area and whilst there is no evidence that this is from the hotel users, it is important to ensure that there is suitable levels of refuse within the existing building to allow for suitable collection from the site. The submitted plans indicate areas at basement and ground floor for the holding of refuse storage. The levels of refuse storage are suitable given that the site is only used for a hotel and as such would not result in significant levels of refuse. Refuse collection would be on street as per the existing situation and would be transferred to the street to be collected on collection days. This is considered acceptable.

Design issues

44. The proposal would consist of two two-storey extensions to the existing part 3, part 2 storey building and thus would result in a building that would be part 5, part 4 storey, it would also involve the re-cladding of the existing facades of the building. In terms of the scale of the proposed development, the adjoining buildings within the adjacent square are 4 storeys in height with pitched roofs and the adjoining building at 59-60 Great Dover Street is three storeys with a recently consented mansard roof extension (currently under construction) which takes it up to a height of 4 storeys. The buildings along Great Dover Street opposite are of a much greater scale.
45. As such, the proposal would broadly bring the building heights in line with the adjoining buildings with the 4 storey element along Spurgeon Street sitting at a similar parapet height to the adjoining building along Spurgeon Street with these buildings then having a pitched roof above. In terms of the element of the building fronting Great Dover Street, again the parapet heights would be similar to the adjoining building with the proposed fifth floor element being set back and rising up to a similar height of the adjoining roof slope.
46. The footprint of the proposed additions would all be contained within the existing footprint of the building and would be set off the boundary with the adjoining Chadwick Square as such there are no concerns in this regards.
47. Overall the scale and massing of the proposed building is considered acceptable as it would sit well within the context of the site and would provide a better consistency to the building heights along Great Dover Street and Spurgeon Street, effectively helping to complete the square visually.
48. In terms of detailed design, the existing building is of no architectural interest and as such, the proposed extension and re-cladding of the building offers significant potential

to provide a much needed uplift of the building and thus improve the wider streetscene.

49. The proposal would involve a contemporary approach involving the introduction of a dark grey smooth through colour render, with black brick footing at the base of the building, with a 'Desimple, Retro Gaudi', cream-coloured, multi Brickslip applied horizontally and vertically along the elevation and aluminium windows and doors. To the front elevation the Sainsbury's shopfront would not be altered.
50. A number of objections have raised concerns with the design of the proposed buildings, the contemporary design is considered appropriate in this instance with a variety of styles of buildings within the surrounding area and as such no concerns are raised with this approach.
51. The building would provide a strong base with the introduction of brick slips to the upper floors which would help provide a level of consistency across the two frontages which would help improve the existing building which has been heavily altered over the years and is not considered to contribute to the streetscene.
52. The use of the cream brick would provide a modern and clean appearance to the building that would appear more 'lightweight' above the strong base with visual interest introduced through the use of the hit and miss 'chequered' horizontal to vertical brick pattern, with the sills of the windows lowered so that their proportions relate to the new windows within the extended element of the building.
53. For the above reasons, officers are of the view that the design approach, including the bulk, massing and detailed design are considered appropriate in this instance and thus the building is acceptable in design terms.

Quality of hotel accommodation

54. The proposal notes that the rooms would range from studio, one and two bed aparthotel units and would thus provide a variety of hotel room types and all would be relatively generously proportioned for this type of visitor accommodation.
55. Policy 4.5 of the London Plan requires that at least 10% of new hotel units are required to be wheelchair accessible. The proposal here would introduce two lift cores into a building where there are currently none, thus significantly improving access for all potential users within the site. The proposal also notes that 10% of units would be wheelchair accessible. The previous consent required a total of 4 wheelchair units and these were not initially indicated on the planning drawings. Revised drawings have subsequently been provided that show the consented arrangement of 4 wheelchair units at ground floor. A condition is recommended to ensure that these are provided within 3 months of the date of the permission as these were required under the previous consent (14/AP/0511).
56. This proposal would require an additional 2 rooms in order to meet London Plan standards. The applicants have provided details which show access to these two additional accessible rooms which would be located on the second and third floors with lift access to these rooms. This would be policy compliant and as such is considered acceptable.

Planning obligations (S.106 undertaking or agreement)

57. The application is a minor application, and there are no site specific contributions required in this instance.

58. The site would however be both Southwark and Mayoral CIL liable. The councils calculations on the contributions required are as follows:

MCIL chargeable area = $Gr - Kr - (Gr \times E/G) = 2350 - 1286 - (2350 \times 303/2350) = 761\text{sqm}$. MCIL = $761\text{sqm} \times \text{£}35/\text{sqm} \times 286/223 = \text{£}34,160$

SCIL hotel chargeable area = $Gr - Kr - (Gr \times E/G) = 1927 - (580+232+51) - (1927 \times 303/2350) = 815.54 \text{ sqm}$. SCIL (Hotel Zone 2) = $815.54\text{sqm} \times \text{£}125/\text{sqm} \times 286/259 = \text{£}112,570$

Sustainable development implications

59. Although not a major application all new hotel accommodation is required to meet BREEAM excellent. A condition is proposed requiring this.
60. The development will provide employment and increase economic activity, supporting London's tourist infrastructure. It is environmentally acceptable and is therefore sustainable.

Other matters

Flood Risk

61. The site lies within the flood risk zone 3. The Environment Agency have been consulted on the application and as the works all relate to the upper floors, no objections have been raised.

Archaeology

62. As noted, groundwork associated with the proposed development are limited in scope to the excavation of a lift pit within the Spurgeon Street end of the Site. However, the site lies at an exceptionally interesting location within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ). It is immediately across Great Dover Street from the significant Romano-British cemetery and temple site of 165 Great Dover Street; the subject of an archaeological monograph entitled 'A Romano-British Cemetery on Watling Street: Excavations at 165 Great Dover Street, Southwark, London' (MoLAS archaeology studies series: 9, 2000).
63. The current proposal states that there are very limited ground works associated with this application, and the existing building can bear the load of the additional storeys without structural reinforcements, however, if intrusive groundwork, underpinning or strengthening is at a later stage found to be necessary - then a full re-assessment of the archaeological advice from the council will be required.
64. Other sites in close proximity have also revealed significant Roman deposits including human burials. The archaeology of this part of Southwark is of the highest significance. As the impact of the proposal is small, in this instance, there is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that a series of robust archaeological conditions are applied to any consent.

Conclusion on planning issues

65. The location of the site makes it suitable for an extended hotel use, and criteria in relation to being located within the CAZ, having excellent public transport accessibility and close to a town centre location.
66. The impacts of the scheme in relation to amenity are considered acceptable as it is considered that no significant harmful impacts would arise in terms of daylight,

sunlight, sense of enclosure or overlooking, subject to conditions and the quality of the hotel accommodation is considered appropriate.

67. The proposed design of the extension and re-cladding of the building would provide a visual improvement to the building and surrounding streetscene and would be acceptable in terms of scale and massing.
68. The application would accord with sustainable principles and would positively promote a sustainable mixed use development and an efficient use of land. It would therefore accord with the NPPF. It is therefore recommended that permission be granted, subject to conditions.

Community impact statement

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

Consultations

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

Consultation replies

71. Details of consultation responses received are set out in Appendix 2.
72. Statutory consultees and internal consultation responses
 Environment Agency - No objections.
 Met Police - Recommend that the application should meet secure by design requirements.
 TfL - No objections subject to the imposition of a construction management plan.
 Thames Water - No objections.
 London Fire Brigade - No objections.
 Environmental Protection - No objections subject to conditions.

Human rights implications

73. 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.
74. This application has the legitimate aim of providing additional hotel accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1240-59 Application file: 16/AP/2781 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 5416 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	Alex Cameron, Team Leader	
Version	Final	
Dated	30 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		31 May 2017

APPENDIX 1**Consultation undertaken****Site notice date:** 04/08/2016**Press notice date:** 04/08/2016**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 05/08/2016**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

Flat 11 Shaftesbury Court SE1 4JR	Flat 17 Munday House Lawson Estate SE1 4EU
Flat 12 Shaftesbury Court SE1 4JR	Flat 18 Munday House Lawson Estate SE1 4EU
Flat 13 Shaftesbury Court SE1 4JR	Flat 19 Munday House Lawson Estate SE1 4EU
Flat 8 Shaftesbury Court SE1 4JR	Flat 3 165 Great Dover Street SE1 4WY
Flat 9 Shaftesbury Court SE1 4JR	Flat 20 165 Great Dover Street SE1 4WY
Flat 10 Shaftesbury Court SE1 4JR	Flat 21 165 Great Dover Street SE1 4WY
Flat 17 Shaftesbury Court SE1 4JR	Flat 22 165 Great Dover Street SE1 4WY
Flat 18 Shaftesbury Court SE1 4JR	Flat 17 165 Great Dover Street SE1 4WY
Flat 19 Shaftesbury Court SE1 4JR	Flat 18 165 Great Dover Street SE1 4WY
Flat 14 Shaftesbury Court SE1 4JR	Flat 19 165 Great Dover Street SE1 4WY
Flat 15 Shaftesbury Court SE1 4JR	Flat 26 165 Great Dover Street SE1 4WY
Flat 16 Shaftesbury Court SE1 4JR	Flat 27 165 Great Dover Street SE1 4WY
Flat 7 Shaftesbury Court SE1 4JR	Flat 28 165 Great Dover Street SE1 4WY
Flat 708 Sidney Webb House SE1 4WW	Flat 23 165 Great Dover Street SE1 4WY
Flat 709 Sidney Webb House SE1 4WW	Flat 24 165 Great Dover Street SE1 4WY
Flat 710 Sidney Webb House SE1 4WW	Flat 25 165 Great Dover Street SE1 4WY
Flat 705 Sidney Webb House SE1 4WW	Flat 16 165 Great Dover Street SE1 4WY
Flat 706 Sidney Webb House SE1 4WW	Flat 7 165 Great Dover Street SE1 4WY
Flat 707 Sidney Webb House SE1 4WW	Flat 8 165 Great Dover Street SE1 4WY
Flat 4 Shaftesbury Court SE1 4JR	Flat 9 165 Great Dover Street SE1 4WY
Flat 5 Shaftesbury Court SE1 4JR	Flat 4 165 Great Dover Street SE1 4WY
Flat 6 Shaftesbury Court SE1 4JR	Flat 5 165 Great Dover Street SE1 4WY
Flat 1 Shaftesbury Court SE1 4JR	Flat 6 165 Great Dover Street SE1 4WY
Flat 2 Shaftesbury Court SE1 4JR	Flat 13 165 Great Dover Street SE1 4WY
Flat 3 Shaftesbury Court SE1 4JR	Flat 14 165 Great Dover Street SE1 4WY
Flat 20 Shaftesbury Court SE1 4JR	Flat 15 165 Great Dover Street SE1 4WY
Flat 12 Bentham House SE1 4JY	Flat 10 165 Great Dover Street SE1 4WY
Flat 13 Bentham House SE1 4JY	Flat 11 165 Great Dover Street SE1 4WY
Flat 14 Bentham House SE1 4JY	Flat 12 165 Great Dover Street SE1 4WY

Flat 9 Bentham House SE1 4JY
 Flat 10 Bentham House SE1 4JY
 Flat 11 Bentham House SE1 4JY
 Flat 19 Bentham House SE1 4JY
 Flat 20 Bentham House SE1 4JY
 Flat 21 Bentham House SE1 4JY
 Flat 16 Bentham House SE1 4JY
 Flat 17 Bentham House SE1 4JY
 Flat 18 Bentham House SE1 4JY
 Flat 8 Bentham House SE1 4JY
 Flat 37 Portland Court SE1 4JX
 Flat 39 Portland Court SE1 4JX
 Flat 1 Bentham House SE1 4JY
 Flat 31 Portland Court SE1 4JX
 Flat 33 Portland Court SE1 4JX
 Flat 35 Portland Court SE1 4JX
 Flat 5 Bentham House SE1 4JY
 Flat 6 Bentham House SE1 4JY
 Flat 7 Bentham House SE1 4JY
 Flat 2 Bentham House SE1 4JY
 Flat 3 Bentham House SE1 4JY
 Flat 4 Bentham House SE1 4JY
 Flat 704 Sidney Webb House SE1 4WW
 Flat 405 Sidney Webb House SE1 4WW
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 Flat 610 Sidney Webb House SE1 4WW
 Flat 611 Sidney Webb House SE1 4WW
 Flat 612 Sidney Webb House SE1 4WW
 Flat 603 Sidney Webb House SE1 4WW
 Flat 506 Sidney Webb House SE1 4WW
 Flat 507 Sidney Webb House SE1 4WW
 Flat 508 Sidney Webb House SE1 4WW
 Flat 503 Sidney Webb House SE1 4WW
 Flat 504 Sidney Webb House SE1 4WW
 Flat 505 Sidney Webb House SE1 4WW
 Flat 512 Sidney Webb House SE1 4WW
 Flat 601 Sidney Webb House SE1 4WW
 Flat 602 Sidney Webb House SE1 4WW
 Flat 509 Sidney Webb House SE1 4WW
 Flat 510 Sidney Webb House SE1 4WW
 Flat 511 Sidney Webb House SE1 4WW
 20 Russell Lodge 24 Spurgeon Street SE1 4YJ
 21 Russell Lodge 22 Spurgeon Street SE1 4YJ
 22 Russell Lodge 22 Spurgeon Street SE1 4YJ
 17 Russell Lodge 24 Spurgeon Street SE1 4YJ
 18 Russell Lodge 24 Spurgeon Street SE1 4YJ
 Flat 10 Munday House Lawson Estate SE1 4EU
 Flat 1 1-20 Spurgeon Street SE1 4YJ
 Flat 2 1-20 Spurgeon Street SE1 4YJ
 Flat A 10 Chettle Close SE1 4EF
 60a Great Dover Street London SE1 4YF
 Flat B 10 Chettle Close SE1 4EF
 59a Great Dover Street London SE1 4YF
 59b Great Dover Street London SE1 4YF
 Flat 1 The Aspect SE1 4EX
 Flat 2 The Aspect SE1 4EX
 Flat 3 The Aspect SE1 4EX
 Flat 105 Sidney Webb House SE1 4WW
 10-20 Spurgeon Street London SE1 4YP
 Flat 7 The Aspect SE1 4EX
 Flat 8 The Aspect SE1 4EX
 Flat 4 The Aspect SE1 4EX
 Flat 5 The Aspect SE1 4EX
 Flat 6 The Aspect SE1 4EX
 Living Accommodation The Roebuck SE1 4YG
 2 Burbage Close London SE1 4ES
 3 Burbage Close London SE1 4ES
 4 Burbage Close London SE1 4ES
 8 Chettle Close London SE1 4EF
 9 Chettle Close London SE1 4EF
 1 Burbage Close London SE1 4ES
 8 Burbage Close London SE1 4ES
 9 Burbage Close London SE1 4ES
 Flat 1 Munday House Lawson Estate SE1 4EU
 5 Burbage Close London SE1 4ES
 6 Burbage Close London SE1 4ES
 7 Burbage Close London SE1 4ES
 7 Chettle Close London SE1 4EF
 Post Office 159a Great Dover Street SE1 4GZ
 Atm Site 58a Great Dover Street SE1 4YF
 1 Chettle Close London SE1 4EF
 58a Great Dover Street London SE1 4YF
 159a Great Dover Street London SE1 4GZ
 4 Chettle Close London SE1 4EF
 5 Chettle Close London SE1 4EF
 6 Chettle Close London SE1 4EF
 2 Chettle Close London SE1 4EF
 3 Chettle Close London SE1 4EF
 Flat 97 165 Great Dover Street SE1 4WZ
 Flat 98 165 Great Dover Street SE1 4WZ
 Flat 99 165 Great Dover Street SE1 4WZ
 Flat 94 165 Great Dover Street SE1 4WZ
 Flat 95 165 Great Dover Street SE1 4WZ
 Flat 96 165 Great Dover Street SE1 4WZ
 Flat 103 165 Great Dover Street SE1 4WZ
 Flat 104 165 Great Dover Street SE1 4WZ
 Flat 105 165 Great Dover Street SE1 4WZ
 Flat 100 165 Great Dover Street SE1 4WZ
 Flat 101 165 Great Dover Street SE1 4WZ
 Flat 102 165 Great Dover Street SE1 4WZ
 Flat 93 165 Great Dover Street SE1 4WZ
 Flat 84 165 Great Dover Street SE1 4WZ
 Flat 85 165 Great Dover Street SE1 4WZ
 Flat 86 165 Great Dover Street SE1 4WZ
 Flat 81 165 Great Dover Street SE1 4WZ
 Flat 82 165 Great Dover Street SE1 4WZ
 Flat 83 165 Great Dover Street SE1 4WZ
 Flat 90 165 Great Dover Street SE1 4WZ
 Flat 91 165 Great Dover Street SE1 4WZ
 Flat 92 165 Great Dover Street SE1 4WZ
 Flat 87 165 Great Dover Street SE1 4WZ
 Flat 88 165 Great Dover Street SE1 4WZ
 Flat 89 165 Great Dover Street SE1 4WZ
 Flat 106 165 Great Dover Street SE1 4WZ
 Flat 202 Sidney Webb House SE1 4WW
 Flat 203 Sidney Webb House SE1 4WW
 Flat 204 Sidney Webb House SE1 4WW
 Flat 102 Sidney Webb House SE1 4WW
 Flat 103 Sidney Webb House SE1 4WW
 Flat 201 Sidney Webb House SE1 4WW
 Flat 208 Sidney Webb House SE1 4WW
 Flat 209 Sidney Webb House SE1 4WW
 Flat 210 Sidney Webb House SE1 4WW
 Flat 205 Sidney Webb House SE1 4WW
 Flat 206 Sidney Webb House SE1 4WW

19 Russell Lodge 24 Spurgeon Street SE1 4YJ
 26 Russell Lodge 22 Spurgeon Street SE1 4YJ
 27 Russell Lodge 22 Spurgeon Street SE1 4YJ
 28 Russell Lodge 22 Spurgeon Street SE1 4YJ
 23 Russell Lodge 22 Spurgeon Street SE1 4YJ
 24 Russell Lodge 22 Spurgeon Street SE1 4YJ
 25 Russell Lodge 22 Spurgeon Street SE1 4YJ
 16 Russell Lodge 24 Spurgeon Street SE1 4YJ
 7 Russell Lodge 26 Spurgeon Street SE1 4YJ
 8 Russell Lodge 26 Spurgeon Street SE1 4YJ
 9 Russell Lodge 26 Spurgeon Street SE1 4YJ
 4 Russell Lodge 26 Spurgeon Street SE1 4YJ
 5 Russell Lodge 26 Spurgeon Street SE1 4YJ
 6 Russell Lodge 26 Spurgeon Street SE1 4YJ
 13 Russell Lodge 24 Spurgeon Street SE1 4YJ
 14 Russell Lodge 24 Spurgeon Street SE1 4YJ
 15 Russell Lodge 24 Spurgeon Street SE1 4YJ
 10 Russell Lodge 26 Spurgeon Street SE1 4YJ
 11 Russell Lodge 24 Spurgeon Street SE1 4YJ
 12 Russell Lodge 24 Spurgeon Street SE1 4YJ
 29 Russell Lodge 22 Spurgeon Street SE1 4YJ
 Flat 1 61 Great Dover Street SE1 4YF
 Flat 104 Sidney Webb House SE1 4WW
 Flat 2 61 Great Dover Street SE1 4YF
 30 Russell Lodge 22 Spurgeon Street SE1 4YJ
 1a Chettle Close London SE1 4EF
 59-60 Great Dover Street London SE1 4YF
 Second Floor 58 Great Dover Street SE1 4YF
 Ground Floor And Part Mezzanine Floor 61-64 Great Dover Street SE1 4YF
 Sidney Webb House 159 Great Dover Street SE1 4GZ
 Basement And Ground Floor 58 Great Dover Street SE1 4YF
 First Floor Front 58 Great Dover Street SE1 4YF
 First Floor Rear 58 Great Dover Street SE1 4YF
 3 Russell Lodge 26 Spurgeon Street SE1 4YJ
 Flat 38 Bentham House SE1 4JY
 Flat 39 Bentham House SE1 4JY
 Flat 40 Bentham House SE1 4JY
 Flat 35 Bentham House SE1 4JY
 Flat 36 Bentham House SE1 4JY
 Flat 37 Bentham House SE1 4JY
 Flat 4 Portland Court SE1 4JZ
 Flat 5 Portland Court SE1 4JZ
 Flat 6 Portland Court SE1 4JZ
 Flat 1 Portland Court SE1 4JZ
 Flat 2 Portland Court SE1 4JZ
 Flat 3 Portland Court SE1 4JZ
 Flat 34 Bentham House SE1 4JY
 Flat 25 Bentham House SE1 4JY
 Flat 26 Bentham House SE1 4JY
 Flat 27 Bentham House SE1 4JY
 Flat 22 Bentham House SE1 4JY
 Flat 23 Bentham House SE1 4JY
 Flat 24 Bentham House SE1 4JY
 Flat 31 Bentham House SE1 4JY
 Flat 32 Bentham House SE1 4JY
 Flat 33 Bentham House SE1 4JY
 Flat 28 Bentham House SE1 4JY
 Flat 29 Bentham House SE1 4JY
 Flat 30 Bentham House SE1 4JY
 Flat 7 Portland Court SE1 4JZ
 Flat 24 Portland Court SE1 4JZ
 Flat 25 Portland Court SE1 4JZ
 Flat 26 Portland Court SE1 4JZ
 Flat 21 Portland Court SE1 4JZ
 Flat 22 Portland Court SE1 4JZ
 Flat 23 Portland Court SE1 4JZ
 Flat 30 Portland Court SE1 4JZ
 1 Russell Lodge 26 Spurgeon Street SE1 4YJ
 2 Russell Lodge 26 Spurgeon Street SE1 4YJ
 Flat 27 Portland Court SE1 4JZ
 Flat 28 Portland Court SE1 4JZ
 Flat 29 Portland Court SE1 4JZ
 Flat 20 Portland Court SE1 4JZ
 Flat 11 Portland Court SE1 4JZ
 Flat 12 Portland Court SE1 4JZ
 Flat 13 Portland Court SE1 4JZ
 Flat 8 Portland Court SE1 4JZ
 Flat 9 Portland Court SE1 4JZ
 Flat 207 Sidney Webb House SE1 4WW
 Flat 101 Sidney Webb House SE1 4WW
 Flat 110 165 Great Dover Street SE1 4WZ
 Flat 111 165 Great Dover Street SE1 4WZ
 Flat 112 165 Great Dover Street SE1 4WZ
 Flat 107 165 Great Dover Street SE1 4WZ
 Flat 108 165 Great Dover Street SE1 4WZ
 Flat 109 165 Great Dover Street SE1 4WZ
 Flat 116 165 Great Dover Street SE1 4WZ
 Flat 117 165 Great Dover Street SE1 4WZ
 Flat 113 165 Great Dover Street SE1 4WZ
 Flat 114 165 Great Dover Street SE1 4WZ
 Flat 115 165 Great Dover Street SE1 4WZ
 Flat 80 165 Great Dover Street SE1 4WZ
 Flat 45 165 Great Dover Street SE1 4WY
 Flat 46 165 Great Dover Street SE1 4WY
 Flat 47 165 Great Dover Street SE1 4WY
 Flat 42 165 Great Dover Street SE1 4WY
 Flat 43 165 Great Dover Street SE1 4WY
 Flat 44 165 Great Dover Street SE1 4WY
 Flat 51 165 Great Dover Street SE1 4WY
 Flat 52 165 Great Dover Street SE1 4WZ
 Flat 53 165 Great Dover Street SE1 4WZ
 Flat 48 165 Great Dover Street SE1 4WY
 Flat 49 165 Great Dover Street SE1 4WY
 Flat 50 165 Great Dover Street SE1 4WY
 Flat 41 165 Great Dover Street SE1 4WY
 Flat 32 165 Great Dover Street SE1 4WY
 Flat 33 165 Great Dover Street SE1 4WY
 Flat 34 165 Great Dover Street SE1 4WY
 Flat 29 165 Great Dover Street SE1 4WY
 Flat 30 165 Great Dover Street SE1 4WY
 Flat 31 165 Great Dover Street SE1 4WY
 Flat 38 165 Great Dover Street SE1 4WY
 Flat 39 165 Great Dover Street SE1 4WY
 Flat 40 165 Great Dover Street SE1 4WY
 Flat 35 165 Great Dover Street SE1 4WY
 Flat 36 165 Great Dover Street SE1 4WY
 Flat 37 165 Great Dover Street SE1 4WY
 Flat 54 165 Great Dover Street SE1 4WZ
 Flat 71 165 Great Dover Street SE1 4WZ
 Flat 72 165 Great Dover Street SE1 4WZ
 Flat 73 165 Great Dover Street SE1 4WZ
 Flat 68 165 Great Dover Street SE1 4WZ
 Flat 69 165 Great Dover Street SE1 4WZ
 Flat 70 165 Great Dover Street SE1 4WZ
 Flat 77 165 Great Dover Street SE1 4WZ
 Flat 78 165 Great Dover Street SE1 4WZ
 Flat 79 165 Great Dover Street SE1 4WZ
 Flat 74 165 Great Dover Street SE1 4WZ
 Flat 75 165 Great Dover Street SE1 4WZ
 Flat 76 165 Great Dover Street SE1 4WZ
 Flat 67 165 Great Dover Street SE1 4WZ
 Flat 58 165 Great Dover Street SE1 4WZ
 Flat 59 165 Great Dover Street SE1 4WZ
 Flat 60 165 Great Dover Street SE1 4WZ
 Flat 55 165 Great Dover Street SE1 4WZ
 Flat 56 165 Great Dover Street SE1 4WZ
 Flat 57 165 Great Dover Street SE1 4WZ
 Flat 64 165 Great Dover Street SE1 4WZ
 Flat 65 165 Great Dover Street SE1 4WZ
 Flat 66 165 Great Dover Street SE1 4WZ
 Flat 61 165 Great Dover Street SE1 4WZ
 Flat 62 165 Great Dover Street SE1 4WZ
 Flat 63 165 Great Dover Street SE1 4WZ
 Flat 16, Russell Lodge 24 Spurgeon Street SE1 4YJ
 11 Portland Court 52 Trinity Street SE1 4JZ
 Flat 30 Bentham House 7 Falmouth Road SE1 4JY
 14 Shaftesbury Court 2 Alderney Mews SE1 4JR
 9 Portland Court 54 Trinity Street SE1 4JZ
 21 Bentham House 7 Falmouth Rd SE1 4JY
 30 Russell Lodge 22 Spurgeon Street SE1 4YJ
 By Email
 Chadwick Square Management Ltd
 By Email
 Chartered Architects 7 Portland Court SE1 4JZ
 6 Portland Court 54 Trinity Street
 30 Russell Lodge 22 Spurgeon Street SE1 4YJ

Flat 10 Portland Court SE1 4JZ
 Flat 17 Portland Court SE1 4JZ
 Flat 18 Portland Court SE1 4JZ
 Flat 19 Portland Court SE1 4JZ
 Flat 14 Portland Court SE1 4JZ
 Flat 15 Portland Court SE1 4JZ
 Flat 16 Portland Court SE1 4JZ
 Flat 8 Munday House Lawson Estate SE1 4EU
 Flat 9 Munday House Lawson Estate SE1 4EU
 60 Great Dover Street London SE1 4YF
 Flat 5 Munday House Lawson Estate SE1 4EU
 Flat 6 Munday House Lawson Estate SE1 4EU
 Flat 7 Munday House Lawson Estate SE1 4EU
 The Roebuck 50 Great Dover Street SE1 4YG
 Flat 1 165 Great Dover Street SE1 4WY
 Flat 2 165 Great Dover Street SE1 4WY
 1-20 Spurgeon Street London SE1 4YP
 Flat 4 Munday House Lawson Estate SE1 4EU
 Flat 14 Munday House Lawson Estate SE1 4EU
 Flat 15 Munday House Lawson Estate SE1 4EU
 Flat 16 Munday House Lawson Estate SE1 4EU
 Flat 11 Munday House Lawson Estate SE1 4EU
 Flat 12 Munday House Lawson Estate SE1 4EU
 Flat 13 Munday House Lawson Estate SE1 4EU
 Flat 2 Munday House Lawson Estate SE1 4EU
 Flat 20 Munday House Lawson Estate SE1 4EU
 Flat 3 Munday House Lawson Estate SE1 4EU

15 Bentham House 5 Falmouth Rd SE1 4JY
 1 Alderney Mews Shaftesbury Court Se1 4JR
 15 Bentham House 5 Falmouth Road SE14JY
 Flat 23 Great Jubilee Wharf 78-80 Wapping Wall E1W 3TH
 30 Portland Court 50 Trinity Street SE1 4JZ
 By Email
 5 Shaftesbury Court 1 Alderney Mews SE1 5JR
 Flat 3 Portland Court SE3 4JZ
 Flat 11 Russell Lodge 24 Spurgeon Street SE1 4YJ
 Flat B 61 Great Dover Sreet SE1 4YF
 Chadwick Square X
 By Email
 To The Point By Email
 Flat 10 Russell Lodge 26 Spurgeon Street
 36 Portland Court SE1 4JX
 By Email
 Bentham House By Email
 By Email
 By Email Resident Chadwick Square
 18 Douai Grove Hamton TW12 2SR
 Roundhouse Hall Cardinal Bourne Street SE1 4EH
 2 Portland Court 54, Trinity Street SE1 4JZ
 Broadacres Shotley Road IP9 1EE
 8 Ashley Park Road Walton On Thames KT12 1JU
 30 Russell Lodge 22 Spurgeon Street SE1 4YJ
 10 Bentham House 3 Falmouth Road SE1 4JY
 36 Portland Court London SE1 4JX
 13 Munday House Burbage Close SE1 4EU

Re-consultation: 03/01/2017

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

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

Statutory and non-statutory organisations

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

Neighbours and local groups

Broadacres Shotley Road IP9 1EE
By Email
By Email
By Email
Chadwick Square X
Chadwick Square Management Ltd
Chadwick Square Management Ltd
Chartered Architects 7 Portland Court SE1 4JZ
Chartered Architects 7 Portland Court SE1 4JZ
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Flat B 61 Great Dover Street SE1 4YF
Flat 1 Portland Court SE1 4JZ
Flat 11 Russell Lodge 24 Spurgeon Street SE1 4YJ
Flat 12 Bentham House SE1 4JY
Flat 12 Bentham House SE1 4JY
Flat 12 Shaftesbury Court SE1 4JR
Flat 14 Bentham House SE1 4JY
Flat 14 Shaftesbury Court SE1 4JR
Flat 15 Shaftesbury Court SE1 4JR
Flat 16 Bentham House SE1 4JY
Flat 16 Portland Court SE1 4JZ
Flat 16, Russell Lodge 24 Spurgeon Street SE1 4YJ
Flat 16, Russell Lodge 24 Spurgeon Street SE1 4YJ
Flat 18 Bentham House SE1 4JY
Flat 18 Portland Court SE1 4JZ
Flat 19 Shaftesbury Court SE1 4JR
Flat 2 Portland Court SE1 4JZ
Flat 20 Shaftesbury Court SE1 4JR

Flat 20 Shaftesbury Court SE1 4JR
Flat 23 Great Jubilee Wharf 78-80 Wapping Wall E1W 3TH
Flat 23 Portland Court SE1 4JZ
Flat 26 Portland Court SE1 4JZ
Flat 27 Bentham House SE1 4JY
Flat 27 Portland Court SE1 4JZ
Flat 29 Bentham House SE1 4JY
Flat 3 Portland Court SE3 4JZ
Flat 3 Portland Court SE3 4JZ
Flat 30 Bentham House SE1 4JY
Flat 30 Bentham House 7 Falmouth Road SE1 4JY
Flat 31 Portland Court SE1 4JX
Flat 31 Portland Court SE1 4JX
Flat 33 Portland Court SE1 4JX
Flat 35 Portland Court SE1 4JX
Flat 35 Portland Court SE1 4JX
Flat 37 Bentham House SE1 4JY
Flat 39 Bentham House SE1 4JY
Flat 39 Bentham House SE1 4JY
Flat 4 Bentham House SE1 4JY
Flat 6 Bentham House SE1 4JY
Flat 7 Portland Court SE1 4JZ
Flat 7 Portland Court SE1 4JZ
Flat 7 Shaftesbury Court SE1 4JR
Roundhouse Hall Cardinal Bourne Street SE1 4EH
1 Alderney Mews Shaftesbury Court Se1 4JR
10 Bentham House 3 Falmouth Road SE1 4JY
11 Portland Court 52 Trinity Street SE1 4JZ
11 Portland Court 52 Trinity Street SE1 4JZ
11 Portland Court 52 Trinity Street SE1 4JZ
13 Munday House Burbage Close SE1 4EU
14 Shaftesbury Court 2 Alderney Mews SE1 4JR
14 Shaftesbury Court 2 Alderney Mews SE1 4JR
14 Shaftesbury Court 2 Alderney Mews SE1 4JR
15 Bentham House 5 Falmouth Rd SE1 4JY
15 Bentham House 5 Falmouth Rd SE1 4JY
15 Bentham House 5 Falmouth Road SE14JY
18 Douai Grove Hamton TW12 2SR
19 Russell Lodge 24 Spurgeon Street SE1 4YJ
2 Burbage Close London SE1 4ES
2 Burbage Close London SE1 4ES
2 Burbage Close London SE1 4ES
2 Portland Court 54, Trinity Street SE1 4JZ
21 Bentham House 7 Falmouth Rd SE1 4JY
21 Bentham House 7 Falmouth Rd SE1 4JY
28 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Portland Court 50 Trinity Street SE1 4JZ
30 Portland Court 50 Trinity Street SE1 4JZ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
30 Russell Lodge 22 Spurgeon Street SE1 4YJ
36 Portland Court SE1 4JX
36 Portland Court London SE1 4JX
5 Russell Lodge 26 Spurgeon Street SE1 4YJ
5 Russell Lodge 26 Spurgeon Street SE1 4YJ

5 Shaftesbury Court 1 Alderney Mews SE1 5JR
8 Ashley Park Road Walton On Thames KT12 1JU
9 Portland Court 54 Trinity Street SE1 4JZ
9 Portland Court 54 Trinity Street SE1 4JZ
9 Russell Lodge 26 Spurgeon Street SE1 4YJ

RECOMMENDATION LDD MONITORING FORM REQUIRED

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

Applicant	Mr Ray Johnson Accommodation London Bridge Limited	Reg. Number	16/AP/2781
Application Type	Full Planning Application	Case Number	TP/1240-59
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of two storey extensions to 58 Great Dover Street/1-20 Spurgeon Street, along with the reorganisation of the circulation cores of the existing building and alterations to the facades of the building. The hotel, accommodation London Bridge to extend upwards to provide additional accommodation comprising 18 apart-hotel studios(C1).

At: 58 GREAT DOVER STREET, LONDON SE1 4YF

In accordance with application received on 06/07/2016 16:02:07

and Applicant's Drawing Nos. EXISTING PLANS

E-1413-110-Site Location Plan
E-1413-120- Ground floor plan
E-1413-121-First floor plan
E-1413-122- Second floor plan
E-1413-200 -Elevations

PROPOSED PLANS

P-1413-120 REV C - PROPOSED GROUND FLOOR PLAN
P-1413-121 REV C - PROPOSED FIRST FLOOR PLAN
P-1413-122 REV C - PROPOSED SECOND FLOOR PLAN
P-1413-123 REV C - PROPOSED THIRD FLOOR PLAN
P-1413-124 REV A - PROPOSED FOURTH FLOOR PLAN
P-1413-125 REV A - PROPOSED ROOF PLAN
P-1413-127 REV A - TYPICAL ROOM LAYOUT TYPES - 1
P-1413-128 REV A - TYPICAL ROOM LAYOUT TYPES - 2
P-1413-200 REV A - GA ELEVATIONS 01
P-1413-201 REV A - GA ELEVATIONS 02
P-1413-202 REV A - GA ELEVATIONS 03
P-1413-203 REV A - SITE ELEVATIONS/SECTION
P-1413-250 REV A - SECTION 01
P-1413-251 REV A - SECTION 02

Design and Access Statement (revised 29/11/16)
Daylight and Sunlight Assessment (revised 21 April 2017)
Supporting Documents (Unamended dated 29/11/16)

Subject to the following seventeen conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

- 2 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
- P-1413-120 REV C - PROPOSED GROUND FLOOR PLAN
 - P-1413-121 REV C - PROPOSED FIRST FLOOR PLAN
 - P-1413-122 REV C - PROPOSED SECOND FLOOR PLAN
 - P-1413-123 REV C - PROPOSED THIRD FLOOR PLAN
 - P-1413-124 REV A - PROPOSED FOURTH FLOOR PLAN
 - P-1413-125 REV A - PROPOSED ROOF PLAN
 - P-1413-127 REV A - TYPICAL ROOM LAYOUT TYPES - 1
 - P-1413-128 REV A - TYPICAL ROOM LAYOUT TYPES - 2
 - P-1413-200 REV A - GA ELEVATIONS 01
 - P-1413-201 REV A - GA ELEVATIONS 02
 - P-1413-202 REV A - GA ELEVATIONS 03
 - P-1413-203 REV A - SITE ELEVATIONS/SECTION
 - P-1413-250 REV A - SECTION 01
 - P-1413-251 REV A - SECTION 02

Reason:

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

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

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

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

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

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

Reason: In order that the archaeological operations are undertaken to an acceptable standard and that legitimate archaeological interest in the site is satisfied in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Chapter 12, paragraph 141 of the National Planning Policy Framework, policy 12 of the Core Strategy 2011 and saved policy 3.19 of the Southwark Plan 2007

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 Prior to above grade works commencing, material samples/sample-panels/sample-boards of all 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; 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.

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

Reason

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

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

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

Reason

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

- 10 Within 3 months of the development hereby approved, the ground floor disabled units shall be fitted out in accordance with plan P-1413 REV C - Proposed Ground floor plan. The development shall be carried out in accordance with this plan and retained thereafter. The two additional disabled rooms shall be provided as per drawings nos. P-1413-122 REV C and P-1413-123 REV C, and shall be retained thereafter.

Reason

To ensure the adequate amenity of future disabled users of the development and to comply with saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007, SP13 High Environmental Standards of the Core Strategy 2011 and policy 4.5 London's Visitor Infrastructure of the London Plan 2016.

- 11 Before the first occupation of the extension hereby permitted, the refuse storage arrangements shown on the approved drawing referenced P-1413-120 rev C shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning

Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 12 Before the first occupation of the extension the cycle storage facilities as shown on drawing P-1413-120 rev C 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.

- 13 The flat roofs of the building which is hereby permitted as a hotel (C1 use) shall not be used other than as a means of escape or for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order that the privacy of the neighbouring residents within the residential blocks may be protected from overlooking and further noise disturbance from use of the roof area, in accordance with Saved Policy 3.2: 'Protection of Amenity' of the Southwark Plan (2007) and Strategic Policy 13 - High Environmental Standards of the Core Strategy (2011).

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

Reason

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

- 15 All windows situated on the western elevation of the building shall be obscure glazed and fixed shut up to a height of 1.8m and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

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

- 16 The use hereby permitted for the access doors along Spurgeon Street shall not be carried on outside of the hours 08:00 to 23:00 on any day. Any access outside of these hours shall be solely through the principle entrance along Great Dover Street.

Reason:

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

- 17 Any deliveries, unloading and loading shall take place from the Great Dover Street entrance only.

Reason

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

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

Out of Hours Site Works S61 CoPA'74 - informative

All developers and contractors working on this development are given notice that standard site hours are:

Monday to Friday - 08.00 - 18.00hrs

Saturday - 09.00 - 14.00hrs

Sundays & Bank Hols - no works

Any programmed/expected work required outside the standard site hours will require permission from Southwark's Environmental Protection Team under S61 of the Control of Pollution Act 1974 (e.g. regular extensions for set-up and clean down periods, extended concrete pours, the delivery and collection of abnormal loads, etc.). An application form can be found on the Southwark website - the link is:-

<https://forms.southwark.gov.uk/DeptForms.asp?dept=24§ion=Environment>

Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary extension to site hours.

Emergency/Unanticipated Out-of-hours Works - informative

Should a site manager require an un-foreseen emergency extension of site hours (for emergency engineering or health & safety reasons) they will require express permission from Southwark's Noise & Nuisance Team who can be contacted 24/7 via a call centre on 0207 525 5777. An officer will call back to address the issue verbally as soon as they are available.

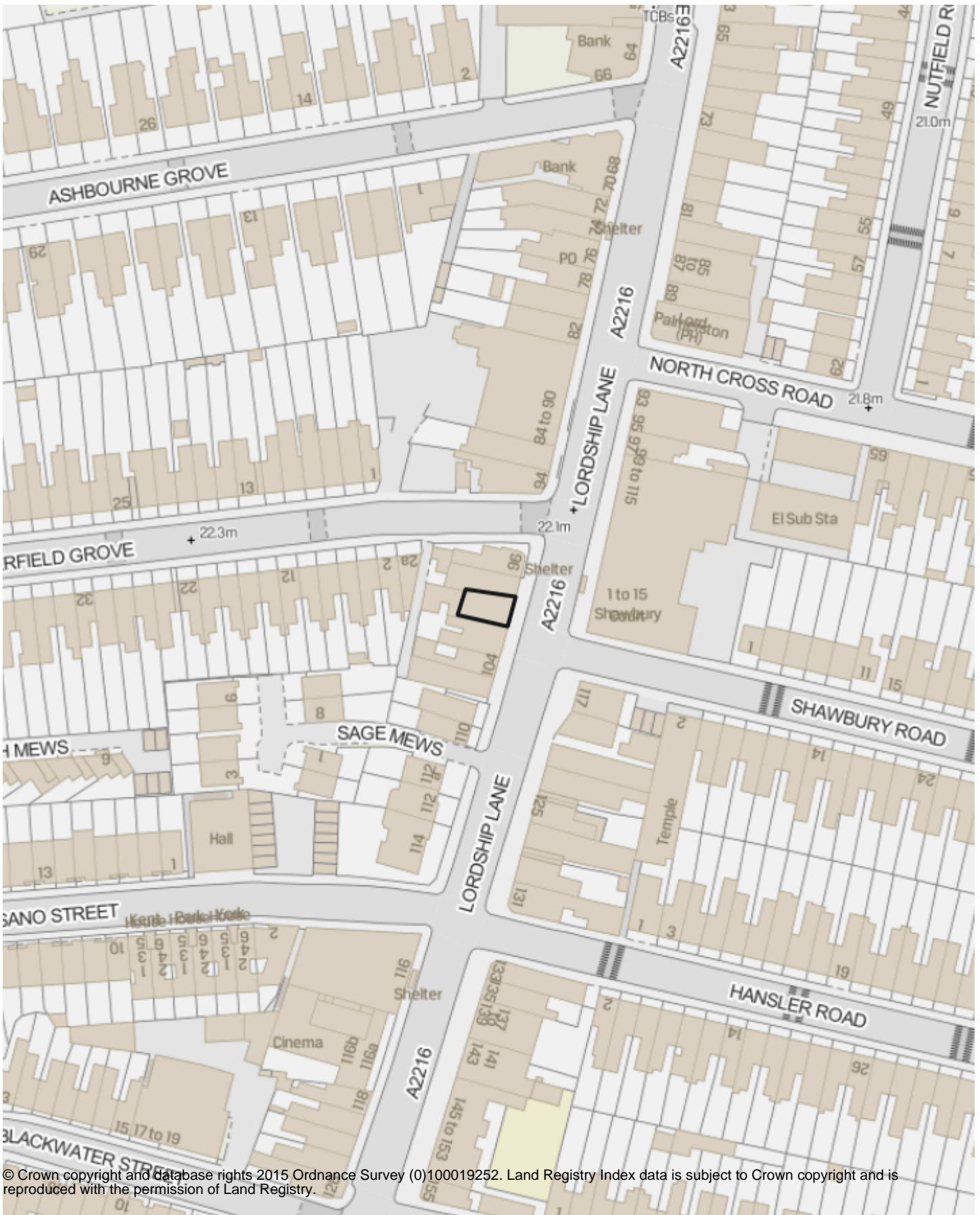
Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange. Applicants will be required to enter into a S278 agreement under the Highways Act 1980 for any works to existing adopted highways.

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

Agenda Item 7.2



ITEM 7.2 - 100 LORDSHIP LANE, LONDON SE22 8HF



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50 m

Scale = 1 : 1250

1-Jun-2017

Legal Services

Item No. 7.2	Classification: Open	Date: 13 June 2017	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 17/AP/0600 for: Full Planning Application Address: 100 LORDSHIP LANE, LONDON SE22 8HF Proposal: Installation of a stainless steel, cylindrical air extraction flue to the north flank elevation of 100 Lordship Lane.		
Ward(s) or groups affected:	East Dulwich		
From:	Director of Planning		
Application Start Date 29/03/2017		Application Expiry Date 24/05/2017	
Earliest Decision Date 05/05/2017		Target Decision Date 20/06/2017	

RECOMMENDATION

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

BACKGROUND INFORMATION

2. This application is reported to planning committee following a referral request from councillors.

Site location and description

3. The site is located on the west side of Lordship Lane just south of the junction with Chesterfield Grove and comprises a two-storey, semi-detached building with a A1 shop to the ground floor fronting Lordship Lane and a single residential flat above. The property has also been recently extended with a rear single storey and basement level extension, accommodating a one bedroom flat. A secondary access from Chesterfield Grove runs to the rear of the site. The site is located in Lordship Lane District Town Centre and is also within a protected shopping frontage. It is not within a conservation area and there are no listed buildings in the immediate vicinity.

Details of proposal

4. The proposed flue and ducting are proposed in association with the use of part of the existing local convenience shop as a 'Subway' sandwich shop. Such sandwich shops are regarded as Class A1 (retail) uses therefore there is no change of use to the existing shop.
5. The flue would be attached to the first-floor of the north side flank wall of the property, 0.5m from its main rear elevation and sited behind two existing air-conditioning units. It would be made of stainless steel and would have a 450mm x 600mm cross-section. It would sit 0.8m out from the wall, which is just sufficient distance to clear the eaves of the property and it would terminate 1 metre above the eaves.
6. The applicant has stated that the development is required to extract air to aid

ventilation within the store and to remove heat from a bread oven which would be used twice a day for period of approximately 1 hour and no later than 8pm on any given day.

7. Planning history

05/AP/0940

Advertisement Consent (ADV): The display of internally illuminated fascia and projecting sign plus a non-illuminated sign on the existing paperbox.

GRANTED: 07/07/2005

07/AP/0840

Full Planning Application (FUL): Rear extensions at basement, ground, first and second (roof) floor levels with formation of lightwell and stairs at basement and ground floor and roof terraces at first and second floor levels. Mansard roof extension to front with increased roof ridge-line. Creation of 1 x self-contained studio flat within part of basement, and 2 x 2-bed flats on first and second floors. Use of ground floor rear extension and part of basement in association with the ground floor retail unit.

Alterations to shop front to create new separate entrance to upper flats.

REFUSED: 15/08/2007

Reasons for refusal:

1. The proposed rear additions including terraces and the mansard roof addition would result in adverse impacts on the amenity enjoyed by occupiers of the adjoining sites at No. 98 and 102 Lordship Lane, Chesterfield Grove and Sage Mews. The proposed extensions, by reason of their excessive depth, height, bulk and scale would result in an increased sense of enclosure, loss of sunlight and daylight access to habitable room windows and the terraces would lead to significantly increased overlooking. As such the proposal would be contrary to policy 3.2 Protection of Amenity of the Southwark Adopted Unitary Development Plan 2007.
2. The proposed mansard roof extension, by reason of its size, scale, height, design and materials would constitute a development that would be visually overbearing and overdominant to the existing dwelling and would be harmful to the character of the street. As such the proposal would be contrary to policies 3.12 Quality in Design and 3.13 Urban Design of the Adopted Southwark Unitary Development Plan 2007.

07/AP/2173

Full Planning Application (FUL): Rear extension at basement, ground floor and first floor, with formation of lightwell and stairs at basement and ground floor. Erection of rear dormer roof extension and two skylights at front roof slope. Metal stairs at side for rear access. Raising of chimney stack and party wall. Creation of 1 x self-contained studio flat within part of basement, and 2 x 1-bed flats on first and second floors. Use of ground floor rear extension and part of basement in association with the ground floor retail unit. Alterations to shopfront and separate entrance to upper flats

REFUSED: 19/12/2007

Reasons for refusal:

1. The proposal, by reason of insufficient total floor area for two of the three proposed flats and layout of the basement flat and flat B, constitutes substandard accommodation detrimental to the living conditions for future occupiers. The proposal is therefore contrary to Policies 3.2 'Protection of Amenity', 3.11 'Efficient Use of Land' and 4.2 'Quality of Residential

Accommodation' of the Southwark UDP 2007, and SPG 5 'Standards, Controls and Guidelines for Residential Development' (adopted 1997).

2. The proposed rear additions would result in adverse impacts on the amenity enjoyed by occupiers of the adjoining sites at No. 98 and 102 Lordship Lane, Chesterfield Grove and Sage Mews. The proposed extensions, by reason of their excessive depth, height, bulk and scale would result in an increased sense of enclosure, loss of sunlight and daylight access to habitable room windows, and the first floor extension and dormer windows would lead to significantly increased overlooking. As such the proposal would be contrary to policy 3.2 'Protection of Amenity' of the Southwark Adopted Unitary Development Plan 2007.
3. The proposed first floor rear extension by reason of its excessive depth, height, bulk, scale and relationship with the eaves would result in a dominant feature, combined with the rear dormer window by reason of its excessive height, would detract from the appearance and character of the building and the immediate vicinity and would cause harm by loss of visual amenity contrary to policies 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Adopted Unitary Development Plan 2007.

07/AP/2940

Full Planning Application (FUL): Erection of an extension at rear of basement, ground & first floor levels; rear dormer window extension at roof level with 2No skylights at front roof slope; to provide 1 x 1 bed unit and office/storage within basement; enlarged retail shop (Class A1) on ground floor level; 2- bedroom flat on first floor and within roof space; alterations to shop front to provide separate access to the basement flat and new first/second floor flat.

REFUSED: 04/03/2008.

Reasons for refusal:

1. The proposals would provide a poor standard of accommodation for future residential occupiers including unsatisfactory natural light provision, poor outlook, feeling of enclosure and cramped internal layout contrary to policies SP17 and 4.2 of the Adopted Unitary Development Plan (2007) and Residential Development Supplementary Planning Document (2007).
2. The proposed development would fail to achieve an unacceptable standard of urban design due to the inappropriate positioning of external refuse/recycling storage contrary to policies SP13 and 3.12 of the Adopted Unitary Development Plan (2007).
3. The proposed rear roof and first floor rear extensions would by reason of their siting, design, bulk and massing, be incongruous and unsympathetic additions, detrimental to the appearance and character of the host building, contrary to policies SP13, 3.12 and 3.13 of the Adopted Unitary Development Plan (2007) and Residential Development Supplementary Planning Document (2007).

08/AP/1212

Full Planning Application (FUL): Erection of rear basement and ground floor extensions, installation of 2 rooflights to the front roof slope and provision of a new shopfront; in connection with the enlargement of the existing ground floor retail unit and the provision of 2 x 1 bed flats.

GRANTED: 10/09/2008

09/AP/2357

Full Planning Application (FUL): Basement, ground and first floor rear extensions, a dormer window extension to the rear roof and 1no. skylight at the front roof slope; access stairs to basement to rear. Conversion to a two-bed unit on the first floor and loft and 1 one-bed unit within the basement level, with the main access to the flats from Chesterfield Grove; extension to the retail shop on ground floor; bin and bike store to rear ground floor.

REFUSED: 23/12/2009

Reasons for refusal:

1. The proposal would, due to the siting, bulk and mass of the proposed rear addition, lead to an overbearing form of development that will impact on the amenities of adjoining occupiers, as well as occupiers of the proposed basement unit in terms of privacy, dominance and a loss of natural light, contrary to policy 3.2 Protection of amenity, 3.12 Quality in design and 4.2 Quality of residential accommodation of the Southwark Plan 2007 [July].
1. The proposal represents an overdevelopment of this property, by reason of the excessive scale of extensions and the drive to maximize development at the expense of providing good residential amenity standards as demonstrated by the unsatisfactory natural light provision, poor outlook, feeling of enclosure and cramped internal layout to the basement flat and the lack of private amenity space provided to either unit. As such the proposal is contrary to policies 3.2 Protection of amenity, 3.11 Efficient use of land and 4.2 Quality of residential accommodation of the Southwark Plan 2007 [July] and to the Residential Design Standards Supplementary Planning Document (SPD) 2008.
2. The proposed rear addition would, by reason of its scale and detailed design, in particular the materials and glazing detail to the windows, form an incongruous and unsympathetic addition, detrimental to the appearance and character of the host building. As such the proposal is contrary to policies 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007 [July].

10/AP/0532

Full Planning Application (FUL): Basement, ground and first floor rear extensions, dormer window extension to the rear roof, one new skylight at the front roof slope and one new skylight at the side roof slope; conversion to a 1 one bed unit on the basement and ground floor and 1 two bed unit on the first floor and loft, with the main access to the flats from the Chesterfield Grove; refurbishment of the retail shop with new shopfront on ground, and basement conversion into retail shop store area; bin and bike store to rear ground floor.

REFUSED: 17/05/2010

Reasons for refusal:

1. The proposal represents an overdevelopment of this property, by reason of the drive to maximize development at the expense of providing good residential amenity standards as demonstrated by the unsatisfactory natural light provision, poor outlook, feeling of enclosure, lack of privacy and the lack of private amenity space provided to the proposed units. As such the proposal is contrary to policies 3.2 Protection of amenity, 3.11 Efficient use of land and 4.2 Quality of residential accommodation of the Southwark Plan [July 2007] and to the Residential Design Standards Supplementary Planning Document (SPD) 2008.

<p>2. The proposal would, due to the height, bulk and mass of the proposed extension of the rear addition, lead to an overbearing form of development that would be detrimental to the visual amenities of the existing adjoining occupiers, contrary to policy 3.2 Protection of amenity of the Southwark Plan [July 2007].</p>
<p>11/EN/0334 Enforcement type: Change of use (COU) Building being advertised for sale with planning permission for two flats when planning permission has been refused. Sign-off date 10/08/2011 Sign-off reason: Final closure - no breach of control (FCNB)</p>
<p>14/EN/0210 Enforcement type: Unauthorised building works (UBW) Sign-off date 25/07/2014 Sign-off reason: Final closure - no breach of control (FCNB)</p>
<p>14/AP/3173 Full Planning Application (FUL): Erection of single storey first floor rear extension and insertion of x2 windows to rear elevation GRANTED: 12/11/2014</p>
<p>15/AP/1847 Full Planning Application (FUL): Retention of: (i) reduction in size of A1 shop; (ii) insertion of an additional opening to the ground floor rear elevation; (iii) increase of 1 bedroom flat to a 2 bedroom flat; and (iv) relocation of main entrance from front to rear. GRANTED: 30/09/2015</p>
<p>15/EN/0132 Enforcement type: Unauthorised building works (UBW) New development not being built in accordance to approved plans Sign-off date 07/10/2015 Sign-off reason: Final closure - breach regularised (FCBR)</p>
<p>16/AP/3681 Advertisement Consent (ADV): Display of 1 fascia sign, with existing external illumination and 1 internally illuminated projecting sign. GRANTED: 11/11/2016</p>

Planning history of relevant neighbouring sites

8. 98 Lordship Lane
96/AP/0936
Change of use of ground floor shop premises to estate agents (A2).
GRANTED: 01/11/1996

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
- The impact of the development on the amenity of neighbouring properties.
 - The design of the development and its impact on the character and appearance of the local area.
 - All other relevant material planning considerations.

Planning policy

10. National Planning Policy Framework (Published 27 March 2012)
The National Planning Policy Framework was published in March 2012 and established the Government's strategy for the delivery of sustainable development. Whilst not policy in itself, all local planning policies must be in general conformity with the NPPF and it is a material consideration in the determination of planning applications. In addition to the Core Planning Principles enshrined in the NPPF, the following sections are most relevant to the proposed development:

Core Planning Principles
Section 7: Requiring good design
Section 11: Conserving and enhancing the natural environment

11. The London Plan (2016)
Policy 7.4 - Local character
Policy 7.6 - Architecture
Policy 7.14 - Improving air quality
Policy 7.15 - Reducing and managing noise, etc
12. Southwark Core Strategy (2011)
Strategic Policy 1 - Sustainable development
Strategic Policy 3 - Shopping, leisure and entertainment
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards
13. Southwark Unitary Development Plan (2007) - Saved Policies
The Council's cabinet on 19th March 2013, as required by para. 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
- Policy 3.1 - Environmental effects
Policy 3.2 - Protection of amenity
Policy 3.6 - Air quality
Policy 3.12 - Quality in design
Policy 3.13 - Urban design

Summary of neighbour consultation responses

14.	Total number of representations:	1			
	In favour: 0	Against:	1	Neutral:	0
	Petitions in favour:	0	Petitions against:	0	

Summary of issues raised

15. 98b Lordship Lane (Objection)
The flue would only be 5-6 metres from the front windows of this first floor flat which will mean fumes from the vent will blow directly into my living room, resulting in smell pollution. They were also concerned about its size and the impact it might have on the view of Lordship Lane from their living room window. At the height proposed, the fumes will also affect anybody living in the flat above 100 Lordship Lane, as well as

the flat at 103 Lordship Lane.

Summary of other statutory and non-statutory consultation responses

16. Southwark Environmental Protection Team

The noise assessment is acceptable, provided that the plant specified in the report is commissioned.

The impact of the development on the amenity of neighbouring properties

17. Saved policy 3.2 (Protection of amenity) of the Southwark Plan (2007) seeks to ensure that new development does not compromise the amenities enjoyed by existing neighbours, for example, by protecting adequate daylight and sunlight, privacy, immediate outlook and a reasonable degree of peace and quiet.
18. The closest residential properties to the site are the two flats at the subject property, one on the ground-floor to the rear of the shop and one at first-floor level. Also adjoining the site to the north is a 1-bed flat at 98b Lordship Lane. The occupiers of this flat have objected to the application.
19. There are no residential windows in the same flank wall to which the flue would be attached. Just around the corner in the main rear elevation there is a small window which serves living room of the first floor flat and beyond this where the property has been extended by a first-floor rear extension there is a kitchen window in the rear elevation of this extension.
20. The ground-floor flat within the application site is fully to the rear of where the flue and duct would be located and would not be directly adjacent to the proposed flue.
21. The first-floor flat to the north at 98b Lordship Lane has two first-floor windows in the south flank wall of what appears as an inset rear outrigger but which is in fact a later rear extension to the property. The window furthest from the proposed flue serves a bathroom while the one nearest to the flue serves a study / home office and would be approximately 5 metres away from it. The flat's bedroom is served by a window in the main rear elevation which is approximately 3 metres from the proposed flue position although it faces away from it.
22. Noise
In relation to the noise impact of the proposal, the environmental protection team advised that the plant noise assessment that was initially submitted with the application was unsatisfactory. Following this feedback from officers the applicant then commissioned and submitted a new plant noise assessment and EPT found this new assessment to be satisfactory, recommending approval provided that the upgraded noise-attenuation equipment specified in the report is commissioned and included. A condition requiring this is recommended.
23. Odour
The EPT did not comment at any time on the potential odour impacts of the proposal. However, by their nature 'Subway' sandwich shops prepare and sell cold, fresh food and their operation does not involve any 'primary cooking', hence why they are considered, in most cases (particularly where the units are small with either no, or very limited, seating) to fall under Class A1 (retail).
24. As such, having regard to the position of the flue away from residential windows (notwithstanding its relative proximity) and the fact that its design would adhere to the DEFRA guidance (Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, DEFRA, 2005) by projecting at least 1 metre above the roof

eaves (as to project above the ridge of the property's hipped roof by 1 metre would not be either practically feasible nor desirable in planning terms due to its excessive visual impact), it is considered that its twice-daily use for 1 hour to serve a bread oven to bake fresh rolls or 'Subs' would be unlikely to cause odour and/or fume pollution to such a degree that it would cause significant harm to the amenities of neighbouring residential occupiers.

25. However, notwithstanding this view, for the avoidance of any doubt a planning condition has been recommended which requires the details of appropriate odour neutralisation measures to be submitted for approval. With such a condition in place officers are very satisfied, despite the concerns raised by a neighbouring resident, that the proposal would not cause any material harm to existing residential amenity and would therefore comply with saved policy 3.2 of the Southwark Plan.

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

26. The combination of the narrowness of the gap between No.98 and No.100, the limited height and size of the flue (and the intervening higher hipped roofs of these properties) and its position only 0.5m from the main rear wall of the property, would mean that only a fleeting, glimpsed view of it would be possible within Lordship Lane and as such it would not, in the view of officers, cause any significant harm to the character or appearance of the street.
27. Likewise, it would also not be readily visible from the nearest side street of Chesterfield Grove due to the limited size of the gap in the streetscene between 2a Chesterfield Grove and 96 Lordship Lane and because of the intervening height and bulk of the rear parts of 96 and 98 Lordship Lane. While it is noted that the objector is concerned about the impact of the flue on views of Lordship Lane from the living-room of the first-floor flat at 98b Lordship Lane, the only windows serving their living room would front onto Lordship Lane and as such would not have any views of the proposed flue. Furthermore, the flue would also not be visible from the rear-facing bedroom window in the main rear elevation of the property. The only habitable room within the flat at 98b Lordship Lane from which the proposed flue would be visible would be the study at the rear. As such, outlook from the adjacent property would not be unduly restricted as a result of the proposed flue.
28. In summary, officers are satisfied that the proposed flue and associated ductwork would have a negligible visual impact on the character and appearance of the surrounding streetscene and would not cause any significant harm to the visual amenity of neighbouring residential occupiers and as such it is considered that the proposal would comply with policies 3.12 (Quality in design) and 3.13 (Urban design) of the Southwark Plan (2007).

Environmental impact assessment

29. Not required.

Transport impacts

30. N/A.

Flood risk

31. N/A.

Planning obligations (S.106 undertaking or agreement)

32. None required.

Sustainable development implications

33. None.

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

34. This development is not CIL liable.

Conclusion on planning issues

35. For the reasons discussed above, the proposal is considered to be acceptable and it is therefore recommended to the Committee that the application should be granted subject to appropriate planning conditions.

Community impact statement

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

Consultations

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

Consultation replies

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

Human rights implications

39. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
40. This application has the legitimate aim of seeking planning permission for the erection of a commercial flue. 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/2315-94 Application file: 17/AP/0600 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 4877 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Ciaran Regan, Senior Planning Officer	
Version	Final	
Dated	30 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		31 May 2017

APPENDIX 1**Consultation undertaken**

Site notice date: 10/04/2017

Press notice date: n/a

Case officer site visit date: 11/04/2017

Neighbour consultation letters sent: 12/04/2017

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

100 Lordship Lane London SE22 8HF
98a Lordship Lane London SE22 8HF
98b Lordship Lane London SE22 8HF

102 Lordship Lane London SE22 8HF
100a Lordship Lane London SE22 8HF
100b Lordship Lane London SE22 8HF
98 Lordship Lane London SE22 8HF

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

98b Lordship Lane London SE22 8HF

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 Patel	Reg. Number	17/AP/0600
Application Type	Full Planning Application	Case Number	TP/2315-94
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Installation of a stainless steel, cylindrical air extraction flue to the north flank elevation of 100 Lordship Lane.

At: 100 LORDSHIP LANE, LONDON SE22 8HF

In accordance with application received on 16/02/2017 12:01:19

and Applicant's Drawing Nos.

Proposed Plans:

BN16060022/401, BN16060022/402, BN16060022/403 (Block Plan and Site Location Plan)

Supporting documentation:

Noise Impact Assessment (Revised) (Prepared by Andrew Frisby MIOA of 'Acoustic Tests', ref. APF/C/AFA435, dated 8th May 2017)

Subject to the following six conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

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

BN16060022/401 and BN16060022/402

Reason:

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

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.

- 3 Before development commences a scheme for the neutralisation of any fumes, vapours and odours from the premises shall be submitted to, and approved in writing by, the local planning authority. The extraction system shall only be implemented in accordance with the approved scheme and shall be implemented prior to the commencement of the sandwich production use for which it is intended to serve and shall remain operational thereafter.

Reason:

In order to ensure that when the sandwich production use commences the property has an adequate fume extraction and neutralisation system in place in order to safeguard the amenities of the occupiers of nearby properties in accordance with the Core Planning Principles and Section 11 (Conserving and enhancing the natural environment) of the National Planning Policy Framework (2012), policies 7.14 (Improving air quality) and 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High environmental standards) of the

Southwark Core Strategy (2011) and saved policies 3.1 (Environmental effects) and 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

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

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

Reason:

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

- 5 The development hereby approved shall be carried out in accordance with the submitted Plant Noise Assessment (ref. APF/C/AFA435, prepared by Andrew Frisby MIOA of Acoustic Tests, dated 08/05/2017), and the mitigation measures recommended within that report, specifically the inclusion of a 3D Pod Silencer, shall be fully implemented before the first operational use of the flue, unless otherwise agreed in writing by the local planning authority.

Reason:

To protect the amenity of neighbouring residential occupiers against potential noise pollution from the plant, in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

- 6 The flue and ducting hereby approved shall be maintained such that the rated noise level that it produces shall remain at least 10 dB(A) or more below the measured LA90 level at the nearest noise sensitive premises.

Reason:

To protect the amenity of neighbouring residential occupiers against potential noise pollution from the plant, in accordance with the National Planning Policy Framework (2012), policy 7.15 (Reducing and managing noise, etc.) of the London Plan (2016), policy 13 (High environmental standards) of the Southwark Core Strategy (2011) and saved policy 3.2 (Protection of amenity) of the Southwark Unitary Development Plan (2007).

Statement of positive and proactive action in dealing with the application

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

The local planning authority delivered the decision to a time-frame agreed in advance with the applicant.



ITEM 7.3 - DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH



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Item No. 7.3	Classification: Open	Date: 13 June 2017	Meeting Name: Planning Sub-committee A
Report title:	Development Management planning application: Application 17/AP/1149 for: Full Planning Application Address: DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH Proposal: Construction of a single storey timber outbuilding to be used as a 'halfway house'		
Ward(s) or groups affected:	College		
From:	Neil Loubser		
Application Start Date 23/03/2017		Application Expiry Date 18/05/2017	
Earliest Decision Date 30/04/2017			

RECOMMENDATION

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

BACKGROUND INFORMATION

2. This application is referred to the sub-committee for decision as the site lies within Metropolitan Open Land.

Site location and description

3. The application site is the Dulwich and Sydenham Hill golf course which consists of a large open area with associated ancillary buildings within the site. The site lies immediately adjacent a footpath and the greens. The surrounding area consists of similar open space sports and recreational facilities.
4. There are no listed buildings within the site and there are none within the immediate vicinity. The site is located within the Dulwich Wood conservation area and is a designated site of importance for nature conservation (SINC).

Details of proposal

5. Planning permission is sought for the replacement of existing timber shelter through the construction of a single storey timber frame building to be used as a halfway house ancillary to the golf course.
6. The proposed building would provide toilet facilities and a snacks-bar to their patrons. The width of the proposed building would be approximately 5 metres wide depth 6 metres. The building would be approximately 30m² with a height of 3.5 metres at its highest point.
7. The single storey timber outbuilding would be within the confines of the golf course

providing facilities for its patrons.

8. The building would be constructed of green painted timber cladding, timber windows and doors and Cedar roof tiles.

9. **Planning history**

<p>09/EQ/0198 Application type: Pre-Application Enquiry (ENQ) Re-cladding of existing club house including first floor extensions to dining room and terrace on west elevation and other extensions to east elevation and provision of disabled WC Provision of green keepers bungalow Decision date 15/04/2010 Decision: Pre-application enquiry closed (EQC)</p>
<p>11/AP/0136 Application type: Full Planning Application (FUL) Proposed timber framed single storey plant room to house automatic irrigation equipment for the golf course. Decision date 23/03/2011 Decision: Granted (GRA)</p>
<p>12/AP/2999 Application type: Full Planning Application (FUL) Retention of increase in height of the existing fencing to 10m high on the north eastern boundary adjacent to the Pynners sports club. Decision date 23/01/2013 Decision: Granted (GRA)</p>
<p>12/AP/3776 Application type: Full Planning Application (FUL) Replacement of existing defective irrigation water storage tank with a tank of a larger size and capacity and the removal and replacement of one oak tree. Decision date 17/05/2013 Decision: Granted (GRA)</p>
<p>17/AP/0072 Application type: Full Planning Application (FUL) Erection of a single storey timber frame building to house ancillary training facility for the golf course. Decision date 22/03/2017 Decision: Granted (GRA)</p>

Planning history of adjoining sites

10. None identified.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

Planning policy

12. National Planning Policy Framework (the Framework)
 Section 7. Requiring good design
 Section 9. Green belt

Section 11. Conserving the natural environment
 Section 12. Conserving the historic environment

On 19 March 2013, the council's cabinet considered whether Southwark's planning policies are consistent with guidance in the National Planning Policy Framework, as required by paragraph 215 of the framework. All policies and proposals were reviewed and the council satisfied itself that those in use were in general conformity with the Framework. 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 Framework.

13. The London Plan 2016
 Policy 2.18 - Green infrastructure: the network of open and green spaces
 Policy 7.4 – Local character
 Policy 7.6 - Architecture
 Policy 7.17 - Metropolitan Open Land
 Policy 7.21 - Trees and woodlands
14. Core Strategy 2011
 Strategic Policy 11 – Open spaces and wildlife
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High Environmental Standards
15. Southwark Plan 2007 (July) - saved policies
 3.2 'Protection of Amenity'
 3.12 'Quality in Design'
 3.13 'Urban Design'
 3.16 'Conservation Areas'
 3.25 'Metropolitan Open Land'
 3.28 'Biodiversity'

Principle of development

16. The application site is situated within Metropolitan Open Land (MOL) and part (ii) saved policy 3.25 of the Southwark plan states that development will be allowed for:

(ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not conflict with the purposes of including land within MOL.
17. There is no objection to the principle of the development which seeks to demolish an existing timber shelter and construct a modest building to be used as a halfway house providing toilet facilities and a snacks-bar as part of the golf course. This development supports the outdoor sports use of the land and the development therefore complies with MOL policy. The building is relatively small (30m²), therefore it is not considered that this is harmful to the openness of MOL. The proposed single storey building would be approximately 180 metres to the north-east of the club house. Furthermore, the site is set alongside an existing pathway on the golf course so that it preserves the openness of the MOL.
18. London Plan Policy 7.17 states that Metropolitan Open Land should enjoy the same level of protection as Green Belt and built development restricted to very special circumstances. Paragraph 89 of the National Planning Policy Framework includes the *"provision of appropriate facilities for outdoor sport and recreation... as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it"* as one such exceptional circumstance. This closely reflects the

wording of Southwark Plan Policy 3.25 and so the proposal can be considered compliant with these stated aims.

19. It is not considered that this will have any significant effects on local biodiversity.

Environmental impact assessment

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

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

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

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

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

Transport issues

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

Design issues

25. Overall, the design, use of materials and appearance of the proposed development is considered acceptable, and would not have a detrimental impact on the character or appearance of the area. The proposed building would consist of green painted timber cladding, timber windows and doors and a Cedar roof.
26. Given its location, it is considered that the proposed materials would not detract from the character and appearance of the Dulwich Wood Conservation Area. The proposed building would not appear as a dominant or obtrusive feature in the area and as such, there are no design objections.

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

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

Impact on trees

28. None envisaged.

Planning obligations (S.106 undertaking or agreement)

29. Not required for an application of this nature.

Sustainable development implications

30. None expected as a result of the development.

Other matters

31. CIL
Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
32. As the development is less 100m² it is not CIL liable.

Conclusion on planning issues

33. The proposal does not result in any adverse impacts in terms of design, heritage or loss of amenity. The siting and modest size (30m²) of the proposed building, coupled with the fact that an existing timber structure is to be removed, support a conclusion that the building would not result in any significant impacts on the open nature of the Metropolitan Open Land, nor adversely affect the nature conservation value of a designated SINC. As such, it is recommended that planning permission is granted.

Community impact statement

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

Consultations

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

Consultation replies

36. Details of consultation responses received are set out in Appendix 2.
37. Summary of consultation responses
No objections received.

Human rights implications

38. 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.

39. This application has the legitimate aim of providing a timber framed building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2568-D Application file: 17/AP/1149 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5451 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Neil Loubser, Planning Officer	
Version	Final	
Dated	17 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		31 May 2017

APPENDIX 1**Consultation undertaken**

Site notice date: 07/04/2017

Press notice date: 30/03/2017

Case officer site visit date: 07/04/2017

Neighbour consultation letters sent: n/a

Internal services consulted:

Ecology Officer
Flood and Drainage Team

Statutory and non-statutory organisations consulted:

Sport England

Neighbour and local groups consulted:

n/a

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

RECOMMENDATION

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

Applicant	Mr Jason King Dulwich and Sydenham Hill Golf Club	Reg. Number	17/AP/1149
Application Type	Full Planning Application	Case Number	TP/2568-D
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of a single storey timber outbuilding to be used as a 'halfway house'

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

In accordance with application received on 22/03/2017 08:02:10

and Applicant's Drawing Nos. Site location plan; Block plan; Design and Access Statement; Proposed Design and Layout Plan

Subject to the following four 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: Proposed Design and Layout Plan

Reason:
For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall be begun before the end of three years from the date of this permission.

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

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

- 3 Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment 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.

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

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

Reason

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

Statement of positive and proactive action in dealing with the application

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

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PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2017-18

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Councillor Helen Dennis	1		
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