

## Planning Sub-Committee A

Tuesday 18 July 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

Note: The membership is subject to the changes to be agreed at the meeting of Council Assembly on 12 July 2017.

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### INFORMATION FOR MEMBERS OF THE PUBLIC

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#### 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

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**Contact:** Gerald Gohler on 020 7525 7420 or email: [gerald.gohler@southwark.gov.uk](mailto:gerald.gohler@southwark.gov.uk)

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Members of the committee are summoned to attend this meeting

**Eleanor Kelly**

Chief Executive

Date: 7 July 2017



# Planning Sub-Committee A

Tuesday 18 July 2017  
7.00 pm

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

## Order of Business

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1.	<b>INTRODUCTION AND WELCOME</b>	
2.	<b>APOLOGIES</b>	
3.	<b>CONFIRMATION OF VOTING MEMBERS</b>	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	<b>DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS</b>	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	<b>ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT</b>	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	<b>MINUTES</b>	1 - 4
	To approve as a correct record the minutes of the meeting held on 13 June 2017.	
7.	<b>DEVELOPMENT MANAGEMENT ITEMS</b>	5 - 9
	<b>7.1. 67-71 TANNER STREET, LONDON SE1 3PL</b>	10 - 40
	<b>7.2. DOVEDALE BUSINESS CENTRE, 22A BLENHEIM GROVE, LONDON SE15 4QL</b>	41 - 53

Date: 7 July 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 OPEN section of the Planning Sub-Committee A held on Tuesday 13 June 2017 at 7.00 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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**PRESENT:** Councillor Leo Pollak (Chair)  
 Councillor Ben Johnson (Vice-Chair)  
 Councillor Radha Burgess  
 Councillor James Coldwell  
 Councillor Nick Dolezal  
 Councillor Tom Flynn (Reserve)

**OTHER MEMBERS PRESENT:** Councillor Karl Eastham, ward member for Chaucer

**OFFICER SUPPORT:** Alex Cameron, Planning Officer  
 Margaret Foley, Legal Officer  
 Victoria Foreman, Constitutional Officer  
 Neil Loubser, Planning Officer  
 Dennis Sangweme, Planning Officer

### 1. INTRODUCTION AND WELCOME

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

### 2. APOLOGIES

There were apologies for absence from Councillors Helen Dennis and David Noakes. Councillor Tom Flynn was in attendance as a reserve for Councillor Dennis.

### 3. CONFIRMATION OF VOTING MEMBERS

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

#### 4. **DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS**

There were no disclosures of interest or dispensations.

#### 5. **ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT**

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

- Addendum report relating to items 7.1 and 7.2;
- Members' pack.

#### 6. **MINUTES**

##### **RESOLVED:**

That the minutes of the meeting held on 9 May 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.

#### 8. **58 GREAT DOVER STREET, LONDON SE1 4YF**

Planning application reference 17/AP/2781

Report: see pages 11 to 37 of the agenda and pages 1 and 2 of the addendum report.

##### **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).

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

The committee heard representations from objectors, and asked questions of the objectors following their submission.

The applicant's agent addressed the committee. The committee asked questions of the

applicant's agent.

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

Councillor Karl Eastham addressed the committee in his capacity as a ward councillor. Members of the committee asked questions of Councillor Eastham.

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

**RESOLVED:**

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

**9. 100 LORDSHIP LANE, LONDON SE22 8HF**

Planning application reference 17/AP/0600

Report: see pages 38 to 52 of the agenda and page 2 of the addendum report.

**PROPOSAL**

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

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

There were no objectors present who wished to address the committee.

There was no applicant or applicant's agent present that wished to address the committee.

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

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

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

**RESOLVED:**

1. That planning permission be granted, subject to conditions set out in the report.
2. That a copy of the environmental protection team's report be sent to the objectors that raised concerns regarding the size, positioning and impact of the flue.

**10. DULWICH AND SYDENHAM HILL GOLF CLUB, GRANGE LANE, LONDON SE21 7LH**

Planning application reference 17/AP/1149



Report: see pages 53 to 63 of the agenda.

**PROPOSAL**

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

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

There were no objectors present who wished to address the committee.

There was no applicant or applicant's agent present who wished to address the committee.

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

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

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

**RESOLVED:**

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

The meeting ended at 8.10 pm.

**CHAIR:**

**DATED:**

<b>Item No.</b> 7.	<b>Classification:</b> Open	<b>Date:</b> 18 July 2017	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>		Development Management	
<b>Ward(s) or groups affected:</b>		All	
<b>From:</b>		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 director of planning 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 director of planning 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 director of planning. 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

<b>Lead Officer</b>	Chidi Agada, Constitutional Manager (acting)	
<b>Report Author</b>	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
<b>Version</b>	Final	
<b>Dated</b>	7 July 2017	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments sought</b>	<b>Comments included</b>
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
<b>Cabinet Member</b>	No	No
<b>Date final report sent to Constitutional Team</b>		7 July 2017

**ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE A**  
**on Tuesday 18 July 2017**

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**Appl. Type** Full Planning Application  
**Site** 67-71 TANNER STREET, LONDON, SE1 3PL

**Reg. No.** 16-AP-5180  
**TP No.** TP/79-59  
**Ward** Grange  
**Officer** Michael Glasgow

**Recommendation** GRANT SUBJECT TO LEGAL AGREEMENT

**Proposal**

Redevelopment of the site to create a 9 storey (plus single basement) office building (use class B1a) and associated

***Item 7.1***

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**Appl. Type** Full Planning Application  
**Site** DOVEDALE BUSINESS CENTRE, ARCH 210, 22A BLENHEIM GROVE SE15  
4QL

**Reg. No.** 17-AP-1313  
**TP No.** TP/2719/22  
**Ward** The Lane  
**Officer** Craig Newton

**Recommendation** GRANT PERMISSION

**Proposal**

Change of use from B8 (Storage) to flexible B 1( c) Light industry and A4 (Drinking Establishment) use.

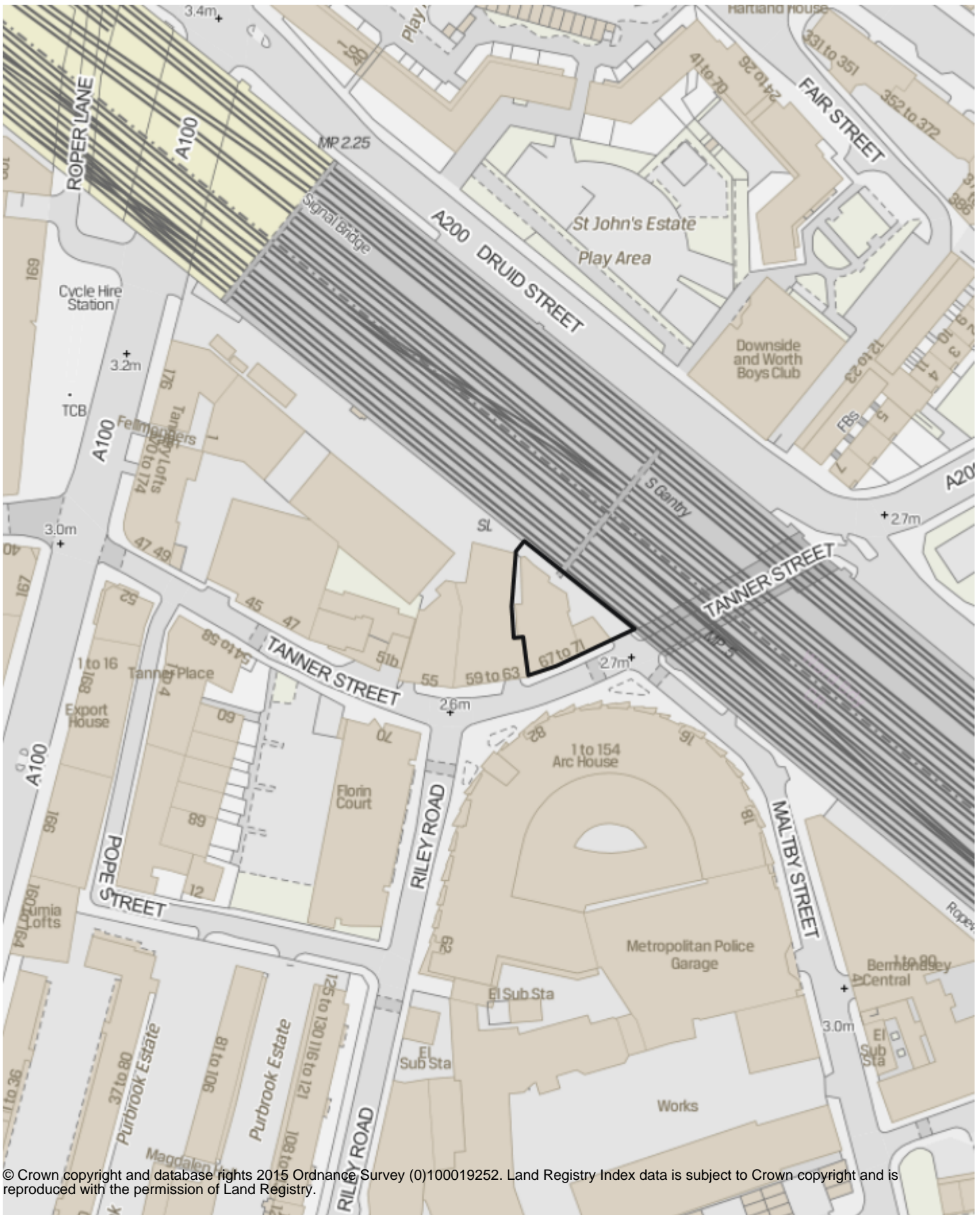
***Item 7.2***

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# Agenda Item 7.1



## AGENDA ITEM 7.1 - 67-71 TANNER STREET, LONDON SE1 3PL



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<b>Item No.</b> 7.1	<b>Classification:</b> Open	<b>Date:</b> 18 July 2017	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 16/AP/5180 for: Full Planning Application  <b>Address:</b> 67-71 TANNER STREET, LONDON SE1 3PL  <b>Proposal:</b> Redevelopment of the site to create a 9 storey (plus single basement) office building (use class B1a) and associated works.		
<b>Ward(s) or groups affected:</b>	Grange		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 22/12/2016		<b>Application Expiry Date</b> 23/03/2017	
<b>Earliest Decision Date</b> 24/02/2017			

## RECOMMENDATION

1. a. That planning permission is granted subject to conditions and the completion of a legal agreement.
- b. In the event that the legal agreement is not completed by 30 September 2017, that the Director of Planning be authorised to refuse planning permission for the reasons set out in paragraph 53 of this report.

## BACKGROUND INFORMATION

### Site location and description

2. The application site is triangular in shape and approximately 0.046 hectares in size. The plot fronts Tanner Street to the south and is bounded by the railway viaduct serving London Bridge Station to the north/east and by the flank wall of the 7 storey mixed-use "Leatherworks" west. The site is currently vacant - the previous commercial building having being demolished - though it is acknowledged that planning permission was granted in 2015 for a part7/part 8-storey development comprising a ground floor retail unit with 9 residential units above.
3. The local area is characterised by the complex overlapping of road and rail networks and a mix of land uses. Ground floor office units along Tanner Street complement commercial activities along Tower Bridge Road, to the west, and Maltby Street to the east. Upper floors are typically residential, though there are exceptions to this along Tanner Street. The recently completed "Arc" building opposite comprises office accommodation at ground floor level with residential use above and rises to 10 storeys. In general, the surrounding architectural character is very mixed, but there is a robust, industrial character woven through much of the townscape. Whilst this site is close to the Bermondsey Street Conservation Area (the boundary of which is 55m to the west), it is not considered that it will impact upon its setting.
4. The site is located within the urban zone, the borough's air quality management area



and within the Bermondsey, Borough and Rivers Archaeological Priority Zone.

### Details of proposal

5. The proposal is for the erection of a 9 storey (+ basement) office building (use class B1a) and associated works. The proposal comprises a total of 2,998sqm of office floorspace and rises to a height of 29.91m.
6. The footprint on each of the floors covers the majority of the site, with the exception of a strip of hard landscaping to the north east of the site adjacent to the viaduct. This means that the proposed building immediately adjoins the flank wall of "the Leatherworks" building to the south, though the floorplate does recede on the upper three storeys, peeling away from the neighbouring building in a stepped fashion.
7. The proposal is for a predominantly brick built building with a buff/London stock type brick. The principal facade fronting Tanner Street will be characterised by deep window reveals with floor-to-ceiling windows that are angled back into the brick frame. This facade will tightly follow the back of the pavement edge and mirror the curvature of the Arc building, opposite.
8. Ancillary cycle parking, shower facilities and plant enclosures are located at basement level, with direct access provided from the main lift lobby.

### Planning history

- |    |  |
|----|--|
| 9. | <p>10/EQ/0132 Application type: Pre-Application Enquiry (ENQ)<br/>         8 storey mixed-use development, with use classes A1-A3 / B1 or similar for ground floor, with residential above, for 25 flats on the upper floors.<br/>         Decision date 04/07/2011 Decision: Pre-application enquiry closed (EQC)</p>   |
|    | <p>14/EQ/0125 Application type: Pre-Application Enquiry (ENQ)<br/>         Demolition of existing building and redevelopment of site to provide a building of ground plus eight storeys, including 153m<sup>2</sup> of class A1,/A2/B1 floor space and 25 residential units on the upper floors (10 x 1 bed, 13 x 2 bed, 1 x 3 bed and 1 x penthouse).<br/>         Decision date 03/10/2014 Decision: Pre-application enquiry closed (EQC)</p>            |
|    | <p>14/EQ/0251 Application type: Pre-Application Enquiry (ENQ)<br/>         Demolition of the existing (vacant) building and erection of new eight storey building to provide commercial floorspace and nine residential units above<br/>         Decision date 10/02/2015 Decision: Pre-application enquiry closed (EQC)</p>   |
|    | <p>15/AP/0627 Application type: Full Planning Application (FUL)<br/>         Demolition of existing two storey building followed by the erection of an eight storey mixed-use building providing nine residential dwellings and 400 sqms of flexible commercial floor space (A1, A2, B1), provision of cycle storage, refuse storage and landscaped outdoor space.<br/>         Decision date 07/07/2015 Decision: Granted with Legal Agreement (GWLA)</p> |
|    | <p>16/EQ/0211 Application type: Pre-Application Enquiry (ENQ)<br/>         Redevelopment of the site with a lower ground, ground plus eight storey building to accommodate office use with a retail unit at ground floor level.<br/>         Decision date 01/09/2016 Decision: Pre-application enquiry closed (EQC)</p>   |

### Planning history of adjoining sites

10. "The Arc", formerly Century House, 82 Tanner Street (opposite)  
09/AP/1917

*Demolition of existing buildings and erection of a building ranging from 5 to 10 storeys comprising of a basement and ground floor levels providing 3,680sqm of Class A1 (retail) and/or B1 (office) space and a 403sqm basement unit for Office/Health Club use; 154 residential units; amenity space at courtyard level; 65 parking spaces and other associated works.*

Refused, November 2009. Reasons for refusal: height, scale and massing; overdevelopment of the site; lack of off-street servicing; and, absence of a s106 agreement.

Granted on Appeal, September 2010.

11. "The Leatherworks", 61 Tanner Street (adjacent)  
02/AP/1305

*Demolition of existing building and redevelopment to provide a new 7 storey building for use as B1 offices on the ground floor/first floor and 3 live/work units and 11 residential flats above*

Granted with legal agreement, June 2003

### KEY ISSUES FOR CONSIDERATION

#### Summary of main issues

12. The main issues to be considered in respect of this application are:
- c. The principle of development and conformity with strategic land use policies;
  - d. The impact(s) the amenity of neighbours and that of the wider area;
  - e. Design considerations;
  - f. Archaeology
  - g. Transport impacts;
  - h. Flood risk;
  - i. Environmental sustainability;
  - j. Other material considerations.

### Planning policy

13. National Planning Policy Framework (the Framework)

The National Planning Policy Framework (NPPF) constitutes the Government's strategy for the delivery of sustainable development. All local planning policies must be in general conformity with the NPPF and its guidance is a material consideration in the determination of planning applications. The following sections are of greatest relevance in this case:

- 1. Building a strong, competitive economy
- 7. Requiring good design

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.

14. The London Plan 2016

Policy 4.2 - Offices  
 Policy 5.2 - Minimising carbon dioxide emissions  
 Policy 5.3 - Sustainable design and construction  
 Policy 5.10 - Urban greening  
 Policy 5.11 - Green roofs and development site environs  
 Policy 5.12 - Flood risk management  
 Policy 5.13 - Sustainable drainage  
 Policy 6.3 - Assessing effects of development on transport capacity  
 Policy 6.7 - Cycling  
 Policy 6.10 - Walking  
 Policy 7.4 - Local character  
 Policy 7.6 - Architecture  
 Policy 7.8 - Heritage assets and archaeology  
 Policy 7.14 - Improving air quality

15. Core Strategy 2011

Strategic Policy 2 - Sustainable Transport  
 Strategic Policy 10 - Jobs and businesses  
 Strategic Policy 12 - Design and Conservation  
 Strategic Policy 13 - High Environmental Standards

16. Southwark Plan 2007 (July) - saved policies

Policy 3.1 - Environment effects  
 Policy 3.2 - Protection of amenity  
 Policy 3.6 - Air quality  
 Policy 3.7 - Waste reduction  
 Policy 3.9 - Water  
 Policy 3.11 - Efficient use of land  
 Policy 3.12 - Quality in design  
 Policy 3.13 - Urban design  
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites  
 Policy 3.19 - Archaeology  
 Policy 5.2 - Transport impacts  
 Policy 5.3 - Walking and cycling

**Summary of consultation comments**

17. Nine comments have been received from members of the public. Three of the responses are broadly supportive of the development, setting out that the building will improve the streetscene and is welcome, but offering comments on detailed aspects of the design such as the choice of materials or alignment of the building. One comment has been received from the immediate neighbour who states that their concern has been addressed by changes to the massing of the upper storeys on the Tanner Street frontage.
18. The objections received from members of the public focus on the following points:

- That office use of this scale is inappropriate in this location;
  - Concerns about overlooking/loss of privacy for residential neighbours;
  - Scale of development is inappropriate and represents an over-development of the site;
  - Overshadowing of the terraces to the rear of the Leatherworks and impact of height of the building on the quality of this space;
  - Objection to the visual appearance of the building.
19. Responses from a number of statutory organisations have also been received. London Underground, Thames Water and Network Rail all raise no objection to the redevelopment of the site, but stress the proximity to their assets is a concern and request further detail on foundation design and/or construction management. The London Fire Brigade have commented specifically in relation to Approved Document B of the Building Regulations, which relates to access for fire appliances. This can be addressed through the building control process.

### **Principle of development**

20. Paragraph 19 of the NPPF sets out that the planning system should do everything it can to secure economic growth and that significant weight should be placed on the need to support it. The site lies just beyond the boundary of the central activity zone and the Bankside, Borough and London Bridge Opportunity Area, within which a range of uses, including the expansion of commercial and office uses, is encouraged. There is no specific planning strategy or land use allocation that relates specifically to this locale or the site in question, though it is noted that the former lawful use of the site was commercial (retail) in nature. The development of an office proposal in this location is considered acceptable in land use terms.

### **Environmental impact assessment**

21. The scale and nature of development does not warrant the undertaking of an environmental impact assessment. The proposal does not meet the thresholds that are established in Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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

#### Privacy and outlook

22. Despite the relatively intimate character along Tanner Street, a separation distance ranging between approximately 11.8 and 14.5m is achieved between the proposed building and the Arc, opposite. The variation is a result of the curvature and the articulation of the facades, including the deep window reveals in both buildings. This is consistent with guidance in the Residential Design Standards SPD, which recommends that a minimum 12m separation is achieved across a highway to maintain a reasonable level of privacy and outlook for residential occupiers.
23. At the rear of the site, the proposed office rises to its full 9-storey height and projects beyond the rear of the neighbouring building. This has the effect of creating a 3 storey flank wall extending approximately 19.5m west along the mutual boundary. An objection has been raised in this regard. Officers consider that while this flank wall will have an appreciable impact on the outdoor terrace area, it would not impede the outlook to the north or west from within the properties themselves. For this reason, the proposed development would not lead a sense of enclosure nor diminish residential amenity. Further, the proposed building would have no windows in this elevation that might otherwise cause a loss of privacy and while the proposed building could have

been more recessive at the rear of the site, the natural variation in building heights in urban areas means that the creation of a flank wall is not an unusual occurrence. Any potential impacts on outlook or enclosure need to be balanced against the need to maximise the efficient use of the site and, on this occasion, the impact of the proposal is not considered to be unduly harmful to the amenity of neighbours.

24. On the Tanner Street elevation to the east, the massing of the building has been more deliberately stepped away from the uppermost units in the Leatherworks, which have corner windows giving an outlook across the application site. This relationship is successful and representations made from the affected neighbours bear this out. The set-back allows the creation of a landscaped terrace and a planning condition is proposed to restrict the use of this space to maintenance only.

#### Daylight impacts

25. A detailed daylight assessment has been undertaken by Dixon Payne Surveyors to consider the impact of the proposal on existing neighbours at the Leatherworks (59-63 Tanner Street), Florin Court (70 Tanner Street) and, through a supplementary report, Arc House (88 Tanner Street). The assessment principally uses the Vertical Sky Component (VSC) Test - the amount of skylight falling on the plane of a window - as recommended in the guidance issued by the Building Research Establishment (BRE).

#### The Leatherworks, 59-63 Tanner Street

26. The assessment considers the impacts on Flats 11 and 14: Flat 11 has corner windows that overlook the development site, while Flat 14 has an outlook to the rear along the boundary with the development site. The assessment highlights a significant impact on the windows that face across the (currently vacant) development site, however, these are secondary windows serving an open-plan living/kitchen area and the principal floor-to-ceiling height windows facing Tanner Street remain unaffected. The impact of the development on daylight received in this space is not such that there will be a loss of amenity. The flank wall that projects to the rear of the site, as highlighted above, will have a very minor impact on the VSC levels at these windows (ranging between 0 and 10% reduction). This is well within the margin of reduction that the BRE recommend as acceptable.

#### Arc House, 88 Tanner Street

27. The VSC analysis undertaken for Arc House considers the impact on 127 windows that face the development site. Of these 80 windows have a reduction of more than 20% VSC and a retained VSC level of less than 27% and so would the change in daylight would be noticeable to their occupiers. The level of reduction varies greatly, between 2% and 75%, this is largely a result of the curvature of the building and the impact of existing balconies on Arc House. The windows assessed serve 55 rooms: 41 bedrooms and 14 living rooms. The BRE guidance highlights that daylight serving living spaces is of greatest importance and the assessment reveals that the average reduction in VSC for living rooms is 24% compared to 38% for affected bedrooms. Overall though, these results demonstrate that the development will have an adverse impact on daylight for number of windows in the main west-facing facade of Arc House.
28. The VSC test is relatively simplistic and focuses only on skylight reaching the plane of the window, it takes no account of the window size and doesn't describe the quality or extent of illumination in a room. The Average Daylight Factor (ADF) test is a more detailed form of assessment that considers these issues and others including room layouts, quality of glazing and internal reflections.

29. This assessment has been completed for the lower floors of Arc House using the publicly available consented plans and other information used in the daylight assessment that underpinned that development in 2015. This additional assessment suggests that even with the proposed development in place, the majority of bedrooms (19 out of 23) will exceed the minimum 1% ADF value recommended by the BRE, while the three living rooms are assessed at 0.75, 1.21 and 1.88% (relative to a recommended minimum of 1.5%). The results of this assessment indicate a more measured impact on the daylight conditions of the affected units. Further, in conducting this assessment, Dixon Payne have discounted the lower extent of windows (beneath the working plane), which means that for any room served by full height windows there is an additional buffer and the results can be considered to represent cautious estimates for the impacts on internal daylight levels.
30. In interpreting these results, it needs to be emphasised that the BRE guidance is applied to all types of development in urban, suburban and rural situations and the results need to be considered in context. Appendix F of the BRE Guidance (2011) notes that in some contexts, such as historic town centres or where a building simply mirrors another building of equal size and setback on its boundary, it is not possible or desirable to achieve the BRE's recommended daylight levels. Officers consider that this argument has some material weight in this case and that the height, scale and massing of Arc House and its relationship with the street are important factors for consideration. The proposal does mirror that of Arc House and the impacts on daylight that are presented are a corollary in imitating the massing to deliver a scheme that works in townscape and urban design terms.
31. Given the nature of these impacts and the conclusions reached, the applicant has sought a second opinion from Point 2 Surveyors. Their report includes the full range of daylight tests: the VSC, ADF and Daylight Distribution (or No Sky Line) Test.
32. Point 2's findings are comparable to those noted above. The VSC testing shows a wide range of impacts, with a large proportion of windows experiencing reductions in excess of 20%. The additional daylight distribution test, which assesses the area in a room from which an occupant can see the sky, reveals a very mixed impact at the Arc (82 Tanner Street) due to the curvature of the two buildings and the orientation of windows. At first floor level, the impacts range from no change and a 0.5% reduction in the amount of floor area from which the sky is visible to a 69.3% reduction and a similar range of impacts is reflected on upper floors, with the impacts generally reducing as you progress upwards. These impacts echo the VSC assessment.
33. However, in terms of ADF, the report states that 9 of the 14 living rooms tested achieve the minimum 1.5% ADF recommended by the BRE and, of the remaining 5 living rooms, 4 do not achieve this 1.5% figure in the existing situation without this proposal in place.
34. Similarly, this report concludes that the modelled daylight impacts are somewhat skewed by the fact that the development site is currently vacant and that, given the prevailing height and massing locally, the level of impact is commensurate with local character and urban grain. As above, Point 2 emphasise that the BRE guidance applies to all types of development in very different settings and needs to be applied flexibly in an urban context.

#### Summary of impacts on Arc House

35. The various daylight assessments presented demonstrate a tangible impact on the level of daylight reaching the facade of Arc House. However, the windows affected mostly serve bedrooms and more detailed ADF analysis indicates that the impacts on the internal illuminance of these spaces is less pronounced. The BRE guidance does

acknowledge that in some contexts, lower levels of daylight are anticipated where townscape characteristics dictate a more intimate relationship between buildings or where a proposal simply mirrors another close to its boundary. Officers consider that this is a relevant material consideration and that in this instance the daylight impacts are broadly acceptable.

#### Florin Court

36. Florin Court is 35m south-west of the development at the corner of Tanner Street and Riley Road. An assessment of the first floor window- potentially the worst affected- demonstrates a very minor reduction in VSC level and so a negligible impact on properties here.

#### Solar Glare

37. In response to concerns raised by Network Rail, the applicant proposes to install a particular style of low-reflectivity glazing on the facade immediately facing the railway. This will reduce the risk of glare to passing trains.

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

38. The site is located just south of the railway viaduct leading into/out of London Bridge Station. This has the potential to give rise to impacts on the office accommodation proposed by way of noise and/or vibration. Technical assessments have been undertaken to investigate the potential impacts of both issues and this has informed the technical specification for the building.

#### **Design Issues**

39. The NPPF stresses that good design is a key aspect of sustainable development, is indivisible from good planning (paragraph 56). This is echoed by Core Strategy Strategic Policy 12 which states that development will achieve the highest quality of design, helping to create attractive and distinctive places, while saved Southwark Plan policy 3.13 asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
40. The proposed development would comprise a 9 storey (plus single basement) office building (use class B1a) and associated works. Given the height and mass of the surrounding existing buildings as well as the emerging new development in the area, it is considered that this site can accommodate a building of this magnitude. The proposed development rises to just under 30 metres, as such it is not considered a 'tall building' in policy terms and saved Southwark Plan Policy 3.20 does not apply.
41. Southwark Plan Policy 3.11 states that all developments should maximise the efficient use of land. It also goes on to state that the LPA will not grant permission for development that is considered to be an unjustified underdevelopment or over-development of a site. The scheme has been revised since initial pre-application discussions, with new plans received for upper floors to better address relationship with neighbouring unit at No. 61 Tanner Street. The proposal would not have an unreasonable impact on the outlook or privacy of existing neighbours and though there will be some tangible impacts of daylight, this is mitigated by the fact that the proposal reflects the emerging characteristics and scale of its neighbours.
42. The design quality of the proposed building will represent an enhancement to the

street scene and it is considered that the proposal would result in more efficient use of land and from these perspectives, the proposed is to be encouraged.

43. The building fabric proposed is intended to articulate the 'tripartite' design approach (i.e. a composition made up of a 'base', 'middle' and 'top'). The building base provides human scale and a horizontal relationship with the railway viaduct. The upper three floors are recessed and are subservient to the building base.
44. The building line along Tanner Street is respected, creates a greater sense of enclosure to the street and contributes to natural surveillance of the street via active/well animated frontages. The lower wing of development also serves to unite the taller proposed building with the existing 59-63 Tanner Street and provides a counterpoint to the railway viaduct on the north eastern side of the site. It also serves to 'ground' this relatively tall building ensuring that it relates well to its surroundings, particularly at street level, creating a clear and legible commercial entrance and active frontage. The new development has a horizontal rhythm and hierarchy that integrates with the established street pattern.
45. The proposed architectural composition, whilst clearly contemporary, respects the robust masonry architectural style of the area. The facade is articulated by a series of outer bays and window reveals constructed in brick, with glazed punched window features that produce a depth and rhythm. Further articulation is proposed in the tonal and texture qualities of the proposed brick. The views from Maltby Street demonstrate that it is a modest 'eye-catcher' building with a distinctive pure architectonic form, without being overly dominant in scale.
46. Overall, officers consider that the proposed development makes an appropriate response to the site, demonstrates a strong understanding of local character and will deliver a building of an appropriate scale and quality to enhance the streetscape. Subject to appropriate conditions that will require materials samples and detailed section drawings to be agreed in due course, officers are satisfied that the development will deliver a sufficiently high quality of design.

### **Archaeology**

47. The site is within the 'Borough, Bermondsey and Rivers' Archaeological Priority Zone (APZ) and important archaeological remains have been identified on this site, which need to be appropriately managed.
48. AOC Archaeology completed an archaeological evaluation of the site in May 2016, which revealed three distinct phases of archaeological activity. The earliest activity was represented by an alluvial deposit, which have the potential to contain archaeology finds and deposits from the earliest times. This was followed by a period of 18th century and earlier tanning activity. After this, the ground was made up and foundations constructed for houses of the site in the late 19<sup>th</sup> century. The evaluation report revealed the potential for further archaeological remains within the site to be high and further archaeological mitigation is required to adequately manage them. This further mitigation will be in the form of an archaeological watching brief on development groundworks, the watching brief will have the capacity to progress to full archaeological evaluation if significant archaeological deposits are encountered during the watching brief. A series of planning conditions are recommended to reflect the ongoing archaeological work.

### **Transport impacts**

49. The site has a public transport accessibility rating of 4 and the site is located within the Grange Controlled Parking Zone, which operates between 08:00 and 18:30 Monday to



Friday.

50. London Plan Policy 6.9 states that 1 long-stay cycle parking space should be provided for every 90sqm office space, with a further 1 space per 500sqm for visitor parking. This equates to a requirement to provide 33 staff cycle spaces and 5 visitor spaces. The scheme includes 38 cycle parking spaces (in 19x double stackers) in a secure, basement storage area. The storage area has ready access via lift and is located adjacent to shower facilities for employees. The desire to maintain the building line at the back of the pavement edge on Tanner Street limits any opportunity for visitor parking at ground level and so, in this context, the provision for cyclists is considered to be appropriate and consistent with borough policies that seek to promote more sustainable travel.
51. The office development is expected to generate a modest 1-4 deliveries per day. It is intended that this is accommodated on the double yellow lines immediately outside the building, which in Southwark allow for loading for up to 20 or 40mins. Any infrequent requirements for a vehicle to be stationary at the site for a longer period of time can be accommodated off-street in the area between the building and the viaduct. This currently occurs when maintenance works of the viaduct or associated infrastructure is required, for example, but is not the preferred approach since it requires a vehicle to reverse in off the highway. As a commercial operator, the site will be subject to its own refuse collection and recycling regime and the transfer from bins to the kerbside on collection day will be the responsibility of the building management team. This arrangement is considered acceptable. The extant residential-led permission included a planning condition that restricted servicing and deliveries to the commercial unit to the hours of 8am to 8pm Monday to Saturday and 9am to 6pm on Sundays and Bank Holidays in order to preserve the amenity of residents in close proximity to the site. It is considered sensible to include the same condition here.

**Planning obligations (S.106 undertaking or agreement) and community infrastructure levy (CIL)**

52. The proposal requires a brief s106 legal agreement to mitigate the impacts of the proposed development and to meet the requirements of the council's s106 Planning Obligations and Community Infrastructure Levy SPD 2015. Based on the information presented, the s106 will include obligations that secure a number of jobs and training opportunities for local people, that require the installation of photovoltaic panels and the resubmission of an energy strategy if the approach changes, a series of highways works including the repaving of the footway on Tanner Street and the reconstruction of a vehicle crossover allowing access to Network Rail's land and a financial contribution of £3,389 payment for ongoing archaeological input.
53. In the event that a Section 106 Agreement is not agreed to secure these measures, the development would fail to properly mitigate its impacts and in doing so would be contrary to saved Southwark Plan policies 2.5 'Planning Obligations' and 5.2 'Transport Impacts'.
54. The development is liable to pay the Mayoral CIL and based on the floorspace proposed, an amount of £126,853 will be payable. For the purposes of Southwark's own CIL, the site is located in Charging Zone 2, in which there is no charge for office development.

**Sustainable development implications**

BREEAM and carbon reduction

55. A BREEAM Pre-Assessment has been submitted that demonstrates that, subject to

the applicant securing a number of credits at the early design stages, the proposal can comfortably achieve a BREEAM 'Excellent' standard. This meets the target that is established in the Core Strategy. A planning condition is proposed that would require a further post-construction assessment to demonstrate that this standard has been achieved.

56. As a major commercial development, London Plan policy 5.2 requires a 35% saving in regulated carbon dioxide emissions. An energy statement has been submitted, which sets out that through a combination of passive design measures and the installation of air source heat pumps and photovoltaic panels, a 35% saving will be achieved. This proposal will be reflected in the s106 agreement.

#### Ecology and biodiversity

57. The existing site is cleared and comprises hardstanding that is of little ecological value. A Phase 1 Habitat Survey did not note that the railway bridge has moderate potential for bat roosts, but noted that with the exception of dust arisings, the redevelopment of the site would be unlikely to generate any disturbance beyond that currently experienced by any roosting bats. A green roof of approximately 125sqm is proposed on a section of the main roof and will sit beneath the proposed photovoltaic panels. This will improve the biodiversity value of the site as per the requirements of the Core Strategy and London Plan. Details of the specification of the green roof will be secured via planning condition.

#### Flood risk and drainage

58. The application is in Flood Zone 3 and at risk of flooding from the River Thames and so a Flood Risk Assessment (FRA) has been prepared. Office use is categorised as a 'less vulnerable' use in the National Planning Guidance and so its location within Flood Zone 3 is acceptable in principle. The FRA notes that existing flood defences are sufficient to protect the site at present, but recommends that flood resilient doors and gates are installed to protect against a higher rate of inundation due to climate change projections. The FRA notes that the site is located within the Environment Agency's flood warning area. Further, a detailed drainage strategy has been devised that will reduce surface water runoff to greenfield rates as a result of the installation of an attenuation tank beneath the cycle store. A condition is recommended to secure the installation of the tank, once it has been confirmed that archaeological works have been completed.

#### **Other matters**

##### Air quality

59. The submitted Air Quality Assessment states that the national air quality standard for average Nitrogen Dioxide levels was exceeded locally in 2013, the latest year from which data is presented. Having modelled the likely air quality impacts of construction activities against the sensitivity of the area (i.e. proximity to residents), the assessment concludes that there is a risk to health and that mitigation measures will be required. The report recommends that a series of actions are agreed with the LPA prior to commencement of works and a construction management plan is recommended to address this.
60. An 'Air Quality Neutral Statement' has been completed to consider the impacts of the completed scheme against benchmark standards set out in Mayoral Guidance. This assessment concludes that the impacts of the proposed boiler plant and transport emissions linked to the development will not be significant, that the development can be considered 'air quality neutral' and that no further mitigation is required.

### Contamination

61. Phase 1 desk-based assessment and a Phase 2 site survey have been completed to investigate the level of contamination at the site. These surveys included a range of trial pits and bore holes across the site and revealed some low to moderate risk based on the presence of hydrocarbons. A brief remediation strategy is proposed as a result, but it is recommended that a more detailed strategy is secured via planning condition, particularly to address the risks of exposure to contaminants for site workers during construction.

### Noise, ventilation and vibration

62. A background noise assessment has been undertaken and this has informed the specification for the design of the office building such that employees will benefit from a satisfactory working environment. Plant is to be installed in enclosures in the basement and at the 8th floor level. The condensers at 8<sup>th</sup> floor level will have ventilation grilles facing the viaduct and so this should minimise any impact on residential premises to the east or south. A compliance condition is recommended such that the plant rooms must be sufficiently insulated/attenuated to ensure that any rated noise at the nearest residential facade is 10dB below the prevailing background noise levels.

### Ventilation

63. A ventilation statement has been submitted to demonstrate that the ventilation system adequately responds to local air quality, noise and energy efficiency requirements. The ventilation system will draw air from the intakes located on the top floor where air quality will be better and will discharge at ground level in the landscaped area between the building and the viaduct.

### Vibration

64. The Network Rail timetable suggests that 800 trains pass over the viaduct in a west bound and 800 in an east bound direction on a daily basis, discounting any nighttime services. A vibration assessment has been completed to outline the demands this places on the building and the impact it might have on its occupiers. The assessment concludes that the vibration levels and re-radiated noise levels will both be within accepted industry standards and that no further bespoke mitigation is required.

### **Conclusion on planning issues**

65. The delivery of an office development in this location will deliver a large number of employment opportunities and is supported in principle. The scheme makes a high quality and appropriate response to the site, being respectful of local character but adding a contemporary element through its detailed design that reflects more recent architectural interventions locally. Though there are some adverse daylight impacts on the immediate neighbours in Arc House, assessments demonstrate that the quality of light within these rooms will still adhere to the BRE's guidelines in a high proportion of cases. Further, as set out in the BRE guidance, the daylight impacts needs to be considered in their particular context and, in this case, officers consider that the height, scale and massing of the proposed development is appropriate. It is recommended that planning permission is granted subject to conditions and the completion of an s106 legal agreement.

### Community impact statement

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

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

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

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are

### Consultations

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

### Consultation replies

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

### Summary of consultation responses

69. A summary of the public consultation responses received is set out above.

### Human rights implications

70. 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.

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

### BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/79-59	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 16/AP/5180		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 020 7525 1249 Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-Application advice 16/EQ/0211
Appendix 4	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Michael Glasgow, Team Leader - Major Applications Team	
<b>Version</b>	Final	
<b>Dated</b>	18 July 2017	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Strategic Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
<b>Date final report sent to Constitutional Team</b>		6 July 2017

## APPENDIX 1

## Consultation undertaken

**Site notice date:** 23/01/2017

**Press notice date:** 26/01/2017

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 01/02/2017

**Internal services consulted:**

Economic Development Team  
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]  
 Highway Development Management

**Statutory and non-statutory organisations consulted:**

London Fire & Emergency Planning Authority  
 London Underground Limited  
 Network Rail (Planning)  
 Thames Water - Development Planning

**Neighbour and local groups consulted:**

97 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 46 Arc House SE1 3GN
98 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 47 Arc House SE1 3GN
99 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 44 Arc House SE1 3GN
96 Purbrook Estate Tower Bridge Road SE1 3DD	Ground Floor Tanner Place SE1 3PH
93 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 42 Arc House SE1 3GN
94 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 43 Arc House SE1 3GN
95 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 52 Arc House SE1 3GN
Flat 2 170-172 Tower Bridge Road SE1 3LS	Flat 53 Arc House SE1 3GN
Flat 3 170-172 Tower Bridge Road SE1 3LS	Flat 54 Arc House SE1 3GN
60 Tanner Street London SE1 3DR	Flat 51 Arc House SE1 3GN
Flat 1 170-172 Tower Bridge Road SE1 3LS	Flat 48 Arc House SE1 3GN
55-57 Tanner Street London SE1 3PL	Flat 49 Arc House SE1 3GN
Unit 4a Tower Workshops SE1 3DG	Flat 50 Arc House SE1 3GN
12 Pope Street London SE1 3PR	Flat 5 52 Tanner Street SE1 3PH
83 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 6 52 Tanner Street SE1 3PH
84 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 7 52 Tanner Street SE1 3PH
85 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 4 52 Tanner Street SE1 3PH
82 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 1 52 Tanner Street SE1 3PH
105 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 2 52 Tanner Street SE1 3PH
106 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 3 52 Tanner Street SE1 3PH
81 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 16 166 Tower Bridge Road SE1 3LZ
90 Purbrook Estate Tower Bridge Road SE1 3DD	59 Tanner Street London SE1 3PL
91 Purbrook Estate Tower Bridge Road SE1 3DD	51b Tanner Street London SE1 3PL
92 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 2 166 Tower Bridge Road SE1 3LZ
89 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 8 52 Tanner Street SE1 3PH
86 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 1 166 Tower Bridge Road SE1 3LZ
87 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 6 166 Tower Bridge Road SE1 3LZ
88 Purbrook Estate Tower Bridge Road SE1 3DD	Flat 55 Arc House SE1 3GN
62 Tanner Street London SE1 3DR	Flat 74 Arc House SE1 3GN
Flat 4 Export House SE1 3LS	Flat 75 Arc House SE1 3GN
Flat 5 Export House SE1 3LS	Flat 76 Arc House SE1 3GN
Flat 6 Export House SE1 3LS	Flat 73 Arc House SE1 3GN
Flat 3 Export House SE1 3LS	Flat 70 Arc House SE1 3GN
168a Tower Bridge Road London SE1 3LS	Flat 71 Arc House SE1 3GN
Flat 1 Export House SE1 3LS	Flat 72 Arc House SE1 3GN
Flat 2 Export House SE1 3LS	Flat 3 Arc House SE1 3FU

Flat 11 Export House SE1 3LS  
 Flat 12 Export House SE1 3LS  
 Flat 13 Export House SE1 3LS  
 Flat 10 Export House SE1 3LS  
 Flat 7 Export House SE1 3LS  
 Flat 8 Export House SE1 3LS  
 Flat 9 Export House SE1 3LS  
 Flat 2 51 Tanner Street SE1 3PL  
 Flat 3 51 Tanner Street SE1 3PL  
 Flat 4 51 Tanner Street SE1 3PL  
 Flat 1 51 Tanner Street SE1 3PL  
 64 Tanner Street London SE1 3DR  
 66 Tanner Street London SE1 3DR  
 68 Tanner Street London SE1 3DR  
 Flat 9 51 Tanner Street SE1 3PL  
 Flat 10 51 Tanner Street SE1 3PL  
 51a Tanner Street London SE1 3PL  
 Flat 8 51 Tanner Street SE1 3PL  
 Flat 5 51 Tanner Street SE1 3PL  
 Flat 6 51 Tanner Street SE1 3PL  
 Flat 7 51 Tanner Street SE1 3PL  
 104 Purbrook Estate Tower Bridge Road SE1 3DD  
 22 Coxson Way London SE1 2XB  
 23 Coxson Way London SE1 2XB  
 3 Coxson Way London SE1 2XB  
 21 Coxson Way London SE1 2XB  
 18 Coxson Way London SE1 2XB  
 19 Coxson Way London SE1 2XB  
 20 Coxson Way London SE1 2XB  
 277 Arnold Estate Druid Street SE1 2XN  
 278 Arnold Estate Druid Street SE1 2XN  
 279 Arnold Estate Druid Street SE1 2XN  
 7 Coxson Way London SE1 2XB  
 4 Coxson Way London SE1 2XB  
 5 Coxson Way London SE1 2XB  
 6 Coxson Way London SE1 2XB  
  
 Third Floor 1 Fellmongers Path SE1 3LY  
 Flat 42 Arc House SE1 3FU  
 10 Coxson Way London SE1 2XB  
 Part First And Second Floor 1 Fellmongers Path SE1 3LY  
 Unit B3 Arc House SE1 3GP  
 Unit B4 Arc House SE1 3GP  
 Part First Floor 1 Fellmongers Path SE1 3LY  
 15 Coxson Way London SE1 2XB  
 16 Coxson Way London SE1 2XB  
 17 Coxson Way London SE1 2XB  
 14 Coxson Way London SE1 2XB  
 11 Coxson Way London SE1 2XB  
 12 Coxson Way London SE1 2XB  
 13 Coxson Way London SE1 2XB  
 280 Arnold Estate Druid Street SE1 2XN  
 50 Druid Street London SE1 2EZ  
 Osteopathy House 176 Tower Bridge Road SE1 3LU  
 20 Maltby Street London SE1 3PG  
 54 Druid Street London SE1 2EZ  
 295 Arnold Estate Druid Street SE1 2XN  
 52 Druid Street London SE1 2EZ  
 44 Druid Street London SE1 2EZ  
 101 Purbrook Estate Tower Bridge Road SE1 3DD  
 102 Purbrook Estate Tower Bridge Road SE1 3DD  
 103 Purbrook Estate Tower Bridge Road SE1 3DD  
 100 Purbrook Estate Tower Bridge Road SE1 3DD  
 31 Maltby Street London SE1 3PA  
 53 Tanner Street London SE1 3PL  
 67-73 Tanner Street London SE1 3PL  
 285 Arnold Estate Druid Street SE1 2XN  
 286 Arnold Estate Druid Street SE1 2XN  
 287 Arnold Estate Druid Street SE1 2XN  
 284 Arnold Estate Druid Street SE1 2XN  
 281 Arnold Estate Druid Street SE1 2XN  
 282 Arnold Estate Druid Street SE1 2XN  
 283 Arnold Estate Druid Street SE1 2XN  
 292 Arnold Estate Druid Street SE1 2XN  
 293 Arnold Estate Druid Street SE1 2XN  
 294 Arnold Estate Druid Street SE1 2XN  
 291 Arnold Estate Druid Street SE1 2XN  
 288 Arnold Estate Druid Street SE1 2XN  
 289 Arnold Estate Druid Street SE1 2XN  
  
 Flat 4 Arc House SE1 3FU  
 Flat 5 Arc House SE1 3FU  
 Flat 2 Arc House SE1 3FU  
 Flat 77 Arc House SE1 3GN  
 Flat 78 Arc House SE1 3GN  
 Flat 1 Arc House SE1 3FU  
 Flat 60 Arc House SE1 3GN  
 Flat 61 Arc House SE1 3GN  
 Flat 62 Arc House SE1 3GN  
 Flat 59 Arc House SE1 3GN  
 Flat 56 Arc House SE1 3GN  
 Flat 57 Arc House SE1 3GN  
 Flat 58 Arc House SE1 3GN  
 Flat 67 Arc House SE1 3GN  
 Flat 68 Arc House SE1 3GN  
 Flat 69 Arc House SE1 3GN  
 Flat 66 Arc House SE1 3GN  
 Flat 63 Arc House SE1 3GN  
 Flat 64 Arc House SE1 3GN  
 Flat 65 Arc House SE1 3GN  
 50 Tanner Street London  
 Flat 15 166 Tower Bridge Road SE1 3LZ  
 Flat 5 166 Tower Bridge Road SE1 3LZ  
 1 Bevington Path London SE1 3PW  
 71 Tanner Street London SE1 3PL  
 Flat 4 166 Tower Bridge Road SE1 3LZ  
 Flat 7 166 Tower Bridge Road SE1 3LZ  
 Flat 9 166 Tower Bridge Road SE1 3LZ  
 Railway Arch 76 Druid Street SE1 2HH  
 Railway Arch 80 Druid Street SE1 2HQ  
 Flat 12 55 Tanner Street SE1 3PN  
 Railway Arch 78 Druid Street SE1 2HQ  
 Flat 14 166 Tower Bridge Road SE1 3LZ  
 Ground Floor 47-49 Tanner Street SE1 3PL  
 First To Second Floor 47-49 Tanner Street SE1 3PL  
 Railway Arches 76 To 80 And 84 44 45 46 47 Druid Street SE1 2HH  
 34-35 Maltby Street London SE1 3PA  
 36 Maltby Street London SE1 3PA  
 Flat 8 166 Tower Bridge Road SE1 3LZ  
 63 Tanner Street London SE1 3PL  
 Ground Floor 1 Fellmongers Path SE1 3LY  
 First Floor Flat 174 Tower Bridge Road SE1 3LS  
 Flat 12 166 Tower Bridge Road SE1 3LZ  
 Flat 13 166 Tower Bridge Road SE1 3LZ  
 Flat 3 166 Tower Bridge Road SE1 3LZ  
 Flat 11 166 Tower Bridge Road SE1 3LZ  
 166a Tower Bridge Road London SE1 3LZ  
 166b Tower Bridge Road London SE1 3LZ  
 Flat 10 166 Tower Bridge Road SE1 3LZ  
 Flat 10 55 Tanner Street SE1 3PN  
 Flat 7 61 Tanner Street SE1 3PP  
 Flat 8 61 Tanner Street SE1 3PP  
 Flat 9 61 Tanner Street SE1 3PP  
 Flat 6 61 Tanner Street SE1 3PP  
 Flat 3 61 Tanner Street SE1 3PP  
 Flat 4 61 Tanner Street SE1 3PP  
 Flat 5 61 Tanner Street SE1 3PP  
 Flat 14 61 Tanner Street SE1 3PP  
 Flat 12 51 Tanner Street SE1 3PL  
 Flat 11 51 Tanner Street SE1 3PL  
 Flat 13 61 Tanner Street SE1 3PP  
 Flat 10 61 Tanner Street SE1 3PP  
 Flat 11 61 Tanner Street SE1 3PP  
 Flat 12 61 Tanner Street SE1 3PP  
 Flat 5 55 Tanner Street SE1 3PN  
 Flat 6 55 Tanner Street SE1 3PN  
 Flat 7 55 Tanner Street SE1 3PN  
 Flat 4 55 Tanner Street SE1 3PN  
 Flat 1 55 Tanner Street SE1 3PN  
 Flat 2 55 Tanner Street SE1 3PN  
 Flat 3 55 Tanner Street SE1 3PN  
 Flat 14 55 Tanner Street SE1 3PN  
 Flat 1 61 Tanner Street SE1 3PP  
 Flat 2 61 Tanner Street SE1 3PP  
 Flat 13 55 Tanner Street SE1 3PN  
 Flat 8 55 Tanner Street SE1 3PN  
 Flat 9 55 Tanner Street SE1 3PN  
 Flat 11 55 Tanner Street SE1 3PN

290 Arnold Estate Druid Street SE1 2XN  
 Flat 34 Florin Court SE1 3DP  
 35 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 35 Florin Court SE1 3DP  
 34 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 32 Florin Court SE1 3DP  
 33 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 33 Florin Court SE1 3DP  
 38 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 38 Florin Court SE1 3DP  
 39 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 37 Florin Court SE1 3DP  
 36 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 36 Florin Court SE1 3DP  
 37 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 27 Florin Court SE1 3DP  
 28 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 28 Florin Court SE1 3DP  
 27 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 25 Florin Court SE1 3DP  
 26 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 26 Florin Court SE1 3DP  
 31 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 31 Florin Court SE1 3DP  
 32 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 30 Florin Court SE1 3DP  
 29 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 29 Florin Court SE1 3DP  
 30 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 39 Florin Court SE1 3DP  
 First Floor Right 54-58 Tanner Street SE1 3PH  
 Second Floor Front Right 54-58 Tanner Street SE1 3PH  
 Second Floor Left 54-58 Tanner Street SE1 3PH  
 First Floor Left 54-58 Tanner Street SE1 3PH  
 First Floor 1-4 Pope Street SE1 3PR  
 Second Floor 1-4 Pope Street SE1 3PR  
 1a Pope Street London SE1 3PH  
 Fourth Floor Left 54-58 Tanner Street SE1 3PH  
 Fourth Floor Right 54-58 Tanner Street SE1 3PH  
 Basement And Ground Floor 170-172 Tower Bridge Road SE1 3LS  
 Third Floor Rear Right 54-58 Tanner Street SE1 3PH  
 Second Floor Rear Right 54-58 Tanner Street SE1 3PH  
 Third Floor Front Right 54-58 Tanner Street SE1 3PH  
 Third Floor Left 54-58 Tanner Street SE1 3PH  
 Flat 43 Florin Court SE1 3DP  
 Flat 44 Florin Court SE1 3DP  
 Flat 45 Florin Court SE1 3DP  
 Flat 42 Florin Court SE1 3DP  
 40 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 40 Florin Court SE1 3DP  
 Flat 41 Florin Court SE1 3DP  
 Flat 50 Florin Court SE1 3DP  
 Railway Arch 48 Druid Street SE1 2HH  
 Ground Floor 1-4 Pope Street SE1 3PR  
 Flat 49 Florin Court SE1 3DP  
 Flat 46 Florin Court SE1 3DP  
 Flat 47 Florin Court SE1 3DP  
 Flat 48 Florin Court SE1 3DP  
 25 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 5 Florin Court SE1 3DP  
 6 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 6 Florin Court SE1 3DP  
 5 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 3 Florin Court SE1 3DP  
 4 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 4 Florin Court SE1 3DP  
 9 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 9 Florin Court SE1 3DP  
 10 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 8 Florin Court SE1 3DP  
 7 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 7 Florin Court SE1 3DP  
 8 St Johns Estate Tower Bridge Road SE1 2XD  
 Downside Settlement Youth Club Druid Street SE1 2EZ  
 Flat 1 174 Tower Bridge Road SE1 3LS  
 Flat 2 174 Tower Bridge Road SE1 3LS  
 168b Tower Bridge Road London SE1 3LS  
 Flat 14 Export House SE1 3LS  
 Flat 119 Arc House SE1 3GP  
 Flat 120 Arc House SE1 3GP  
 Flat 121 Arc House SE1 3GP  
 Flat 118 Arc House SE1 3GP  
 Flat 115 Arc House SE1 3GP  
 Flat 116 Arc House SE1 3GP  
 Flat 117 Arc House SE1 3GP  
 Flat 126 Arc House SE1 3GP  
 Flat 127 Arc House SE1 3GP  
 Flat 128 Arc House SE1 3GP  
 Flat 125 Arc House SE1 3GP  
 Flat 122 Arc House SE1 3GP  
 Flat 123 Arc House SE1 3GP  
 Flat 124 Arc House SE1 3GP  
 Flat 105 Arc House SE1 3GP  
 Flat 106 Arc House SE1 3GP  
 Flat 107 Arc House SE1 3GP  
 Flat 104 Arc House SE1 3GP  
 Flat 101 Arc House SE1 3GP  
 Flat 102 Arc House SE1 3GP  
 Flat 103 Arc House SE1 3GP  
 Flat 112 Arc House SE1 3GP  
 Flat 113 Arc House SE1 3GP  
 Flat 114 Arc House SE1 3GP  
 Flat 111 Arc House SE1 3GP  
 Flat 108 Arc House SE1 3GP  
 Flat 109 Arc House SE1 3GP  
 Flat 110 Arc House SE1 3GP  
 Flat 129 Arc House SE1 3GP  
 Flat 148 Arc House SE1 3GP  
 Flat 149 Arc House SE1 3GP  
 Flat 150 Arc House SE1 3GP  
 Flat 147 Arc House SE1 3GP  
 Flat 144 Arc House SE1 3GP  
 Flat 145 Arc House SE1 3GP  
 Flat 146 Arc House SE1 3GP  
 Unit A Arc House SE1 3GP  
 Unit B1 Arc House SE1 3GP  
 Unit B2 Arc House SE1 3GP  
 Flat 154 Arc House SE1 3GP  
 Flat 151 Arc House SE1 3GP  
 Flat 152 Arc House SE1 3GP  
 Flat 153 Arc House SE1 3GP  
 Flat 134 Arc House SE1 3GP  
 Flat 135 Arc House SE1 3GP  
 Flat 136 Arc House SE1 3GP  
 Flat 133 Arc House SE1 3GP  
 Flat 130 Arc House SE1 3GP  
 Flat 131 Arc House SE1 3GP  
 Flat 132 Arc House SE1 3GP  
 Flat 141 Arc House SE1 3GP  
 Flat 142 Arc House SE1 3GP  
 Flat 143 Arc House SE1 3GP  
 Flat 140 Arc House SE1 3GP  
 Flat 137 Arc House SE1 3GP  
 Flat 138 Arc House SE1 3GP  
 Flat 139 Arc House SE1 3GP  
 Flat 100 Arc House SE1 3GP  
 Flat 24 Arc House SE1 3FU  
 Flat 25 Arc House SE1 3FU  
 Flat 26 Arc House SE1 3FU  
 Flat 23 Arc House SE1 3FU  
 Flat 20 Arc House SE1 3FU  
 Flat 21 Arc House SE1 3FU  
 Flat 22 Arc House SE1 3FU  
 Flat 31 Arc House SE1 3FU  
 Flat 32 Arc House SE1 3FU  
 Flat 33 Arc House SE1 3FU  
 Flat 30 Arc House SE1 3FU  
 Flat 27 Arc House SE1 3FU  
 Flat 28 Arc House SE1 3FU  
 Flat 29 Arc House SE1 3FU  
 Flat 10 Arc House SE1 3FU  
 Flat 11 Arc House SE1 3FU  
 Flat 12 Arc House SE1 3FU  
 Flat 9 Arc House SE1 3FU  
 Flat 6 Arc House SE1 3FU  
 Flat 7 Arc House SE1 3FU



Flat 15 Export House SE1 3LS  
 Flat 16 Export House SE1 3LS  
 2 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 2 Florin Court SE1 3DP  
 3 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 1 Florin Court SE1 3DP  
 Flat 3 174 Tower Bridge Road SE1 3LS  
 Flat 4 174 Tower Bridge Road SE1 3LS  
 1 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 10 Florin Court SE1 3DP  
 20 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 20 Florin Court SE1 3DP  
 21 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 19 Florin Court SE1 3DP  
 18 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 18 Florin Court SE1 3DP  
 19 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 23 Florin Court SE1 3DP  
 24 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 24 Florin Court SE1 3DP  
 23 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 21 Florin Court SE1 3DP  
 22 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 22 Florin Court SE1 3DP  
 13 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 13 Florin Court SE1 3DP  
 14 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 12 Florin Court SE1 3DP  
 11 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 11 Florin Court SE1 3DP  
 12 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 16 Florin Court SE1 3DP  
 17 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 17 Florin Court SE1 3DP  
 16 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 14 Florin Court SE1 3DP  
 15 St Johns Estate Tower Bridge Road SE1 2XD  
 Flat 15 Florin Court SE1 3DP  
 Flat 45 Arc House SE1 3GN

Flat 8 Arc House SE1 3FU  
 Flat 17 Arc House SE1 3FU  
 Flat 18 Arc House SE1 3FU  
 Flat 19 Arc House SE1 3FU  
 Flat 16 Arc House SE1 3FU  
 Flat 13 Arc House SE1 3FU  
 Flat 14 Arc House SE1 3FU  
 Flat 15 Arc House SE1 3FU  
 Flat 34 Arc House SE1 3FU  
 Flat 90 Arc House SE1 3GP  
 Flat 91 Arc House SE1 3GP  
 Flat 92 Arc House SE1 3GP  
 Flat 89 Arc House SE1 3GP  
 Flat 86 Arc House SE1 3GP  
 Flat 87 Arc House SE1 3GP  
 Flat 88 Arc House SE1 3GP  
 Flat 97 Arc House SE1 3GP  
 Flat 98 Arc House SE1 3GP  
 Flat 99 Arc House SE1 3GP  
 Flat 96 Arc House SE1 3GP  
 Flat 93 Arc House SE1 3GP  
 Flat 94 Arc House SE1 3GP  
 Flat 95 Arc House SE1 3GP  
 Flat 39 Arc House SE1 3FU  
 Flat 40 Arc House SE1 3FU  
 Flat 41 Arc House SE1 3FU  
 Flat 38 Arc House SE1 3FU  
 Flat 35 Arc House SE1 3FU  
 Flat 36 Arc House SE1 3FU  
 Flat 37 Arc House SE1 3FU  
 Flat 83 Arc House SE1 3GP  
 Flat 84 Arc House SE1 3GP  
 Flat 85 Arc House SE1 3GP  
 Flat 82 Arc House SE1 3GP  
 Flat 79 Arc House SE1 3GP  
 Flat 80 Arc House SE1 3GP  
 Flat 81 Arc House SE1 3GP  
 Florin Court 70 Tanner Street SE1 3DP  
 Florin Court 70 Tanner Street SE1 3DP

**Re-consultation:** n/a

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

Economic Development Team

**Statutory and non-statutory organisations**

London Fire & Emergency Planning Authority  
London Underground Limited  
Network Rail (Planning)  
Thames Water - Development Planning

**Neighbours and local groups**

Flat 11 61 Tanner Street SE1 3PP  
Flat 14 61 Tanner Street SE1 3PP  
Flat 45 Florin Court SE1 3DP  
Flat 45 Florin Court SE1 3DP  
Flat 46 Arc House SE1 3GN  
Flat 75 Arc House SE1 3GN  
Flat 93 Arc House SE1 3GP  
Florin Court 70 Tanner Street SE1 3DP  
Florin Court 70 Tanner Street SE1 3DP  
12 Pope Street London SE1 3PR



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

Rory Joyce

Brunel Planning  
 51 Queens Road  
 Tunbridge Wells  
 Kent  
 TN4 9LZ

**Your Ref:**

**Our Ref:** 16/EQ/0211  
**Contact:** Michael Glasgow  
**Telephone:** 020 7525 1249  
**E-Mail:** [planning.applications@southwark.gov.uk](mailto:planning.applications@southwark.gov.uk)  
**Web Site:** <http://www.southwark.gov.uk>

**Date:** 01/09/2016

Dear R Joyce

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

**At:** 67-71 TANNER STREET, LONDON, SE1 3PL  
**Proposal:** Redevelopment of the site with a lower ground, ground plus eight storey building to accommodate office use with a retail unit at ground floor level.

I write in connection with your pre-application enquiry received on 01/07/2016 regarding a scheme to redevelop the site above. This letter summarises the council's written advice on your proposal and whether, based on the details submitted, it meets local planning requirements

This pre-application enquiry relates to land at 67-71 Tanner Street. The site is broadly triangular in shape and is approximately 0.046 hectares in size. It is bounded to the north by the railway viaduct serving London Bridge Station (including several currently vacant arches at grade), to the south by Tanner Street and to the west by a 7 storey mixed-use building ("the Leatherworks"). The site is currently vacant, though it is acknowledged that planning permission was granted in 2015 for a part 7/part 8 storey development comprising a ground floor retail unit and 9 residential apartments above.

**Planning Policy**

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

The site is located within the:

- Urban Zone
- Air Quality Management Area
- Bermondsey, Borough and Rivers Archaeological Priority Zone

Though the site is not located in a conservation area, it is located in close proximity to the Bermondsey Street Conservation Area and a number of buildings in the vicinity are acknowledged as contributing positively to the character and setting of the conservation area.

**Other key material considerations**

The National Planning Policy Framework

**Land Use**

The proposal is for a predominantly office-led development (use class B1a) with a ground floor retail unit (use class A1). The site is located just beyond the Bankside, Borough and London Bridge Opportunity Area, in which the expansion of a range of commercial uses are encouraged. It is considered that the proposed land-uses are appropriate in this location and will compliment the mixed-use character of the locale.

**Access and site layout**

The building would be aligned to the curve of Tanner Street, reflecting the form of the newly developed Arc building (former Century House), opposite. The proposed building footprint occupies the majority of the site. Whilst this approach is acceptable in principle, the extent of the built footprint should be tempered to allow for the creation of sufficient amenity space to serve the host building and its occupiers, as well as functional requirements linked to servicing. Further consideration is given to the design merits of this approach below.

It is noted that the proposal would safeguard access to the arches beneath the viaduct, though the future use of these spaces fall beyond the scope of the current proposal.

Pedestrian access to the site would take place directly from Tanner Street- ensuring an active frontage- and indicative layouts demonstrate a logical and efficient floorplate. The sole vehicular access from the site would be from Tanner Street. Prevailing policy in the Core Strategy establishes that all servicing should be undertaken off-street and so provision should be made for servicing and refuse collection to be undertaken within the demise of the site. This is particularly important for this development site given the reduced visibility presented by the viaduct. Details of the anticipated servicing requirements of a commercial scheme of this magnitude should be explored and detailed as part of any subsequent planning application. On-street servicing and deliveries will only be considered as a potential solution if it can be demonstrated that an on-site solution would not be feasible.

### **Scale, height and massing**

The proposal is for a commercial building rising to nine storeys. This is arranged as a principal 6 storey element that occupies the majority of the available site footprint, with three additional subservient storeys that each diminish in size. Though no detail on absolute height has been provided, it is anticipated that a 9 storey building with typical commercial floor to ceiling heights would exceed 30m and so would constitute a tall building.

Saved Southwark Plan Policy 3.20 states that any building over 30 metres in height should ensure that it makes a positive contribution to the landscape, is located at a point of landmark significance, is of the highest architectural standard, relates well to its surroundings, particularly at street level, and contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

Officers advise that whilst some additional height (relative to the consented scheme) could potentially be achieved, subject to detailed design, breaching the 30m threshold would be problematic given the large floorplate proposed and the relatively meagre contribution to the landscape that this would allow for. Officers consider that the uppermost storey should be omitted.

In terms of the development programme, it is also advised that any building exceeding 30m in height would be referable to the Mayor of London as part of the process of determination.

### **Detailed design**

Core Strategy policy 12 sets out that all new development should achieve the highest standards of design and saved Southwark Plan policies 3.12 and 3.13 provide detailed criteria for considering the quality of development proposals and their relationship with the immediate surroundings, respectively.

A simple brick palette is proposed for the majority of the building with deep recessed windows that are angled into the building to provide greater depth. The pattern of fenestration is such that the glazed elements are off-set on each floor to avoid a simple, orthogonal grid. Initial visualisations demonstrate attempts to distinguish the base, middle and top of the building. The uppermost floor would be treated with a contrasting aesthetic such that it appears as a distinct top to the building, whilst the brick frame would be expressed as double height to differentiate the base of the building.

Officers are supportive of this approach in principle, however, it is considered that the top of the building can be effectively articulated with the recessive curves that are shown on the 7th and 8th storeys. These curved set-backs could be embellished to make them more readily apparent from street level and, perhaps, start to address the tricky relationship with neighbours. It is not considered that an additional storey in a different architectural language is necessary here. The double height brick frame that is mooted at the base of the building is supported and officers consider that there is an opportunity for this to be a partial double height space, particularly for the commercial lobby/reception space.

The proposed building would follow the alignment of existing properties on Tanner Street and form a curve that sweeps towards the viaduct, mirroring the form of the Arc development, opposite. Officers believe that this form is representative of the urban grain in this area and has a successful relationship both with Tanner Street and the neighbouring Leatherworks building, with the exception of the upper storeys.

The simplicity of the materials palette is supported by officers, though the successful realisation of this approach will be contingent on the quality of the chosen brick. Officers consider that the depth of reveals, angled glazing

and brick soffits could in combination be successful in articulating the facade.

Though the images presented show a scheme at an early stage of the design process, officers are satisfied that this approach makes an appropriate response to the local context and should be pursued.

### **Density**

The site is located within the urban zone, in which Core Strategy Policy 6 establishes that density should be within the range of 200 - 700 habitable rooms per hectare. Notwithstanding that this is a commercial scheme as opposed to residential, the density of the development provides a useful insight as to whether a proposal will sit comfortably in its local context and harmoniously alongside neighbours.

The proposal would comprise 3,334sqm commercial floorspace (GIA) (therefore, adopting the methodology set out in the Southwark Plan, 126 habitable rooms), which would equate to a density in excess of 2,600 habitable rooms per hectare. This is likely to indicate an over-development of the site. Ultimately, this will be determined having regard to the relationship between the proposed building and its neighbours, including issues linked to residential amenity, to prevailing building heights/forms and to the architectural quality of the proposal.

### **Amenity impacts**

The information presented at this point focuses on the height, bulk and massing of the proposed development and only offers limited information on the relationship between the proposed building and its immediate neighbours. Evidently, a number of issues will require careful consideration.

The upper storeys are likely to have a harmful impact on residential occupiers immediately to the south and south-west. It appears that the uppermost residential units at 59-63 Tanner Street ("the Leatherworks") have an outlook directly over the site in question and further iterations of the proposal will need to properly consider the nature of any impacts on these units, clearly demonstrating a deliberate design response and/or mitigation, as appropriate.

Similarly, it is anticipated that the proposal by virtue of its height, massing and proximity to neighbours could have a harmful impact on daylight and sunlight levels received at nearby properties. In particular the proposal could impact on the aforementioned units immediately to the south-west, as well as units at the Arc development to the south (former Century House). A detailed daylight, sunlight and overshadowing assessment should be provided in accordance with the BRE's guidance for measuring such impacts and regard should be given to all residential neighbours and commercial occupiers that might have a particular requirement for natural light. Careful consideration also needs to be given to the potential for direct overlooking across Tanner Street, which might necessitate a particular approach to the detailed design in order to safeguard the privacy of occupiers.

### **Green infrastructure**

The submission fails at this stage to include any detail on landscaping, the potential for tree planting or the incorporation of other green infrastructure, as required by London Plan policy 5.10. Further iterations of the development should clearly set out how the requirements of this policy can be achieved.

### **Transport and servicing issues**

#### **Car parking**

It is assumed that the development would be car free. This is supported.

#### **Cycle parking**

No cycle parking is currently shown on layout plans. The applicant should refer to the long stay/short stay cycle parking standards for B1 office use that are set out in Table 6.3 (Policy 6.9) of the London Plan 2015. This policy sets out that a minimum of 1 long stay cycle storage space per 90sqm commercial floorspace is required and an additional 1 space per 500sqm for short stay (i.e. visitor) cycle parking.

Southwark Plan policy 5.3 sets out that all cycle parking should be secure, convenient and weatherproof. The council's preference is for the use of Sheffield stands (or similar) since they are most easily used by cyclists of all abilities and are compatible for bikes of different sizes.

#### **Servicing**

Detailed information for the servicing/refuse collection demands for a commercial development of this nature should be provided and an appropriate servicing solution presented as a result. It is not clear from the information submitted whether the intention is that servicing takes place from within the site and, indeed, whether servicing vehicles could adequate access, turn and exit the site. As noted above, appropriate provision should be made within the confines of the site in the first instance and the solution should be supported by details that demonstrate sufficient visibility splays and tracking diagrams to demonstrate safe manoeuvring for

the largest anticipated servicing vehicle.

### **Sustainable development implications**

#### **Energy**

Core Strategy policy 13 stipulates that new buildings will be required to demonstrate the highest possible environmental standards. Major office developments will be expected to achieve BREEAM Excellent accreditation. This should be understood at the design stage since a number of potential BREEAM credits can quickly be lost at an early stage. It is recommended that a BREEAM Pre-Assessment accompanies any future planning application.

Further, London Plan Policy 5.2 requires a reduction in carbon emissions equivalent to 35% below the target established in Part L of the Building Regulations 2013. A detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined are to be met within the framework of the energy hierarchy should be provided.

#### **Air Quality**

The site is in an Air Quality Management Area and both the construction programme and/or the installation of CHP could give rise to air quality impacts that might affect nearby sensitive receptors. Details of appropriate mitigation should be provided with any formal application to demonstrate that the effects on air quality would not be significant and would be in accordance with the Mayors guidance.

#### **Flood risk**

Although office use is categorised as a 'less vulnerable' use in the National Planning Policy Guidance relating to flood risk, the site is situated in Flood Risk Zone 3 and so a site-specific Flood Risk Assessment (FRA) will be required as part of any formal planning application.

#### **Ground contamination**

Based on the site's historic uses there is a risk of exposure to potential contaminants during construction and in the completed development to construction workers, future occupiers, ground water and surface water. For these reasons a desk-based contamination assessment would be required with any future planning application, with further site investigations and potential mitigation required as part of the development process.

#### **Archaeology**

The site is in an archaeological priority zone and may have important archaeological remains which should be appropriately managed.

### **s106 Planning Obligations and Community Infrastructure Levy (CIL)**

The council's Section 106 and CIL SPD sets out the range of issues that might be captured in section 106 agreements. For a commercial development of this magnitude, the following issues referenced in the SPD are most relevant:

- Archaeology;
- Employment and enterprise;
- Transport - site specific

The applicant should be aware that Mayoral CIL in Southwark is charged at a rate of £35 per sqm (subject to indexation). For the purposes of Southwark's own CIL, the site is within zone 2, within which retail floorspace is chargeable at a rate of £125 per sqm. There is no Southwark CIL charge for office floorspace in this location.

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

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

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

#### **Other matters**

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

#### **Conclusion**

The proposed redevelopment of the site is welcomed and an office-led scheme supported in principle. The

emerging design concept is promising and would relate well to the local context. Officers consider that this approach should be pursued, however, the uppermost storey should be removed and the proposal restricted to eight storeys, with the curved set-backs expressed at the 7th and 8th floors developed to better articulate the top of the building. Further detail is required to demonstrate that the functional/servicing requirements of the site can be accommodated 'in-plot' with such an extensive amount of the site covered with built development and further detail is also required to demonstrate that the proposal will not be detrimental to the amenity of neighbours, particularly the Leatherworks building to the west and Arc building to the south.

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

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

Yours sincerely

*Simon Bevan*  
Director of Planning

## 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.

<b>Applicant</b>	Deco Design & Build Ltd	<b>Reg. Number</b>	16/AP/5180
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/79-59
<b>Recommendation</b>	Grant subject to Legal Agreement		

### Draft of Decision Notice

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

Redevelopment of the site to create a 9 storey (plus single basement) office building (use class B1a) and associated works

**At:** 67-71 TANNER STREET, LONDON SE1 3PL

**In accordance with application received on 22/12/2016**

**and Applicant's Drawing Nos. Existing Plans**

1609-SP-01-DR-A-E-00-XX-01-01/RevP\_1

Proposed Plans

1609-SP-01-DR-A-P-00-XX-03-01/RevP\_2; 1609-SP-01-DR-A-P-20-B1-03-01/RevP\_3, 1609-SP-01-DR-A-P-20-0G-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-01-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-02-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-03-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-04-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-05-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-06-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-07-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-08-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-0R-02-01/RevP\_4; 1609-SP-01-DR-A-P-21-XX-03-01/RevP\_2; 1609-SP-01-DR-A-P-25-XX-02-01/RevP\_3, 1609-SP-01-DR-A-P-25-XX-02-02/RevP\_3, 1609-SP-01-DR-A-P-25-XX-02-03/RevP\_3; 1609-SP-01-DR-A-P-26-XX-02-01/RevP\_3, 1609-SP-01-DR-A-P-26-XX-03-02/RevP\_2.

Documents

Air quality assessment (RSK, December 2016)  
 Archaeology desk based assessment (AOC Archaeology, December 2016)  
 Archaeology evaluation (AOC Archaeology, December 2016)  
 Area Schedule  
 BREEAM Pre-Assessment (RevB)(CHB Sustainability, December 2016)  
 Daylight and Sunlight Assessment (Dixon Payne, January 2017)  
 Daylight and Sunlight Assessment (Dixon Payne, March 2017)  
 Daylight and Sunlight Assessment - Supplementary Report (Dixon Payne, April 2017)  
 Daylight and Sunlight Assessment (Dixon Payne, May 2017)  
 Daylight and Sunlight Assessment (Point 2 Surveyors, June 2017)  
 Delivery and servicing management plan (ADL Traffic, December 2016)  
 Design and Access Statement (SPPARC, December 2016)  
 Drainage Strategy (Rev2.0)(Stilwell Partnership, December 2016)  
 Ecology Assessment  
 Energy Statement (RevA)(CHB Sustainability, December 2016)  
 Explosive Ordnance Survey  
 Flood Risk Assessment (Stilwell Partnership, December 2016)  
 Heritage Statement (Montagu Evans, December 2016)  
 Noise Impact Assessment (Rev2)(RBA Acoustics, December 2016)  
 Phase 1 - Site investigation report  
 Phase 2 - Site investigation report  
 Planning Statement  
 Planning Obligations Statement  
 Transport Assessment  
 Statement of Community Involvement  
 Ventilation Statement (Troup, Bywater & Anders, December 2016)  
 Vibration Statement



**Subject to the following nineteen conditions:****Time limit for implementing this permission and the approved plans**

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

1609-SP-01-DR-A-P-00-XX-03-01/RevP\_2; 1609-SP-01-DR-A-P-20-B1-03-01/RevP\_3, 1609-SP-01-DR-A-P-20-0G-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-01-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-02-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-03-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-04-03-01/RevP\_2, 1609-SP-01-DR-A-P-20-05-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-06-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-07-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-08-02-01/RevP\_3, 1609-SP-01-DR-A-P-20-0R-02-01/RevP\_4; 1609-SP-01-DR-A-P-21-XX-03-01/RevP\_2; 1609-SP-01-DR-A-P-25-XX-02-01/RevP\_3, 1609-SP-01-DR-A-P-25-XX-02-02/RevP\_3, 1609-SP-01-DR-A-P-25-XX-02-03/RevP\_3; 1609-SP-01-DR-A-P-26-XX-02-01/RevP\_3, 1609-SP-01-DR-A-P-26-XX-03-02/RevP\_2.

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 No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved document shall be adhered to throughout the construction period and shall include as a minimum details of:

the parking of vehicles of site operatives and visitors;  
loading and unloading of plant and materials;  
storage of plant and materials used in constructing the development;  
the erection and maintenance of security hoarding;  
wheel washing facilities;  
measures to control the emission of dust and dirt during construction;  
site perimeter continuous automated noise, dust and vibration monitoring;  
location of any cranes or scaffoldings;  
arrangements for direct and responsive site management contact for nearby occupiers;  
a commitment to adopt and implement the Considerate Contractor Scheme.

Reason:

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

- 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 (in consultation with Network Rail and Thames Water) 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 and to not compromise the integrity of any infrastructure and/or third party assets within or immediately adjacent to the site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

## Reason

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

- 6 No development shall take place until a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall respond to the findings of the Phase 1 (Connaughts, April 2016) and Phase 2 (Terragen, December 2016) site investigation reports ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than demolition to slab level and works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

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

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

## Reason

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

**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 Section detail-drawings at a scale of 1:5 through:  
the facades;  
parapets;  
green wall(s);  
balconies/balustrades; and  
heads, cills and jambs of all openings

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

## Reason:

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

- 8 Prior to the commencement of works above grade (excluding demolition) a 1m x 1m brick panel and samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and be 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 that the Local Planning Authority may be satisfied 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 Policies: 3.12 Quality in Design; and 3.13 Urban Design of The Southwark Plan (UDP) July 2007.

- 9 Prior to the commencement of any above grade works (excluding demolition), details of a biodiversity roof and

green wall (at 5th floor level) shall be submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed through the discharge of the condition, the biodiversity roof shall be:

- a) biodiversity based with extensive substrate base (depth 80-150mm);
- b) planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (no more than a maximum of 25% sedum coverage).

The biodiversity roof shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The biodiversity roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

#### Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2015, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 Prior to occupation of the building hereby granted, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings and the detailed design of all terraced areas (including tree planting, boundary details, surfacing materials, access/pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

#### Reason

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

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

- 11 Before 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 to confirm that the development achieves a BREEAM "Excellent" rating as outlined in the approved Pre-Assessment (ref: CHBS-MF-16021-1/RevB)(CHB Sustainability, Nov2016)

#### 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.

**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.

- 12 The outdoor terrace area at 5th floor level shall not be used, other than for maintenance or repair purposes or means of escape at any time and the outdoor terrace area at 8th floor level shall not be used between the hours of 21:00-08:00.

#### Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2

Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

- 13 Any deliveries, unloading and loading to the commercial unit hereby approved shall only be between the following hours: Monday to Saturday - 08:00 to 20:00, Sundays/Bank Holidays 09:00 to 18:00.

**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.

- 14 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 1609-SP-01-DR-A-P-20-0G-03-01/RevP\_2 shall be provided and made available for use by the occupiers of the development 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

- 15 Before the first occupation of the building the cycle parking and shower facilities shown on approved drawing 1609-SP-01-DR-A-P-20-B1-03-01/RevP\_3 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.

- 16 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.

**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).

- 17 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.

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

- 18 Within 3 months of the completion of archaeological works (or another appropriate timeframe agreed with the local planning authority), an surface water attenuation tank of Xsqm shall be installed on site in order to achieve a greenfield runoff rate of 5l/s as described in the drainage strategy hereby approved. The attenuation tank and associated drainage infrastructure shall be retained and maintained for the duration of the use hereby consented.

**Reason**

In order to reduce the risk of flooding as a result of surface water runoff in accordance with the recommendations of Southwark's Strategy Flood Risk Assessment, Strategic Policy 13 'High Environmental Standards' of the Core Strategy (2011), Saved Policies 3.1 'Environmental Effects' and 3.9 'Water' of the Southwark Plan (2007) and guidance in the National Planning Policy Framework (2012)

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

**Reason**

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

**Statement of positive and proactive action in dealing with the application**

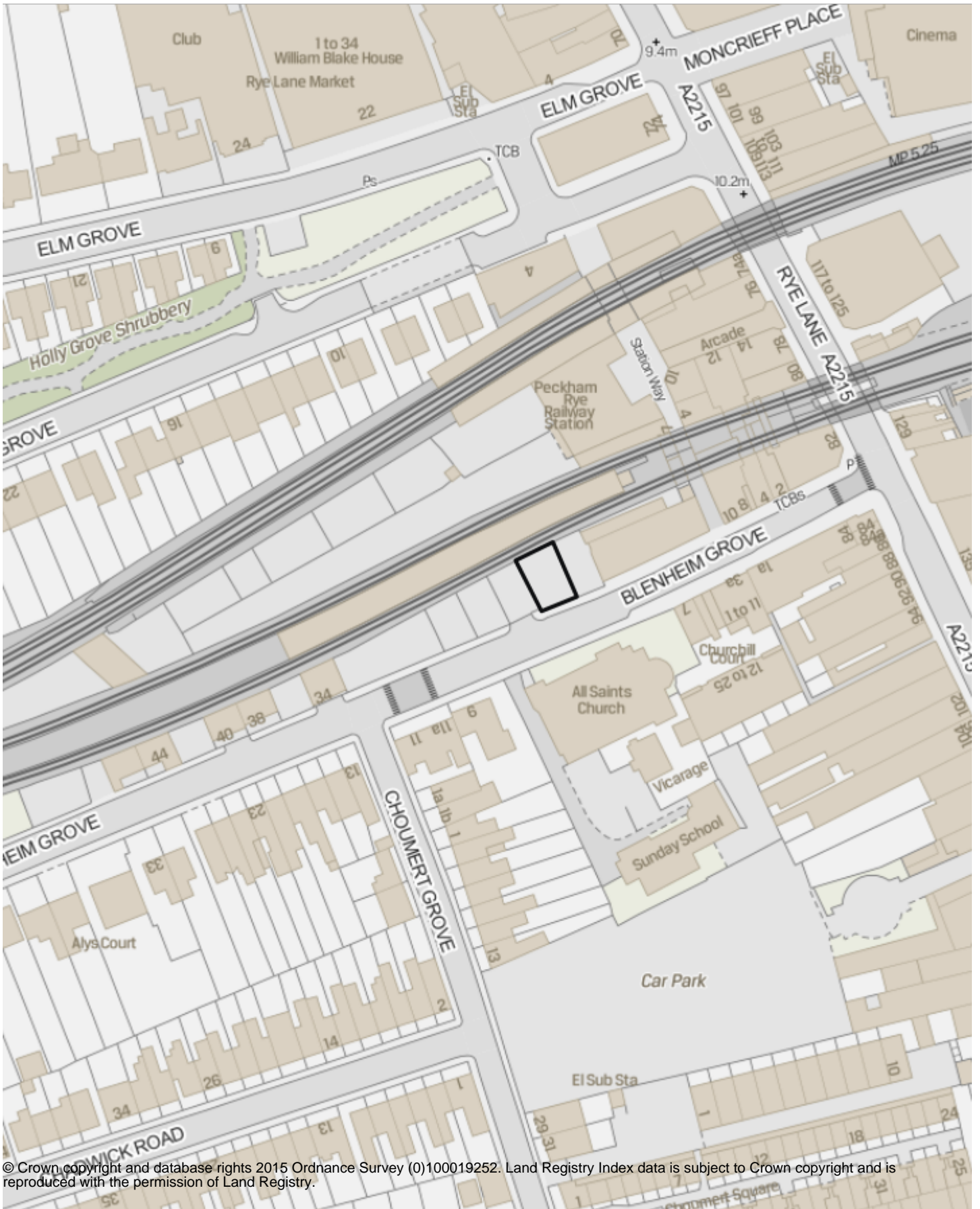
The application has been determined within the time period agreed with the applicant and following negotiations which have resulted in amendments being made to the scheme at both the pre-application and application stages in order to ensure the proposed development complies with the relevant development plan policies.

**Informative**

The retaining walls of the basement are in close proximity to the public highway and as such detailed design and method statements (AIP) for foundations and basements structures retaining the highway (temporary and permanent) in accordance with BD 2/12 'Technical Approval of Highway Structures' should be submitted and approved by the Highway Authority.



**AGENDA ITEM 7.2 - RAILWAY ARCHES, 22A  
BLENHEIM GROVE, LONDON SE15 4QL**



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50 m

Scale = 1 : 1250

5-Jul-2017

<b>Item No.</b> 7.2	<b>Classification:</b> Open	<b>Date:</b> 18 July 2017	<b>Meeting Name:</b> Planning Sub-Committee A
<b>Report title:</b>	<b>Development Management planning application:</b> Application 17/AP/1313 for: Full Planning Application  <b>Address:</b> DOVEDALE BUSINESS CENTRE, 22A BLENHEIM GROVE, LONDON SE15 4QL  <b>Proposal:</b> Change of use from B8 (Storage) to flexible B2 (General industrial) and A4 (Drinking Establishment) use.		
<b>Ward(s) or groups affected:</b>	The Lane		
<b>From:</b>	Craig Newton		
<b>Application Start Date</b> 05/05/2017		<b>Application Expiry Date</b> 30/06/2017	
<b>Earliest Decision Date</b> 31/05/2017			

### RECOMMENDATION

1. That planning permission be granted subject to conditions.

### BACKGROUND INFORMATION

2. This application has been referred to the planning sub-committee following member request.

### Site location and description

3. The application site is located on the northern side of Blenheim Grove, with the service road running into the Dovedale Business Centre to the west. The unit consists of a railway arch currently being used for storage with a yard to the front. The arch sits directly opposite the All Saints Church.
4. The immediate area comprises a mix of commercial activities while on the south side of Blenheim Grove, it becomes more residential towards the west. The application site is located within the Peckham Major Town Centre, the Peckham and Nunhead Action Area, neighbours the Peckham Rye Station Proposal Site, is within Urban Density Zone, AQMA, Rye Lane Peckham & Holly Grove Conservation Area.

### Details of proposal

5. The proposal is for a flexible use B2 (General Industrial & A4 (Drinking Establishments)). Light manufacturing would take place during the weekdays between the hours of 08:30-17:00 and the A4 uses would operate during the weekdays at 17:00-23:00 & at the weekends between 10:00-23:00 with a further restriction on the use of the outside/courtyard area to 22:00 (Hours of operation are different to that stated on the application form).

### Planning history

6. 16AP2122 - DOVEDALE BUSINESS CENTRE, 22-A BLENHEIM GROVE, LONDON, SE15 4QL. Invalidated due to lack of documentation.

### Planning history of adjoining sites

7. 13/AP/2709. ADDRESS: RAILWAY ARCH 209, BLENHEIM GROVE, LONDON, SE15 4QL. DESCRIPTION: Change of use from Class B1 (light industrial), B2 (industrial) and B8 (storage) to A4 (bar). Granted.

8. 26 BLENHEIM GROVE, LONDON  
03/AP/0188 | Use of arch and forecourt as a cafe (Class A3) with installation of glazed shopfront and canopy over frontage. | ARCH 213, 26 BLENHEIM GROVE, LONDON, SE15 4QL. Granted.

09/AP/2532. Variation of Condition 2 on application no. 03-AP-0188 to extend opening hours from 07:30 - 22:00 Monday to Saturday and 08:00 - 21:00 Sundays and Bank holidays to 07:30 - 00:30 Monday to Saturday and 08:00 - 00:00 on Sundays. Appeal Dismissed.

14/AP/1439. Variation of Condition 2 of planning permission 03-AP-0188 dated 21/03/2003 for 'use of arch and forecourt as a cafe (Class A3) with installation of glazed shopfront and canopy over frontage' to extend the closing hours from the existing 22:00 to 23:00 on Fridays and Saturdays only. Granted.

16/AP/0550 | Variation of Condition 2 (hours of operation) of planning permission 03-AP-0188 for 'Use of arch and forecourt as a cafe (Class A3) with installation of glazed shopfront and canopy over frontage' to extend the closing time on Friday and Saturday from 23:00 to 00:00 Condition 2 to read: 'The use hereby approved shall operate between the hours of 0730 and 2200 Monday to Thursdays, and 07:30 to 00:00 Fridays and Saturdays, and 0800 to 2100 Sundays and Bank Holidays'. | ARCH 213, 26 BLENHEIM GROVE, LONDON, SE15 4QL. Granted.

### KEY ISSUES FOR CONSIDERATION

#### Summary of main issues

9. The main issues to be considered in respect of this application are:
  - a) The principle of the development in terms of land use and conformity with strategic policies.
  - b) The impact of the proposed development on neighbouring properties.
  - c) The design and visual impact of the proposal.
  - d) Servicing, access and transport.
  - e) All other relevant planning considerations.

#### Planning policy

10. National Planning Policy Framework (the Framework)  
Section 1 - Building a strong, competitive economy  
Section 2 - Ensuring the vitality of town centres  
Section 7 - Requiring good design



## Section 12 - Conserving and enhancing the historic environment

11. The London Plan 2016  
 Policy 2.15 Town Centres  
 Policy 3.16 Protection and enhancement of social infrastructure  
 Policy 4.1 Developing London's economy  
 Policy 4.6 Support for and enhancement of arts, culture, sport and entertainment  
 Policy 7.4 - Local Character  
 Policy 7.6 - Architecture  
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
  
12. Core Strategy 2011  
 Strategic policy 12 - Design and conservation  
 Strategic policy 13 - High environmental standards
  
13. Southwark Plan 2007 (July) - saved policies  
 The council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.  
 Policy 1.5 - Small Business Units  
 Policy 1.7 – Development Within Town And Local Centres  
 Policy 3.1 - Environmental Effects  
 Policy 3.2 - Protection of amenity  
 Policy 3.12 - Quality in design  
 Policy 3.13 - Urban design  
 Policy 3.16 - Conservation areas  
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage
  
- Peckham and Nunhead Area Action Plan 2014  
 Policy 1: Peckham town centre shopping  
 Policy 2: Arts, culture, leisure and entertainment

### **Summary of consultation responses**

14. Six objections have been received for the application. Matters of concern in this representation include:
  - Noise;
  - Opening hours;
  - Traffic;
  - Character of street;
  - Anti-social behaviour.

There was one objection from internal and statutory consultees.

15. EPT - Concerns raised about the use of a sound system in the courtyard and the cumulative impact of licensed premises in vicinity. Both matters addressed within the main body of the report.

### **Principle of development**

16. The current use of the railway arch and courtyard is for storage. The applicant is seeking to change the use to B2/A4 Use Class. In terms of relevant policies saved policy 1.7 – Development Within Town And Local Centres seeks the retention and growth of employment uses. In principle a development would be supported under this policy where it meets the criteria. The criteria of the policy is set out below:

Within the centres, the LPA will permit developments providing a range of uses, including retail and services, leisure, entertainment and community, civic, cultural and tourism, residential and employment (Class B1) uses, where the following criteria are met:

- i. The scale and nature of the proposal is appropriate to the character and function of the centre and the catchment area it seeks to serve; and
- ii. The proposal will not harm the vitality and viability of the centre; and
- iii. A mix of uses is provided where appropriate; and
- iv. Any floorspace currently in A Class use should be retained or replaced, unless the proposed use provides a direct service to the general public and the proposal would not harm the retail vitality and viability of the centre (where the proposal site is located within a protected shopping frontage, the proposal should comply with Policy 1.9); and
- v. The proposal would not materially harm the amenities of surrounding occupiers;
- vi. Where developments which are likely to attract a lot of people are proposed, the site should be highly accessible by sustainable modes of transport; and
- vii. The road network has sufficient capacity to take any additional servicing traffic generated by the proposal without causing adverse effects on the environment, traffic circulation, or air quality; and
- viii. The development addresses the street, provides an active frontage on pedestrian routes and would not erode the visual continuity of a shopping frontage; and
- ix. The proposal provides amenities for users of the site such as public toilets, where appropriate.

In terms of assessing the principle of development the proposal is considered a suitable town centre use, which is of an appropriate scale, would not harm the vitality or viability of the centre, and would not harm the amenity of neighbouring occupiers. This latter aspect is discussed in more detail below, however in principle the development would meet this policy.

17. The site is also located within the Peckham and Nunhead Action Area Plan. The action plan supports the growth of the night time economy and a diverse range of uses within the area and in particular this location. The site is bounded by the designated area PNAAP 6: Peckham Rye Station which supports retail and other uses to deliver a vibrant gateway to Peckham.
18. Further, the current land use is not protected under an Article 4 directive nor protected shopping frontage and therefore a change of use is permissionable.
19. In terms of London wide planning there has been strong emphasis on supporting the night time economy in town centres to aid economic and social success. This is

achieved by delivering a diverse range of uses. The proposal seeks to engage with the local arts community and local people in manufacturing. The venue would also showcase works during the evening. It is considered that the proposal promotes a creative work space and supports the town centre evening economy.

20. Overall the proposal is considered to be in line with the principles of the NPPF and locally saved policies. It is therefore considered a suitable town centre use for the existing premises and supported in principle.

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

#### Noise

21. The principle concern for surrounding residents is noise pollution. The applicant had proposed the use of the external courtyard up to 23:00 and a sound system within. The council considered this could have implications for nearby residents and as such sought amendments. The applicant agreed to have no amplified music within the courtyard and that the use of external area would cease at 22:00. These measures reflect those conditioned at Bar Story (No.213 arch) which is further towards the residential dwellings on Blenheim Grove. Given these circumstances it is considered wholly reasonable in a town centre location whereby night time activities are supported in the London Plan and Peckham and Nunhead Area Action Plan that the appropriate measures as set out would safeguard the amenity of nearby residents.
22. It is worth noting that in 2016 when Bar Story sought to extend its hours of use, which was approved, the Environmental Protection Team (EPT) had no history of complaints regarding noise. Bar Story is closer to residential and thereby more likely to impact on amenity.
23. While the council cannot control the direction in which people arrive at the site. It can be accepted, with a good level of certainty, that the majority of patrons would arrive by public transport (Peckham train station and local bus services on Rye Lane). It is accepted a proportion of visitors may arrive via the adjoining residential streets but given Blenheim Grove is a key route towards the train station the number of pedestrians on this route is high throughout the period of operation proposed and any additional numbers would be negligible as not to harm the local amenity.

#### 24. Appearance

There is no alterations proposed to the railway arch and it is not expected that goods stored in the courtyard would be there for substantial periods of time. As discussed in the design part of the report a condition would be attached requiring details of the boundary treatments, this is to protect the settings of the conservation areas and local amenity. This would equally protect local residents from inappropriate signage.

#### 25. Cumulative impact

EPT highlighted that the site is within a licensing cumulative impact zone. This considers the cumulative impact of the number of venues within locations across the borough that have licenses to serve alcohol. Effectively this is a separate matter covered by non-planning legislation however consideration has been given to the protection of local occupants amenity and the cumulative impact of this venue serving alcohol. The site is within Peckham town centre where planning policies support a diverse mix of uses including drinking establishments. This proposal incorporates two Use Classes with the principle use as light manufacturing. The council is aware that the current applicant makes use of neighbouring premises, which serve alcohol to showcase their products. This gives reassurances that visitors to the site could already be accounted for in the area and therefore the cumulative impact would be negligible. In this instance it is not considered the proposal would materially increase

local presence in the area but would relocate existing patrons to this unit.

26. With the measures outlined and relevant conditions proposed it is considered that the scheme would satisfactorily protect the amenity of local residents.

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

27. In order to protect highway users a condition would be attached restricting patrons of the proposal site queuing or smoking on the public footway.

#### **Transport issues**

28. It is not foreseen that the flexible use would generate any material increase in servicing trips that could not be dealt with using the existing business centre. However, given the sites close proximity to a bus stop, railway station and busy road intersection it is recommended that servicing does not take place within the networks peaks. This is to avoid buses and general traffic becoming blocked due to the number of existing activities taking place on the highway in this location.
29. The site is local to a major public transport hub where it can be reasonably expected the majority of patrons would arrive and leave from. As discussed in the amenity considerations above there is no concern regarding the impact of visitors to the site in terms of transport.

#### **Design issues**

30. In design terms the proposal would not alter the physical structure or appearance of the railway arch. It is unclear from the plans whether any alterations would occur to the boundary treatments given the nature of the change of use. Therefore a condition would be attached requiring details of the boundary treatments, this would ensure that both Rye Lane Peckham & Holly Grove conservation areas are not unduly harmed by semi-permeant structures being erected against the boundaries for promotional or security purposes.
31. Given there is no physical changes to the railway arch and the boundary treatment has been conditioned it is considered there are no design issues which would detrimental impact on the streetscape, the All Saints Church opposite or the conservation areas and therefore is supported.

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

32. As discussed within the design section there are no alterations proposed to the existing building. Any temporary structures built at the site would be relatively small given the space and as noted would be temporary in nature. It is considered that there would be no impact on the conservation areas with further reassurances that the boundary treatments would be considered before any alterations take place.

#### **Impact on trees**

33. There are trees on the site which appear self-setting and generally of low/medium quality. There is no intention to remove these trees nor any building works that would disrupt their roots. As such it is considered the trees would be safeguarded and would help absorb any noise emitted from the proposal.

#### **Planning obligations (S.106 undertaking or agreement)**

34. The scheme would not be SCIL or MCIL liable.

### **Conclusion on planning issues**

35. The proposal would offer a flexible use of the site which would permit economic activities through a large proportion of the day. In terms of policies this is widely supported. The harm to neighbouring occupants is considered to be acceptable. The proposal is recommended for approval subject to 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.

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

### **Consultations**

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

### **Consultation replies**

38. Details of consultation responses received are set out in Appendix 2.
39. Summary of consultation responses  
EPT - Concerns raised about the use of a sound system in the courtyard and the cumulative impact. Both matters addressed within the main body of the report.

### **Human rights implications**

40. 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.
41. This application has the legitimate aim of providing a flexible use site. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/2719/22	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 17/AP/1313		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 020 7525 4004
		Council website: www.southwark.gov.uk

**APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

**AUDIT TRAIL**

<b>Lead Officer</b>	Simon Bevan, Director of Planning	
<b>Report Author</b>	Craig Newton, Planning Officer	
<b>Version</b>	Final	
<b>Dated</b>	16 June 2017	
<b>Key Decision</b>	No	
<b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b>		
<b>Officer Title</b>	<b>Comments Sought</b>	<b>Comments included</b>
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
<b>Date final report sent to Constitutional Team</b>		5 July 2017

**APPENDIX 1****Consultation undertaken****Site notice date:** 08/05/2017**Press notice date:** 11/05/2017**Case officer site visit date:** 08/05/2017**Neighbour consultation letters sent:** 10/05/2017**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:**

11 Blenheim Grove London SE15 4QS	1b Blenheim Grove London SE15 4QS
Railway Arch 228 Blenheim Grove SE15 4QL	Railway Arch 219 To 220 Blenheim Grove SE15 4QL
44-46 Blenheim Grove London SE15 4QL	40 Blenheim Grove London SE15 4QL
7 Blenheim Grove London SE15 4QS	15 Blenheim Grove London SE15 4QS
Railway Arch 229 Blenheim Grove SE15 4QL	17 Blenheim Grove London SE15 4QS
Railway Arch 209 Blenheim Grove SE15 4QL	42 Blenheim Grove London SE15 4QL
2 Blenheim Grove London SE15 4QL	13 Blenheim Grove London SE15 4QS
First Floor 12-16 Blenheim Grove SE15 4QL	Unit 1 To 2 12-16 Blenheim Grove SE15 4QL
36 Blenheim Grove London SE15 4QL	Unit 7 Dovedale Centre SE15 4QL
38 Blenheim Grove London SE15 4QL	All Saints Church Hall Blenheim Grove SE15 4QS
Flat 8 1a Blenheim Grove SE15 4QS	1c Blenheim Grove London SE15 4QS
9 Blenheim Grove London SE15 4QS	31a Blenheim Grove London SE15 4QS
Flat 6 1a Blenheim Grove SE15 4QS	11a Blenheim Grove London SE15 4QS
Flat 7 1a Blenheim Grove SE15 4QS	Flat Left Hand Side 9 Blenheim Grove SE15 4QS
8-10 Blenheim Grove London SE15 4QL	Unit 5 Dovedale Centre SE15 4QL
24 Blenheim Grove London SE15 4QL	First Floor East 12-16 Blenheim Grove SE15 4QL
4 Blenheim Grove London SE15 4QL	19 Blenheim Grove London SE15 4QS
6a-6b Blenheim Grove London SE15 4QL	Railway Arch 191 Blenheim Grove SE15 4QL
Unit 2 12-16 Blenheim Grove SE15 4QL	Railway Arch 193 Blenheim Grove SE15 4QL
Unit 3 12-16 Blenheim Grove SE15 4QL	Railway Arch 190 Blenheim Grove SE15 4QL
Units 1 And 2 1a Blenheim Grove SE15 4QS	Railway Arch 194 Blenheim Grove SE15 4QL
Unit 3 1a Blenheim Grove SE15 4QS	Flat 1 1a Blenheim Grove SE15 4QS
Unit 4 12-16 Blenheim Grove SE15 4QL	Flat 4 1a Blenheim Grove SE15 4QS
Railway Arches 214 To 215 Blenheim Grove SE15 4QL	Flat 5 1a Blenheim Grove SE15 4QS
Unit 5 12-16 Blenheim Grove SE15 4QL	Flat 2 1a Blenheim Grove SE15 4QS
20 Blenheim Grove London SE15 4QL	Flat 3 1a Blenheim Grove SE15 4QS
First To Third Floors Blenheim House SE15 4QS	Railway Arch 192 Blenheim Grove SE15 4QL
Unit 1 Dovedale Business Centre SE15 4QN	25 Blenheim Grove London SE15 4QS
Unit 2 Dovedale Business Centre SE15 4QN	27 Blenheim Grove London SE15 4QS
Unit 1 12-16 Blenheim Grove SE15 4QL	21 Blenheim Grove London SE15 4QS
Railway Arch 216 Blenheim Grove SE15 4QL	23 Blenheim Grove London SE15 4QS
Unit 3 Dovedale Business Centre SE15 4QN	82 Rye Lane London SE15 4RY
Unit 6 Dovedale Business Centre SE15 4QN	Flat A 9 Blenheim Grove SE15 4QS
Unit 7 Dovedale Business Centre SE15 4QN	84a Rye Lane London SE15 4RZ
Unit 4 Dovedale Business Centre SE15 4QN	84 Rye Lane London SE15 4RZ
Unit 5 Dovedale Business Centre SE15 4QN	86 Rye Lane London SE15 4RZ
26 Blenheim Grove London SE15 4QL	13 Blenheim Grove London SE15 4QS
34 Blenheim Grove London SE15 4QL	1b Choumert Grove London SE15 4RB

**Re-consultation:** n/a

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

None

**Statutory and non-statutory organisations**

None

**Neighbours and local groups**

1b Choumert Grove London SE154RB

11 Blenheim Grove London SE15 4QS

13 Blenheim Grove London SE15 4QS

13 Blenheim Grove London SE15 4QS

19 Blenheim Grove London SE15 4QS

27 Blenheim Grove London SE15 4QS



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## RECOMMENDATION

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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.

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<b>Applicant</b>	Mr Sean Dowle	<b>Reg. Number</b>	17/AP/1313
<b>Application Type</b>	Full Planning Application	<b>Case Number</b>	TP/2719/22
<b>Recommendation</b>	Grant permission		

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### Draft of Decision Notice

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

Change of use from B8 (Storage) to flexible B 1( c) Light industry and A4 (Drinking Establishment) use.

**At:** DOVEDALE BUSINESS CENTRE, ARCH 210, 22A BLENHEIM GROVE, LONDON SE15 4QL

**In accordance with application received on** 04/04/2017 08:05:35

**and Applicant's Drawing Nos.** Application form

Design and access statement

Planning Support Statement

16P1354 JT R2478-539- ENVIRONMENTAL NOISE IMPACT REPORT

Plan - existing - E.01- FRONT & ELEVATION PLAN

Plan - proposed - P.01- FRONT & REAR ELEVATION PLAN

Site location plan - SITE PLAN

**Subject to the following seven 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:
  - Design and access statement
  - Planning Support Statement
  - Plan - proposed - P.01- FRONT & REAR ELEVATION 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.

**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.

- 3 Before the implementation of the A4 Use hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.
  - Reason  
In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban design, Policy 3.16 - Conservation areas and Policy 3.18 - Setting of listed buildings, conservation areas and world heritage of the Southwark Plan 2007.

- 4 Any deliveries, unloading and loading to the premises other than that which takes place within the Dovedale Business Centre shall only be between the following hours: Monday to Saturday - 10:00 - 16:00, Sundays/ Bank Holidays - not at all.

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

- 5 There shall be no music played in any external area related to the proposed A4 use.

Reason:

To safeguard the amenity of neighbours 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.

- 6 The use hereby permitted for a A4 (Drinking Establishment) use shall not be carried on outside of the hours 17:00-23:00 Monday to Thursday and Friday to Sunday including Bank Holidays between 10:00-23:00.

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.

- 7 Hours of operation and access control:  
The external area to the premises, shall not be used outside of the hours 08:00 to 22:00 on Monday to Sunday and Bank holidays.  
There shall be no queuing or smoking of patrons taking place on Blenheim Grove.

Reason:

To ensure that occupiers of neighbouring premises and the general public do not suffer a loss of amenity by reason of noise or crowding 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.

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

**NOTE:** Original held by Constitutional Team all amendments/queries to Gerald Gohler Tel: 020 7525 7420

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