

Planning Committee

Tuesday 19 September 2017

6.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Membership

Councillor Nick Dolezal (Chair)
Councillor Cleo Soanes (Vice-Chair)
Councillor Lucas Green
Councillor Lorraine Lauder MBE
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Michael Mitchell
Councillor Adele Morris

Reserves

Councillor James Barber
Councillor Catherine Dale
Councillor Sarah King
Councillor Jane Lyons
Councillor Jamille Mohammed
Councillor Kieron Williams

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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Access

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

Contact

Beverley Olamijulo on 020 7525 7234 or email: beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 11 September 2017



Planning Committee

Tuesday 19 September 2017
6.00 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 6
	To approve as a correct record the Minutes of the open section of the meeting held on 4 September 2017.	

Item No.	Title	Page No.
6.	STRATEGIC TRANSPORT: TO RELEASE £5,212,735.34 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, FOR THE PURPOSES OF TRANSPORT IMPROVEMENTS IN SOUTHWARK	7 - 24
7.	BERMONDSEY SPA: TO RELEASE £523,121.66 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, IN ORDER TO DELIVER PUBLIC REALM IMPROVEMENTS IN GRANGE AND RIVERSIDE	25 - 30
8.	SURREY DOCKS: TO RELEASE £214,834.71 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, TO DELIVER ADDITIONAL COMMUNITY FACILITIES AT THE SURREY DOCKS FARM	31 - 37
9.	ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS FOR A CHANGE OF USE FROM LIGHT INDUSTRIAL TO RESIDENTIAL	38 - 94
10.	DEVELOPMENT MANAGEMENT	95 - 99
10.1.	161-179 MANOR PLACE, LONDON SE17 3BS	100 - 152
10.2.	BRAGANZA STREET WORKSHOP 42 BRAGANZA STREET AND LAND ADJACENT TO 26 BRAGANZA STREET, LONDON SE17 3RJ	153 - 202

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

EXCLUSION OF PRESS AND PUBLIC

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

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

PART B - CLOSED BUSINESS

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

Date: 11 September 2017



Planning Committee

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

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

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

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

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

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

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

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

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the Planning Committee held on Monday 4 September 2017 at 6.00 pm
at Ground Floor Meeting Room G01 - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Nick Dolezal (Chair)
Councillor Cleo Soanes (Vice-Chair)
Councillor Lucas Green
Councillor Sarah King (Reserve)
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Adele Morris

OTHER MEMBERS

PRESENT: Councillor Stephanie Cryan
Councillor Kath Whittam
Councillor Bill Williams

OFFICER SUPPORT:

Simon Bevan (Director of Planning)
Jon Gorst (Head of Regeneration & Development Team, Legal Services)
Yvonne Lewis (Group Manager Strategic Applications Team)
Pip Howson (Team Leader Transport policy)
Michael Tsoukaris (Group Manager Design & Conservation)
Jack Ricketts (Development Management)
Victoria Crosby (Development Management)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Lorraine Lauder and Michael Mitchell; and for lateness from Councillor Cleo Soanes.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

- Addendum report relating to item 8.1 and;
- Members' pack relating to item 8.1.

The chair announced that item 7 - Release of £128,358.50 from S106 agreements to deliver improvements to the park on the Manor Estate – would be heard first.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

RESOLVED:

That the minutes of the meeting held on 19 July 2017 be confirmed as a correct record and signed by the chair.

7. RELEASE OF £128,358.50 FROM S106 AGREEMENTS TO DELIVER IMPROVEMENTS TO THE PARK ON THE MANOR ESTATE

An officer introduced the report. A representative of the Manor Estate Tenants' and Residents' Association addressed the committee.

The committee considered the information in the report.

RESOLVED:

That the release of £128,358.50 of Section 106 funding, from the developments set out in the report, to deliver improvements to the park on Manor Estate, be authorised.

6. CONFIRMATION OF ARTICLE 4 DIRECTION TO WITHDRAW THE PERMITTED DEVELOPMENT RIGHTS ASSOCIATED WITH THE CHANGE OF USE, DEMOLITION AND ALTERATION OF PUBLIC HOUSES IN SOUTHWARK

At this point Councillor Cleo Soanes joined the meeting.

An officer introduced the report.

Councillors considered the information in the report.

RESOLVED:

1. That the confirmation of the Article 4 Directions (Appendix A) to withdraw the permitted development rights granted by the General Permitted Development Order 2015 (as amended) for changes of use, demolition and alteration of public houses in Southwark in accordance with the methodology outlined in this report in relation to the public houses specified in Appendix C of the report be authorised.
2. That the updated equalities analysis of the proposed Article 4 Directions (Appendix E of the report) be noted.
3. That the arrangements for confirming the Article 4 Direction including compliance with the notification requirements under the Town and Country Planning (General Permitted Development) Order 1995 be delegated to the director of planning.

8. DEVELOPMENT MANAGEMENT**RESOLVED:**

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

8.1 REAR OF ALBION PRIMARY SCHOOL, (SOUTHERN END) ALBION STREET, LONDON SE16 7JD**Planning application reference 17/AP/1234**

Report: see pages 110 to 167 of the agenda and pages 1 and 2 of the addendum report.

PROPOSAL

Construction of a 6-storey building to provide 50 residential units (25 x social rented, 12 x intermediate and 13 x private), with associated car and cycle parking, landscaping and highway works.

The committee heard an officer's introduction to the report and addendum report. Councillors asked no questions of the officer.

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

The applicant and their agent addressed the committee, and answered questions by the committee.

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

Councillors Stephanie Cryan, Kath Whittam and Bill Williams addressed the meeting in their capacity as ward councillors, and answered questions by the committee.

The committee put further questions to officers and discussed the application.

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

RESOLVED:

1. That planning permission be granted subject to the conditions set out in the report, and subject to the applicant entering into an appropriate legal agreement.
2. That in the event that the requirements of (a) are not met by 29 December 2017, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 164 of the report.

Meeting ended at 7.05 pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		To release £5,212,735.34 from the S106 agreements associated with the below developments, for the purposes of transport improvements in Southwark	
Ward(s) or groups affected:		Project: All Funds: All	
From:		Director of Planning	

RECOMMENDATION

- To authorise the release of £5,212,735.34 of Section 106 funding, as set out below.

Project	Number of Agreements	Appendix	Total S106 Funding
Elephant and Castle	44	1	£3,521,153.22
Traffic Order Regulations	1358	2	£505,915.48
CPZ	17	3	£197,313.15
TOTAL	260		£4,224,381.85

- In addition to those sums listed above, this report also seeks approval to release £988,353.49 of interest, associated with 64 separate agreements.

BACKGROUND INFORMATION

- This report seeks the release of £3,521,153.22 from the agreements listed in Appendix 1, towards the improvements to the Elephant and Castle underground station and northern roundabout, including the removal of the subways.
- A package of investment was agreed with TfL and the GLA which included the provision of a new Northern Line station with escalators and the 'peninsularisation' of the northern roundabout including removal of subways and provision of new public space. These improvements are in line with the council's vision for the areas and will transform the centre of the Elephant and Castle. The total baseline project costs for these works were set by TfL, at the time, at £154.1m. The council's contribution towards the overall cost was capped at £63m, £48m to be funded from S106 and £15m from borough wide community infrastructure levy. The GLA have agreed to underwrite financing costs and their total contribution is £8.5m, with the remaining funds of £82m to be met by TfL.
- On 18 November 2014, as part of the 2014/15 quarter 2 capital monitoring report, cabinet agreed a variation to the capital programme of £63m. Paragraphs 81-89 of this report proposed this as the council's contribution towards the £154.1m strategic improvements projects to be carried out by TfL. The schedule of payments due to TfL under this arrangement is reflected in paragraph 26.
- This release of these historic strategic transport funds is towards the council's total £63m obligation.

7. Approval is sought for the release of £505,915.48 from the Agreements listed in Appendix 2, for 135 amendments to the traffic regulation orders.
8. Until 2013 car free developments were required, by a S106 Agreement, to pay £2,750 (previously £2,500) towards the amendment of the existing traffic order. This was to prohibit new occupiers of a development (unless holders of a disabled person's badge) from obtaining a parking permit or buying a contract to park within any car park owned, controlled or licensed by the council. This amendment is to ensure that the development remains car free.
9. Historically, the amendments were made at the time a development was constructed, funded from the highways departmental budget (ultimately the council's capital budget) and off-set with the S106 funds being drawn down at the close of the financial year. However, a number of these were missed and the relevant S106 funds were not accessed.
10. The amendments referred to in those agreements, as listed in Appendix 2 have already been made and funded and this release seeks to replenish the other sources of capital funding that were used.
11. Approval is also sought for the release of £197,313.15 from the 17 Agreements listed in appendix 3, towards investigative studies as to whether any of the controlled parking zones (CPZ) in the vicinity of the various developments should be extended, or new CPZs created.
12. The relevant developments were granted between 5 and 19 years ago and any investigations have now taken place and any required implementation has now occurred.
13. At least one agreement states that *'in the event that it becomes impossible or undesirable to apply the site and development payment for the purposes or facilities described herein the council may expend the site and development payment on infrastructure and environmental improvement projects in the vicinity of the site...'*
14. In much the same way as the previously mentioned TMOs of paragraphs seven to ten were funded, the associated S106 funding was never drawn-down and these works were capital funded from the relevant department's budget, rather than by the appropriate S106 funds.
15. This release report seeks to offset the above and redress the deficit in the capital budget.
16. The final release for approval is £988,353.49 from the 64 Agreements listed in Appendix 4.
17. These are individual amounts of interest that have been accumulated over the past decade or more and associated with the specific Agreement, as a whole and not an individual purpose.

KEY ISSUES FOR CONSIDERATION

Community impact statement

18. These projects will support the council's commitment to meet the needs of Southwark's community. All works have been designed to enhance the attractiveness of the area as places in which people choose to live and work.
19. By implementing the two strategic transport projects in the area, the council is improving the environment and social sustainability of the borough, providing high quality public places which local residents and workers can use and which promotes the potential for interaction.
20. All projects have been designed to be fully accessible to all, without prejudice or discrimination.
21. In the case of the traffic management order and CPZ release, the appropriate works have already be implemented, but funded from the council's capital budget. This release will allow the correct source of funding - S106 to be used to reimburse the budget, and be correctly allocated, as intended by the original legal agreements.
22. The proposals have no negative impacts on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
23. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

24. With regard to the Elephant and Castle works, there has been extensive public consultation since 2010, with further planned as the station works progress.
25. For all amendments to the traffic regulation order, including parking restrictions and CPZ alterations, there are statutory obligations to consult with the public. Where relevant these were carried out at the appropriate time.

Resource implications

26. The proposed payment schedule to TfL from the council is

2015 £m	2016 £m	2017 £m	2018 £m	2019 £m	2020 £m	2021 £m	2022 £m	2023 £m
4.441	4.676	5.465	7.202	2.199	2.213	16.748	6.459	2.830
2024 £m	2025 £m	2026 £m	2027 £m	2028 £m	2029 £m	2030 £m	Total £m	
2.866	2.901	1.000	1.000	1.000	1.000	1.000	63.00	

27. The future cost of the council contribution is expected to be funded from S106 and CIL funds. Cash flow implications with regard to the expected income to the council and the payment schedule to TfL (as reflected above) needs to be closely monitored and managed on an annual basis.

28. All £3,521,153.22 listed in Appendix 1 is currently unallocated and available. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.
29. As stated previously, the traffic regulation order amendments have previously been funded from other resources. This release is to redress the incorrect source of funding.
30. The £505,915.48 detailed in Appendix 2, was secured by numerous legal agreements for the sole purpose of amending the existing traffic regulation order and cannot be expended on any other purpose.
31. Likewise, the £197,313.15 detailed in Appendix 3, was secured by numerous legal agreements for the sole purpose of investigating and/or implementing CPZs and cannot be expended on any other purpose.
32. All £505,915.48 and £197,313.15 are currently unallocated and available. The reimbursement of the budgets, which were initially used incorrectly, is in line with the legal agreements listed and appropriate.
33. The 64 separate sums of interest, totalling £988,353.49 are associated with the Agreements as a whole and not individual purposes. For this reason the council is free to collectively assign these sums to an appropriate use.
34. As outlined above, particularly in paragraph 5, the council is obliged to pay TfL £63m, by 2030. The decision has been taken at senior level, that this unidentified £988,353.49 should be used to off-set future capital funding of the Elephant and Castle project, funding which can be more appropriately directed.

Policy implications

35. These projects will help deliver our Fairer Future Promises by making Southwark a more connected and sustainable borough to live in.
36. The projects meet the following Fairer Future Promises:
 - Promise 1: Value for money.
 - Promise 6: A greener borough.
 - Promise 7: Safer communities.
 - Promise 9: Revitalised neighbourhoods.
 - Promise 10: Age friendly borough.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

37. This report contains 4 separate requests to the Members of the planning committee to authorise the release of a total of £5,212,735.34 for a variety of transport improvements within the borough. The monies have been paid to the council from a variety of planning obligation agreements which have been negotiated and agreed in accordance with the provisions of section 106, Town and Country Planning Act 1990 and arising from the need to mitigate the effect within the borough of the impact arising from particular developments.

38. Members are reminded that the expenditure of section 106 monies must be in accordance with:
 - a. The terms of the specific section 106 Agreement; and
 - b. The tests which are set out in Regulation 122(a), Community Infrastructure Regulations in that they must be:
 - i) necessary to make the development acceptable in planning terms;
 - ii) directly related to the development; and
 - iii) fairly and reasonably related in scale and kind to the development.
39. In the case of each of the reports, there has been public consultation and furthermore, the proposals which are being outlined are not considered to have any adverse impact on any community or group.
40. The decision to consider and approve the expenditure of section 106 monies which exceed £100,000 is reserved to members of the planning committee in accordance with Part 3F, paragraph 9 of the council constitution under the heading "Matters reserved for a decision". Subject to taking into account the considerations listed at paragraph 67 above, members are advised that they are able to approve the proposed expenditure as it is consistent with the terms of the various planning agreements.
41. As far as the first request to Members is concerned, the transport improvements at the Elephant & Castle roundabout have been canvassed over some years and an agreement has been entered into with the GLA committing the council to make payments of up to £63 million. Payments under the agreement with the GLA commenced from 31 March 2015. As explained in paragraph 4 of this report, £48 million of these monies is to come from financial obligations made under section 106 Agreements. Accordingly, the majority of the monies referred to in the agreements listed in Appendix 1 have already been provisionally allocated towards the improvements for the Elephant and Castle roundabout and the proposed underground station. The purpose of this part of the report is merely to allow for the formal allocation to be completed.
42. With regard to the TMO funds, paragraphs 7-10 of the report confirms that the various amendments have already been made and this release is merely reimbursing the council's capital budget.
43. With regard to the CPZ funds, paragraphs 11-15 explains that the cost of the works incurred in relation to the various studies have already been funded direct by the relevant departments. Therefore this approval is merely allowing a reimbursement of the monies. Such expenditure is in accordance with the agreements listed in Appendix 3.
44. The fourth section involves the release of £988,353.49 from a total of 64 section 106 Agreements, as listed at Appendix 4.
45. It is assumed that this is an administrative tidying exercise since paragraphs 52 acknowledge that the sums involved cannot be identified to a particular project or a specific agreement. It does seem that some of the monies have been held by the council over some time and most for more than five years. In view of the time lapse, the report states at paragraph 32 that the decision has been taken at a senior level to utilise these monies and, in the case of the Elephant and Castle transport hub, for a project which is clearly of very significant and strategic importance for those living in and visiting the borough.

46. However, it does have to be reported that there is a risk of challenge in relation to these monies amounting to £988,353.49 as it is not possible to confirm either that the monies are being spent in accordance with the terms of the original planning agreement or that the original obligation was in accordance with the community infrastructure regulations.

Strategic Director of Finance and Governance

47. This report seeks approval from the planning committee to release the sum of £5,212,735.34 from the various agreements listed in appendices 1 to 4 to deliver transport improvements in Southwark.
48. The director of planning confirms the section 106 receipts associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
49. The strategic director of finance and governance notes the council has received the related section 106 funds and they are available for the purposes outlined in the financial implications sections of the report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464
Quarter 2 Capital Monitoring for 2014/15 and Capital Programme Refresh for 2014/15-2023/24	Constitutional Team, 160 Tooley Street, London SE1	Victoria Foreman 020 7525 5485

APPENDICES

No	Title
Appendix 1	Elephant and Castle Funds
Appendix 2	Traffic Order Regulations Funds
Appendix 3	CPZ Funds
Appendix 4	Interest (un-attributable) Funds

AUDIT TRAIL

Lead Officer	Alistair Huggett, Planning Projects Manager	
Report Author	Jack Ricketts, CIL and S106 Manager (Team Leader)	
Version	Final	
Dated	4 September 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		7 September 2017

APPENDIX 1

ELEPHANT AND CASTLE: STATION AND NORTHERN ROUNDABOUT

Permission Ref	Account No	Address	Amount
08/AP/2406	404	Land Adjoining Albert Barnes House, New Kent Road, London, SE1 6PH	23,075.00
08/AP/2409	444	Land Adjoining 60 St Georges Road, London, SE1 6ET	6,721.00
09/AP/0722	438	122-124 Spa Road, London SE16	3,500.00
09/AP/1089	530	Kings College Hall, 10 Champion Hill, London, SE5 8AN	66,898.86
09/AP/1769	442	Land To The Rear Of 1-27 Brabourn Grove, 175-205 Hollydale Road & 74-78 Evelina Road London, SE15 2BS	19,224.00
09/AP/2130	473	Land Adjoining 114 Woodland Road, London, SE19 1PA	11,000.00
10/AP/1935	560	Land Adjacent To Lambeth College & Potters Fields, London SE1	200,582.99
10/AP/1966	614	Garage And Nursery Site, Lindley Estate, Peckham Park Road, London, SE15	6,945.00
11/AP/0963	570	41-55 Rotherhithe Old Road, London, SE16 2PR	7,709.28
11/AP/1097	380A	Tavern Quay Commercial Centre, Rope Street, London, SE16 7TX	35,745.05
11/AP/1139	774	Ground Floor, South City Court, 52 Peckham Grove, London, SE15 6AL	6,528.00
11/AP/2012	681	Brandon House, 180 Borough High Street, London, SE1 1LW	72,704.28
11/AP/2320	596	16-20 Windsor Walk, London, SE5 8BB	16,696.00
11/AP/4309	620	Site Bounded By Edmund Street, Southampton Way And Notley Street, London SE5	158,684.65
12/AP/1066	654	44-50 And 52-58 Lancaster Street, London, SE1 0S	21,071.90
12/AP/1308	686	1-6 Camberwell Green & 307-311 Camberwell New Road, London SE5	69,743.99
12/AP/1630	670	44 Wanley Road, London, SE5 8AT	9,792.00
12/AP/2859	659	Valentine & Orson Public House 171 Long Lane, London, SE1 4PN	10,454.01
12/AP/3255	656	6 Willow Walk, London SE1	24,088.00
12/AP/3563	655	East Dulwich Estate Site Bounded By Dog Kennel Hill Quorn Road Pytcheley Road And Albrighton Road SE22	49,225.00
12/AP/3860	713	Estate Office, Avondale Square, London, SE1 5PD	11,581.09

Permission Ref	Account No	Address	Amount
12/AP/4049	676	27-29 Blue Anchor Lane, London, SE16 3UL	19,414.27
13/AP/0065	723	399 Rotherhithe New Road, London, SE16 3HG	88,546.00
13/AP/0561	679	Land East Of Crown Street Between Wyndham Road And Bethwin Road Including The Former Crown Street Depot And The Bethwin Road Adventure Playground Crown Street Camberwell SE5 OUR	39,306.26
13/AP/1714	707	127-143 Borough High Street, London SE1 1NP	39,088.32
13/AP/1738	706	83-89 Queens Road And 2 A-C Carlton Grove, London, SE15 2EZ	23,272.00
13/AP/1767	708	Land Bounded By Scylla Road, Nunhead Green And Nunhead Lane And Land Bounded By Nunhead Lane, Linden Grove And Candle Grove, London SE15	15,413.00
13/AP/1864	716	525-539 Old Kent Road London SE1	20,659.25
13/AP/2901	753	Land To The South Of Southwark Education And Resource Centre, Cator Street, London, SE15 6AA	15,974.00
13/AP/3059	720	6-14 Melior Street And Land Adjoining To The Rear Of Our Lady Of La Sallete And Saint Joesph Catholic Church , London, SE1 3QP	19,546.00
13/AP/3791	733	1, 3-5. 7-19 Valentine Place and 21, 27-31 Webber Street, London, SE1 8QH	80,957.00
14/AP/0075	750	41-43 East Dulwich Road, London, SE22 9BY	1,792.00
14/AP/0257	732	315-317 Camberwell New Road, London SE5 0TF	17,117.98
14/AP/0669	737	2 Havil Street, Adjacent To 160 Southampton Way, London, SE5 7SD	20,913.73
14/AP/1302	749	Fielden House, 28-42 London Bridge Street, London SE1	98,702.32
14/AP/1862	772	128-150 Blackfriars Road, London, SE1	1,697,216.00
14/AP/1872	751	Site Of The Former Tuke School, 2-4 Woods Road, London, SE15 2PX	63,210.00
14/AP/2102	734	Site Bounded By Grange Walk, Grange Yard And The Grange, London, SE1 3DT	85,247.00
14/AP/2709	757	2-16 Amelia Street, London, SE17 3PY	168,184.41
14/AP/2992	747	37-39 Peckham Road And 45-65 Peckham Road, London SE5 8UH	69,589.00

Permission Ref	Account No	Address	Amount
14/AP/3204	762	61 Southwark Street, London, SE1 0HL & 15,17,19 Great Guildford Street SE1	18,153.00
14/AP/3277	758	Land At 1-20 Houseman Way, 30-51 Houseman Way And 90-106 Benhill Road, London SE5	47,368.00
14/AP/3550	763	53 Great Suffolk Street, London, SE1 0DB	29,285.58
14/AP/4693	755	Old Station House, 1 Carter Place, London, SE17 2GD	10,228.00
TOTAL			3,521,153.22

APPENDIX 2

TRAFFIC REGULATION ORDER AMENDMENTS

Permission Ref	Account No	Address	Amount
03/AP/2161	268	N/A	28,000.00
03/AP/2370	247	N/A	2,500.00
04/AP/0190	185A	N/A	18,970.73
05/AP/0101	258	N/A	2,500.00
05/AP/0135	214	N/A	2,500.00
05/AP/0566	271	N/A	12,000.00
05/AP/2342	409	N/A	22,000.00
05/AP/2530	324	N/A	1,938.00
06/AP/0341	349	N/A	2,500.00
06/AP/0639	480	N/A	2,750.00
06/AP/1217	360	N/A	2,500.00
06/AP/1605	439	N/A	2,750.00
06/AP/1754	371	N/A	2,750.00
06/AP/1882	305	N/A	2,500.00
06/AP/2155	340	N/A	2,500.00
06/AP/2183	330	N/A	2,500.00
06/AP/2490	353	N/A	2,750.00
07/AP/0202	335	N/A	2,750.00
07/AP/0768	343	N/A	2,750.00
07/AP/0962	524	N/A	2,750.00
07/AP/1124	336	N/A	2,500.00
07/AP/1262	687	N/A	3,060.58
07/AP/1650	373	N/A	2,750.00
07/AP/1715	348	N/A	2,750.00
07/AP/1718	592	N/A	2,750.00
07/AP/2075	385	N/A	2,750.00
07/AP/2124	383	N/A	2,750.00
07/AP/2282	387	N/A	2,750.00
07/AP/2346	418	N/A	2,750.00
07/AP/2931	529	N/A	2,750.00
07/CO/0046	338	N/A	2,750.00
08/AP/0251	422	N/A	2,750.00
08/AP/0351	395	N/A	2,750.00
08/AP/1330	381	N/A	2,750.00
08/AP/1409	417	N/A	3,000.00
08/AP/1480	440	N/A	2,750.00
08/AP/1541	393	N/A	540.70
08/AP/1611	392	N/A	2,750.00

Permission Ref	Account No	Address	Amount
08/AP/1650	465	N/A	2,750.00
08/AP/1698	389	N/A	2,750.00
08/AP/2406	404	N/A	2,750.00
08/AP/2409	444	N/A	2,750.00
08/AP/2411	446	N/A	2,750.00
08/AP/2427	445	N/A	2,750.00
08/AP/2440	448	N/A	2,750.00
08/AP/2502	403	N/A	2,750.00
08/AP/2809	406	N/A	2,750.00
08/AP/2845	431	N/A	2,750.00
08/AP/3022	315A	N/A	250.00
09/AP/0537	490	N/A	2,750.00
09/AP/0577	449	N/A	2,750.00
09/AP/0805	553	N/A	2,750.00
09/AP/0841	462	N/A	2,750.00
09/AP/1089	530	N/A	2,975.35
09/AP/1766	545	N/A	2,750.00
09/AP/1796	454	N/A	2,750.00
09/AP/1940	600	N/A	2,973.10
09/AP/2077	484	N/A	2,750.00
09/AP/2193	483	N/A	2,750.00
09/AP/2320	566	N/A	2,750.00
09/AP/2388	491	N/A	2,750.00
09/AP/2915	457	N/A	2,750.00
10/AP/0174	764	N/A	2,750.00
10/AP/0521	488	N/A	3,075.98
10/AP/1165	539	N/A	2,750.00
10/AP/1255	481	N/A	2,750.00
10/AP/1352	477	N/A	2,750.00
10/AP/1368	512	N/A	2,750.00
10/AP/1394	493	N/A	2,750.00
10/AP/1882	496	N/A	2,750.00
10/AP/1923	580	N/A	2,750.00
10/AP/1943	518	N/A	2,750.00
10/AP/1950	502	N/A	2,750.00
10/AP/2081	510	N/A	2,750.00
10/AP/2187	495	N/A	2,750.00
10/AP/2230	513	N/A	2,750.00
10/AP/2264	500	N/A	2,750.00
10/AP/2328	505	N/A	2,750.00
10/AP/2429	508	N/A	2,750.00

Permission Ref	Account No	Address	Amount
10/AP/2623	517	N/A	2,750.00
10/AP/2682	537	N/A	2,750.00
10/AP/2750	523	N/A	2,750.00
10/AP/2849	551	N/A	2,750.00
10/AP/2963	520	N/A	2,750.00
10/AP/2999	660	N/A	2,750.00
10/AP/3131	526	N/A	2,750.00
10/AP/3316	594	N/A	2,786.99
10/AP/3372	568	N/A	2,982.20
10/AP/3392	540	N/A	2,750.00
10/AP/3409	549	N/A	2,750.00
10/AP/3604	544	N/A	2,750.00
10/AP/3803	558	N/A	2,750.00
11/AP/0138	562	N/A	2,812.38
11/AP/0196	559	N/A	2,126.00
11/AP/0217	565	N/A	2,750.00
11/AP/0771	573	N/A	2,750.00
11/AP/0868	666	N/A	2,875.94
11/AP/0914	320A	N/A	5,250.00
11/AP/1019	585	N/A	2,750.00
11/AP/1071	579	N/A	2,835.00
11/AP/1107	598	N/A	2,750.00
11/AP/1147	583	N/A	2,750.00
11/AP/1180	567	N/A	13,132.00
11/AP/1341	584	N/A	2,750.00
11/AP/1467	586	N/A	2,750.00
11/AP/1607	576	N/A	2,750.00
11/AP/1676	574	N/A	2,750.00
11/AP/1711	581	N/A	2,750.00
11/AP/1760	577	N/A	2,750.00
11/AP/1878	599	N/A	2,750.00
11/AP/1955	589	N/A	2,750.00
11/AP/2320	596	N/A	2,750.00
11/AP/2577	591	N/A	2,767.83
11/AP/2900	588	N/A	2,750.00
11/AP/3510	610	N/A	2,750.00
11/AP/3515	601	N/A	2,837.96
11/AP/3529	635	N/A	2,758.71
11/AP/3834	743	N/A	2,750.00
11/AP/3963	602	N/A	2,816.00
11/AP/4138	606	N/A	2,750.00

Permission Ref	Account No	Address	Amount
11/AP/4242	605	N/A	2,750.00
11/AP/4251	699	N/A	2,826.02
11/AP/4309	620	N/A	60,556.10
12/AP/0040	644	N/A	2,750.00
12/AP/0286	657	N/A	2,750.00
12/AP/0547	608	N/A	2,750.00
12/AP/1455	628	N/A	2,750.00
12/AP/1638	569A	N/A	2,750.00
12/AP/2239	664	N/A	2,750.00
12/AP/2332	701	N/A	2,844.96
12/AP/2694	652	N/A	2,750.00
12/AP/2797	658	N/A	2,763.13
12/AP/2859	659	N/A	2,802.55
12/AP/2942	661	N/A	2,815.93
13/AP/0568	692	N/A	2,791.34
TOTAL			505,915.48

APPENDIX 3

CPZ REVIEW

Permission Ref	Account No	Address	Amount
98/AP/0652	80	332/334 Walworth Road, London SE17	6,000.00
98/AP/1905	88	Maidstone Buildings 72-74 Borough High Street, London, SE1 1XF	25,623.00
99/AP/0747	84	St Saviours House, 21 Bermondsey Wall West & Site Adjacent on George Row, SE16	30,000.00
03/AP/1413	220	43 Linden Grove, London, SE15 3LW	9,000.00
03/AP/1417	209	137-141A Rye Lane, London, SE15 4ST	2,500.00
03/AP/1952	219	82-96 Old Kent Road SE1	7,500.00
04/AP/0772	223	134-148 Queens Road 8 St Marys Road & Former Depot Site Lugard Road SE15	50,145.31
04/AP/0191	252	20-26 Flint Street SE17	26,000.00
05/AP/0722	246A	Cabrini House, Forest Hill Road London SE23	1,500.00
06/AP/2327	322	52-54 Weston Street, London, Southwark, SE1 3QJ	2,500.00
06/AP/1986	327	New Concorde, 96 Webster Road, London, SE16 4DF	2,500.00
07/AP/0966	372	100 Lynton Road, London, SE1 5QS	4,000.00
08/AP/0570	365	1A St Marys Road, London, SE15 2EA	7,000.00
08/AP/0726	433	Bricklayers Arms Public House 121-123 Southampton Way, London, SE5 7EW	8,000.00
09/AP/1749	436	46-49 Blackfriars Road, London, SE1 8NZ	2,750.00
11/AP/2565	616	Quebec Way Industrial Estate, Quebec Way, London, SE16	9,393.93
12/AP/1066	654	44-50 And 52-58 Lancaster Street, London, SE1 0S	2,900.91
TOTAL			197,313.15

APPENDIX 4

MISC. INDEXATION

Permission Ref	Account No	Address	Amount
N/A	287	N/A	10,190.10
N/A	291	N/A	15,090.19
N/A	299	N/A	416.00
N/A	305	N/A	326,515.86
N/A	312	N/A	5,951.67
N/A	324	N/A	8,118.53
N/A	328	N/A	64,418.70
N/A	333	N/A	2,213.18
N/A	336	N/A	2,340.81
N/A	349	N/A	2,258.00
N/A	360	N/A	3,234.00
N/A	368	N/A	546.00
N/A	377	N/A	18,605.00
N/A	393	N/A	1,539.16
N/A	395	N/A	7,472.05
N/A	400	N/A	50,835.17
N/A	401	N/A	13,073.73
N/A	404	N/A	27,385.10
N/A	406	N/A	95,492.00
N/A	416	N/A	5,696.14
N/A	423	N/A	5,778.82
N/A	432	N/A	610.50
N/A	436	N/A	9,702.00
N/A	437	N/A	1,021.76
N/A	440	N/A	188.00
N/A	441	N/A	6,329.54
N/A	442	N/A	10,898.53
N/A	444	N/A	4,048.53
N/A	445	N/A	36,865.46
N/A	446	N/A	38,545.80
N/A	447	N/A	600.75
N/A	448	N/A	16,283.68
N/A	451	N/A	4,964.89
N/A	452	N/A	51,301.88
N/A	455	N/A	11,308.20
N/A	458	N/A	226.24
N/A	462	N/A	6,901.77
N/A	493	N/A	15,587.00

N/A	494	N/A	3,455.61
N/A	499	N/A	2,894.00
N/A	517	N/A	7,207.89
N/A	524	N/A	7,700.90
N/A	526	N/A	20,907.05
N/A	531	N/A	2,036.84
N/A	532	N/A	822.83
N/A	541	N/A	210.62
N/A	543	N/A	6,704.30
N/A	547	N/A	1,700.00
N/A	551	N/A	4,233.84
N/A	556	N/A	1,765.70
N/A	559	N/A	5,113.13
N/A	560	N/A	1,782.37
N/A	565	N/A	3,020.07
N/A	566	N/A	8,810.22
N/A	584	N/A	2,931.75
N/A	589	N/A	2,372.40
N/A	590	N/A	5,752.74
N/A	596	N/A	4,363.40
N/A	602	N/A	56.90
N/A	610	N/A	1,185.76
N/A	641	N/A	20.00
N/A	671	N/A	3,986.23
N/A	758	N/A	2,270.06
N/A	758	N/A	4,494.14
TOTAL			988,353.49

Item No. 7.	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		To release £523,121.66 from the S106 agreements associated with the below developments, in order to deliver public realm improvements in Grange and Riverside	
Ward(s) or groups affected:		Project: Riverside and Grange Wards Funds: Riverside and Grange Wards	
From:		Director of Planning	

RECOMMENDATION

1. To authorise the release of £523,121.66 of Section 106 funding, from the below developments, to deliver public realm improvements, as outlined in paragraphs 4 and 5.

Permission Ref	Account No	Address	Amount
09/AP/1874	441	150 Spa Road, Bermondsey Spa, London SE16 4RR	£16,500.00
09/AP/1917	547	Century House, 82-84 Tanner Street and 62 Riley Road, London SE1 3PJ	£134,917.22
12/AP/0164	621	Site at 126 Spa Road, London, SE16 3QT	£59,901.54
12/AP/1423	627	Site at 19 Spa Road, London SE16 3SA	£51,822.14
12/AP/3127	668	Site at 2 Old Jamaica Road and 168 Abbey Street, London, SE16 4AN	£51,230.76
14/AP/2102	734	Site bounded by Grange Walk, Grange Yard and the Grange, London, SE1	£208,750.00
TOTAL			£523,121.66

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. This proposed programme of public realm improvement works will focus on:
 - Enhancing pedestrian crossings on Thurland Street, Spa Road and Maltby Street to provide raised tables and tactile paving.

- Improving provision for cyclists in Thurland, Alscot and Spa Roads, Maltby Street, Grange Walk and The Grange.
 - Improving the condition of, and widening, of existing footways in Maltby Street and Spa Road, in order to meet the standards set out in Southwark's Streetscape Design Manual (SSDM).
4. These proposals will also complement delivery of previously funded section 106 projects delivered through the Bermondsey Streetscape improvement programme which were approved by the planning committee on 15 July 2014 (item 7).
 5. Such programmes respond to requests from the local community, councillors and local partnerships to seek a strategic way to bring a number of separate historical section 106 legal agreements together and to deliver a holistic programme of streetscape improvements.
 6. The programme proposes projects which have been promoted through consultation with the Public Realm and Transport Planning teams. Discussions have also taken place with ward councillors for comment on proposals.
 7. Given the above, the proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

KEY ISSUES FOR CONSIDERATION

8. In order to match available section 106 funding to potential projects, a mapping exercise was carried out by Public Realm, in order to understand the distribution of unspent section 106 monies by purpose (transport specific contribution / public realm). Having mapped the existing funds, a list of projects was then drawn up through consultation meetings as described above in paragraphs 7 and 8.
9. This report therefore seeks to release funding to provide accessible crossing facilities and improve cycling and pedestrians' experience in Old Jamaica Road, Thurland Road, Grange Walk, the Grange, Spa Road and Maltby Street.
10. The northern footway in Spa Road is inaccessible to vulnerable users, so it is proposed to widen the existing footway. This will enhance the accessibility and safety for all users.
11. The footway adjacent to the development in Maltby Street (southern section) has been upgraded in line with Southwark's SSDM requirements. The footway opposite has been left in-situ. It is proposed to widen the northern section of the footway and to bring it up to Southwark's standard. To improve safety, a raised table will be constructed at the entrance to Ropewalk and at the junction with Tanner Street.
12. Improving safety in Thurland Road is a primary aim of the Thurland Road project. It is proposed to either turn Thurland Road into one way northbound with cycle contra-flow southbound or close Thurland Road to traffic between Spa Road and Dockley Road. The final proposal will be determined following consultation with local residents and stakeholders.

Community Impact Statement

13. These projects support the council's commitment to meet the needs of Southwark's diverse community.

14. The policies within the transport plan are upheld within this report have been subject to an equality impact assessment.
15. The recommendations are area based and therefore will have greatest affect upon those people living, working or traveling in the vicinity of the areas where the proposals are made.
16. The proposal has no adverse impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
17. With the exception of those benefits identified above, the proposals are not considered to have a disproportionate effect on any other community or group.
18. The programme of the projects described above has been designed to enhance the attractiveness of Bermondsey as a place in which people choose to live and work.
19. By implementing the above environmental projects in the area, the council is improving the environment sustainability of the community council area, providing high quality public places which local residents and workers can use, and which promotes the potential for interaction.
20. The delivery of these projects will also continue the regeneration that is taking place in the area and achieve sustainable development.
21. All projects will be designed to be fully accessible to all, without prejudice or discrimination.

Consultation

22. On Tuesday, 26 January 2016, the highways officers met with Riverside ward Councillor Al-Samerai in Thurland Road to discuss potential works. Councillor Al-Samerai was particularly interested in ensuring the road safety improvements in the vicinity of the local school are addressed.
23. Details of the proposed works were sent to Grange and Riverside ward councillors on Thursday, 8 September 2016.
24. Local consultation will be carried out before changes are proposed to the network.
25. Because parking alternations and crossing facilities are proposed on the public highway statutory consultation is required.

Resource implications

26. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
09/AP/1874	441	TRA2	£16,500.00	N/A
09/AP/1917	547	TRA2	£117,093.00	£17,824.22
12/AP/0164	621	PRI	£34,500.00	£1,440.92
		TRA2	£23,000.00	£960.62
12/AP/1423	627	PRI	£30,750.00	£343.28
		TRA2	£20,500.00	£228.86
12/AP/3127	668	TRA1	£25,260.00	£234.27
		TRA2	£25,500.00	£236.49
14/AP/2102	734	PRI	£125,250.00	N/A
		TRA2	£83,500.00	N/A
Totals			£501,853.00	£21,268.66
TOTAL				£523,121.66

27. The above mentioned developments secured £523,121.66 combined, in contributions towards public realm, site specific transport and strategic transport improvements. All £523,121.66 is currently unallocated and available.

28. The project will be managed by the Highways and CGS teams, who have extensive experience of delivering projects in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

29. The proposal(s) meet the following Fairer Future Promise:

- Promise 1: Value for money
- Promise 6: A greener borough
- Promise 7: Safer communities.
- Promise 9: Revitalised neighbourhoods
- Promise 10: Age friendly borough

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

30. The report requests authority from the committee for the release of £523,121.66 from a number of section 106 Agreements in order to allow for the delivery of public realm improvements in the Grange and Riverside wards.

31. Paragraphs 22 to 25 of the report indicate the consultation which has taken place including the referral to ward councillors.

32. Monies paid in accordance with financial obligations contained within section 106 Agreements are intended to mitigate the harm caused in the vicinity of the site as a result of the development taking place. Such s.106 monies must be spent in accordance with the terms of the specific Agreements and also the tests set out in Regulation 122 of the community infrastructure levy regulations. The agreements specified in this report have been checked and they have all been found to be compliant in respect of the relevant tests and their specific terms.

33. The decision to consider and approve the expenditure of section 106 monies is a matter reserved to members of the Planning Committee. Members are therefore able to authorise the release of monies as outlined in this report.

Strategic Director of Finance and Governance

34. This report requests the planning committee to approve the release of £523,121.66 from the legal agreements listed at paragraph 1 of this report, towards public realm improvement works in Grange and Riverside.
35. The director of planning has confirmed that the section 106 funds associated with the agreements listed in this report are available, and the proposed allocations accord with the terms of the section 106 agreements.
36. The strategic director of finance and governance notes the council has received the related section 106 funds, and they are available for the projects outlined in this report.
37. Staffing and any other costs associated with this recommendation are to be contained within existing departmental budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

AUDIT TRAIL

Lead Officer	Matt Hill, Head of Highways	
Report Author	Mandalina Stricevic, Project Manager	
Version	Final	
Dated	7 September 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES/CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Cabinet member	No	No
Date final report sent to constitutional team		7 September 2017

Item No. 8.	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		Surrey Docks Farm: To release £214,834.71 from the S106 agreements associated with the below developments, to deliver additional community facilities at the Surrey Docks Farm	
Ward(s) or groups affected:		Project: Surrey Docks Ward Funds: Surrey Docks Ward	
From:		Director of Planning	

RECOMMENDATION

1. To authorise the release of £214,834.71 of Section 106 funding, from the below developments, to deliver to deliver additional community facilities at the Surrey Docks Farm, as set out in paragraph 9.

Permission Ref	Account No	Address	Amount
08/AP/1563	400	Land at Downtown Road and Salter Road, Rotherhithe. London SE16 6NP	£214,834.71
TOTAL			£214,834.71

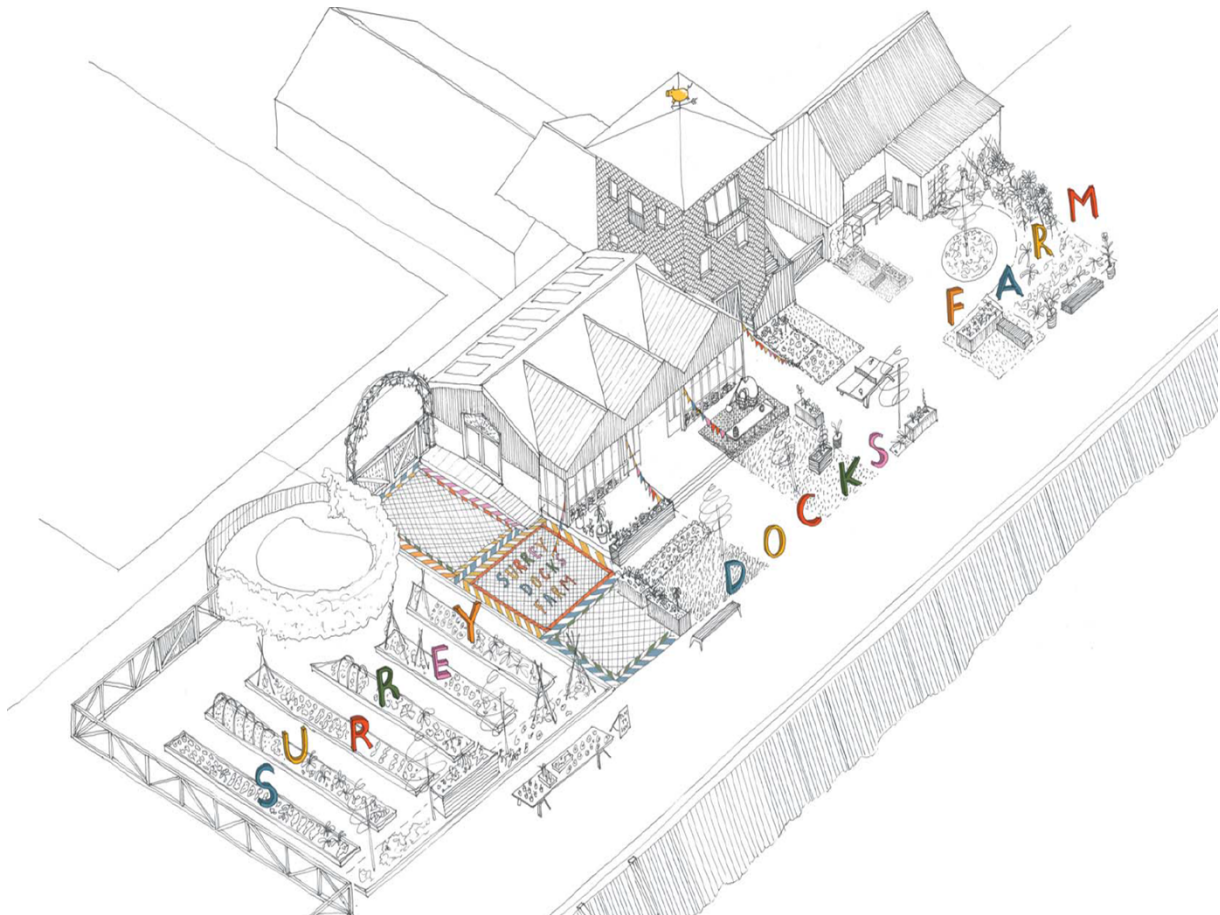
2. The above mentioned development secured £338,583.00 in contributions '*towards improvements to the environment and community facilities in Rotherhithe*'.
3. The proposed allocation accords with the above mentioned agreement and would provide appropriate mitigation for the impacts of the specific and future developments.

BACKGROUND INFORMATION

4. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the Council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
5. Founded in 1975, Surrey Docks Farm is well established and currently receives 50,000 visitors annually. As the only city farm in Southwark it attracts considerable local affection and support. Last year on its 40th birthday it received a Lifetime Achievement civic award from Southwark Council.
6. As a lively, active city farm, occupying a 2.2 acre site on the south bank of the river Thames at Rotherhithe, the farm is set up to provide opportunities for city dwellers to learn about and engage with all aspects of a working farm. Its gates are open seven days a week, it is free and everyone is welcome. Animals reared on the farm include a herd of goats, sheep, cattle, pigs, ducks, geese, chickens, turkeys, bees and donkeys. There are a variety of green and horticultural areas - the orchard, herb garden, dye

garden, vegetable plots and the wildlife area. Fresh food, farm produce and animal feed are on sale to the public from the farm shop. Other facilities include a bee workshop, a cafe and a working blacksmith's forge.

7. The farm aims to provide ongoing education projects throughout the year for local people, families, children, young people and schools, to enable hands-on, practical experience of farming, food production, animal care, horticulture, craft making, cooking, nutrition, healthy eating and outdoor activities, including foraging the Thames foreshore. Projects include youth clubs, adult workshops and holiday projects. The farm runs a programme for schools, a mobile farm for education visits and events, and a range of training programmes for adults with learning disabilities.
8. The farm encourages community involvement and progression through volunteering, work experience, team work, training and apprenticeships. The farm relies on the hard work and dedication of over 100 volunteers and offers work placements to over 60 young people each year. In addition to this there are two apprenticeships and several training schemes providing accreditation for young volunteers. The farm is keen to promote its unique environment as a community resource that can be developed and tailored to meet the needs and interests of all sectors of the community.



KEY ISSUES FOR CONSIDERATION

9. On 30 November 2015, the charity received planning permission (reference 15/AP/3533) to extend and refurbish the existing farm buildings, in order to provide an upgraded and flexible range of educational and community facilities for the farm. The plans provide for the creation of a new front entrance to the farm from the Thames Path with public seating with a kitchen garden. The plans also bring the tower, which

was burnt-out in an arson attack seven years ago, back into use as a farm kitchen, a crafts studio and office space for the charity. The River Room will be enhanced to provide additional space for year round classes and events plus a high quality venue with an orangery looking out over the Thames to Canary Wharf.

10. The cost for the delivery of the scheme set out in the planning application is £800,000. The charity is actively fundraising to secure the funds and this report seeks to commit £214,834.71 from the community facilities contribution associated with the 'Downtown' development.
9. The project will provide new high quality community facilities which will directly benefit the residents of Surrey Docks ward and the wider Southwark community. Locally, a 75% population increase is forecast over the coming two decades and this project will enable an increase in the farm's capacity to provide for this growing population. The project will enhance the farm's unique setting - by presenting an entirely new front entrance for the farm on the Thames Path, attracting many new visitors who currently pass by. The project will provide new activity spaces, lettable rooms and outdoor areas all year round. It will enable the farm to be used in the evenings as well as the daytime, seven days a week, by the addition of adjustable gates and fencing which will secure the rest of the farm site and its animals by night.



Landscape Plan

Key:

- | | |
|----------------------------|--|
| 1. River Room | 7. Thames Path |
| 2. River Room Extension | 8. Security gate and fence (see next page) |
| 3. Terrace | 9. New main entrance |
| 4. Tower GF - Farm Kitchen | 10. Forge |
| 5. Kitchen Garden | 11. Toilet and storage block |
| 6. River Room | 12. Allotments |

Community impact statement

12. This project will support the council's commitment to meet the needs of Southwark's diverse community.
13. The proposed works have been designed to enhance the attractiveness of the area as a place in which people choose to visit. By improving the opportunities and facilities on offer, the council is improving the environment and social sustainability of the community council area, providing high quality community facilities which local residents and visitors can use and promoting the potential for interaction.
14. All small projects within the area will be designed to be fully accessible to all, without prejudice or discrimination.
15. The proposal has no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
16. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

17. Ward councillors have been closely involved in the development of the plans for the farm. They have supported the inclusion of the project on the CIPL list and have been actively supporting the fundraising plans for the project. The most recent Mayor, Councillor Kath Whittam of Rotherhithe ward, nominated the farm as the Mayor's charity.

Resource implications

18. The project will be managed by Surrey Docks Farm charity with support from the regeneration team.

Policy implications

17. The project will help deliver our Fairer Future Promises in making our Borough a greener borough to live in.
18. The proposal(s) meet the following Fairer Future Promise:
 - Promise 1: Value for money.
 - Promise 6: A greener borough.
 - Promise 8: Education, employment and training.
 - Promise 9: Revitalised neighbourhoods.
 - Promise 10: Age friendly borough.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

19. The request is for the Planning Committee to approve the release of £214,834.71 in relation to the improvement for the community facilities at the Surrey Docks farm. The monies relate to a financial payment made under the terms of a planning obligations

agreement dated the 26 May 2010 in relation to the Downtown Road development by Barratts.

20. The relevant section 106 Agreement has been checked and it is confirmed that a payment of £338,583 was made as a contribution towards environment and community facilities in Rotherhithe. Some of these monies were specifically reserved for improvements at the Redriff Primary School but a balance remains available.
21. The decision to consider and approve the expenditure of section 106 monies exceeding £100,000 is reserved to planning committee in accordance with Part 3F of the Constitution. The proposal has been discussed with ward Councillors and no adverse impacts are considered likely to arise from the additional facilities. Accordingly Members may approve the release if they consider this to be appropriate.

Strategic Director of Finance and Governance

22. This report requests the planning committee to approve the release of £214,837.71 section 106 funds from legal agreement listed at paragraph 1 of this report, towards the delivery of improvement works to the community facilities at Surrey Docks Farm.
23. The director of planning confirms the section 106 funds associated with the agreements listed in this report have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
24. The strategic director of finance and governance confirms that the council has received the related section 106 funds, and they are available for the purposes outlined at paragraph 9 of this report.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464

AUDIT TRAIL

Lead Officer	Jon Abbott, Head of Regeneration North	
Report Author	Dan Taylor, Programme Manager	
Version	Final	
Dated	14 July 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS/DIRECTORATES/CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		7 September 2017

Item No. 9.	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		Article 4 Direction to withdraw the permitted development rights for a change of use from light industrial to residential	
Ward(s) or groups affected:		All	
From:		Director of Planning	

RECOMMENDATIONS

That the Planning Committee:

1. Approve the making of an immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses). This Article 4 Direction will cover any property located within South East Bermondsey and Old Kent Road Strategic Preferred Industrial Locations and Parkhouse Street and Mandela Way Local Preferred Industrial Locations. The Article 4 will apply to selected site allocations in the Peckham and Nunhead Area Action Plan (2015) and selected emerging site allocations in the New Southwark Plan Preferred Option Version 2017 and Old Kent road Preferred Option Version (2016). All areas to which the Article 4 direction will apply are shown on the table of sites in Appendix B and the maps in Appendix C of this report.
2. Approve the notice contained in Appendix A of this report.
3. Delegate authority to the Director of Planning to carry out all publicity / consultation arrangements set out in paragraph 60 of this report.
4. Notes the equalities analysis of the proposed Article 4 Directions (Appendix D).

BACKGROUND INFORMATION

5. By Article 8 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016, the government introduced a permitted development right into the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 under Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO") to allow a change of use of a building and any land within its curtilage from a use falling within Class B1(c) (light industrial) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwelling houses) of that Schedule, to last for three years (from 1 October 2017 until 30 September 2020), for which prior approval is granted before 1 October 2020.
6. According to the GPDO, development is not permitted under Class PA if:

- (a) an application for prior approval is received by the local planning authority on or before 30 September 2017;
 - (b) the building was not used solely for a light industrial use on 19 March 2014 or, in the case of a building which was in use before that date but was not in use on that date when it was last in use;
 - (c) the prior approval date falls on or after 1 October 2020;
 - (d) the gross floor space of the existing building exceeds 500 square meters;
 - (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;
 - (f) less than one year before the date the development begins:
 - (i) an agricultural tenancy over the site has been terminated, and
 - (ii) the termination was for the purpose of carrying out development under this class, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural purposes;
 - (g) the site is, or forms part of – (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area;
 - (h) the building is a listed building or is within the curtilage of a listed building; or
 - (i) the site is, or contains, a scheduled monument.
7. The conditions in relation to the permitted development right are as follows. Before beginning the development, the developer must –
- (a) Submit a statement, which must accompany the application referred to in paragraph (b), to the local planning authority setting out the evidence the developer relies upon to demonstrate that the building was used solely for a light industrial use on 19 March 2014;
 - (b) apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to –
 - (i) transport and highways impacts of development
 - (ii) contamination risks in relation the building
 - (iii) flooding risks in relation to the building
 - (iv) where the authority considered the building to which the development relates is within an area that is important for providing industrial services or storage or distribution services or a mix of those services (which includes, where the development relates to part of a building, services provided from any other part of a building), whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services,

and the provisions of prior approval of (Paragraph W of Part 3 of the GDPO) apply in relation to that application.

8. Furthermore development under Class PA is permitted subject to the condition that it must be completed within a period of three years starting with the prior approval date.
9. It is considered that this new permitted development right would have adverse impacts on the proper planning of the borough, with the council being unable to manage the process of change in use class from B1 (c) to C3 and being unable to oversee the quality of new homes as a result. Application of this permitted development right could result in an unmanaged loss of employment space, and consequently jobs, due to the loss of existing and potential floorspace from light industrial sites. The council would have less opportunity to manage land release and support new employment uses in line with adopted and emerging policies with the prospect of negatively impacting the economy.
10. A number of local planning authorities across London have recently implemented similar Article 4 Directions with regard to the withdrawal of permitted development rights for a change of use from B1 (c), light industrial to C3 residential and for similar reasons. Local planning authorities seek to ensure they maintain the ability to manage the release of land and the loss of valuable employment sites to support both local economies and the wider London economy. Southwark Council are aware of the following authorities making similar directions; Camden, Hackney, Islington, Royal Borough of Kensington and Chelsea, Hounslow and Waltham Forest.
11. There is an immediate risk that the conversion of light industrial uses to residential will occur in industrial areas when the permitted development rights come into force. The council has received applications relating to Class O permitted development rights for the conversion of offices located in industrial areas to residential accommodation. These are not in typical office locations but rather lawful B1a (office) uses situated within industrial areas with high concentration of B1c industrial uses.
12. There are two examples within Preferred Industrial Locations at St James' Road (Old Kent Road area) and Parkhouse Street (Camberwell) for which the council received prior approval applications for conversions to residential use. These applications undermine the ability to achieve re-provision of employment floorspace within comprehensive redevelopment schemes for which the council received prior approval applications for conversions to residential use and undermine the ability to achieve re-provision of employment floorspace within comprehensive redevelopment schemes for which the council is encouraging a range of mixed employment uses (including industrial).
13. They also restrict the ability for the council to ensure a high standard of residential accommodation is achieved, including protecting amenity on existing industrial sites and without any provision of affordable homes. This is similar to the risk of converting railway arches in light industrial uses to residential accommodation for which the restriction of permitted development by way of an Article 4 Direction already applies in Southwark.
14. The Article 4 Direction would not impede the council's ability to deliver borough housing targets. Each of the sites included in this Article 4 Direction have been considered by both existing and emerging development plan documents. The sites identified are predominantly proposed site allocations in the Old Kent Road AAP and

the New Southwark Plan. In these areas the council expects to see comprehensive mixed use development, including achieving a significant uplift in housing to address the borough's housing needs, as well as achieving high quality employment space including an uplift in the number of jobs.

15. The higher land values that can be achieved for residential uses over commercial uses, particularly where the residential use has no affordable element, could also affect the viability of any subsequent residential development and therefore the opportunity to meet Southwark's affordable housing targets.
16. There is a strong need for new affordable housing in Southwark. All major development providing 10 or more homes is required to provide a proportion of homes as affordable homes, subject to viability. Application of the permitted development right would undermine the council's ability to maximize affordable housing contributions. Firstly, any change of use to residential made under the permitted development right would not be required to provide any affordable housing. Secondly, any change of use to residential will ratchet up the land value of the site. This would reduce the viability of any subsequent comprehensive redevelopment and would result in affordable housing obligations being reduced or unviable which would therefore affect Southwark's ability to meet affordable housing targets.
17. The making of this Article 4 Direction is considered to be in compliance with paragraph 200 of the NPPF which states that Article 4 Directions should be used in "situations where this is necessary to protect local amenity or the well-being of the area". The Article 4 Direction is also considered to be in compliance with NPPF and London Plan policies supporting the provision of viable employment land, as well as the Core Strategy (2011), saved policies in the Southwark Plan (2007) and the emerging New Southwark Plan. Relevant policies are considered by the 'Local evidence of employment land use and demand' section of this report.
18. The permitted development right will be in place for a temporary three year period until 30 September 2020. However, as with the office to residential permitted development right, there may be scope to extend the time period further or to make it permanent. It is considered necessary to make the Article 4 Direction now to ensure the council will be able to continue managing development proposals through the planning application process during this period.
19. It is considered that the withdrawal of permitted development rights for change of use from light industrial to residential will reduce risks to the amenity of the Borough, including the provision of employment land, employment opportunities and by reducing the council's ability to effectively manage comprehensive mixed-use redevelopment. This position is supported by the policy context, outlined in the Key Issues for Consideration section of this report.
20. The areas that will be subject to the Article 4 Direction include all land within South East Bermondsey and Old Kent Road Strategic Preferred Industrial Locations and Parkhouse Street and Mandela Way Local Preferred Industrial Locations. The Article 4 Direction will also apply to selected site allocations in the Peckham and Nunhead Area Action Plan (2015) and selected emerging site allocations in the New Southwark Plan Preferred Option Version 2017 and Old Kent Road Preferred Option Version (2016). In addition Vanguard Court has been included. This site was consulted on in the NSP Options Version (which preceded the Preferred Option).

21. The council's evidence base demonstrates that B1 (c) light industrial activity is undertaken at the aforementioned locations. It is the council's intention to ensure comprehensive mixed-use redevelopment of these sites continues to be managed in accordance with emerging policies in the New Southwark Plan and Old Kent Road as well as existing guidance. All areas to which the Article 4 Direction will apply are illustrated on the map in Appendix C of this report. These sites are also listed in the table of sites shown in Appendix B.
22. Emerging policies in the New Southwark Plan: Preferred Options Version set out a strategy for regeneration from 2018 to 2033. Alongside continued major growth in housing development, there is a focus on ensuring a strong economy. There is a commitment to review these designations, with site specific policies (site allocations) to be set out in the Old Kent Road AAP and the New Southwark Plan. These will aim to intensify development, increase job numbers and promote growth of business uses within new mixed use neighbourhoods.
23. The Article 4 Direction will enable the council to ensure the carefully planned release of any industrial land and, in many cases, re-provision of industrial uses. The council also wishes to ensure that any loss through comprehensive development of industrial areas is not undermined, particularly in order to ensure high quality residential development can be achieved as well as the provision of affordable housing.
24. Existing policies recognise the importance of supporting local employment opportunity and protecting employment land including B1(c) floorspace across the borough. It is a strategic objective to ensure a wide range of employment opportunities are supported to aid regeneration. The Southwark Employment Land Review (ELR) (2016) identifies Southwark as one of London's largest and fastest growing employment locations. The ELR notes that just under half (46.5%) of all jobs in Southwark are in B-Space activities, industrial employment represents 5% of this total or 10,622 jobs.
25. The ELR highlights that commercial property in Southwark as elsewhere in London is experiencing severe competitive pressure, particularly from the residential market. It is noted that the extension of permitted development rights has caused a particularly sharp uptick in conversion activity.
26. There are 9,500 jobs within the Old Kent Road Opportunity Area currently and the Old Kent Road Area Action Plan seeks to increase the number of jobs within the opportunity area by at least 5,000. Ensuring industrial uses are re-provided within mixed use development is an important component of the AAP to ensure this uplift in jobs and new employment space can be provided
27. In 2015 the Department for Communities and Local Government (DCLG) published Land value Estimates for Policy Appraisal. In Southwark, post permission residential land value was estimated as being £49,000,000 per hectare. This compares favourably against average industrial land value estimates for the London region at £2,733,000 per hectare. This has a negative impact on the viability of mixed use employment and residential schemes. The higher differential values could lead to increasing development pressure for conversion to higher value residential use.
28. Viability and other matters can be fully addressed through the planning application process. The withdrawal of permitted development rights from light industrial uses would not necessarily mean planning consent would not be granted for any change of use, but will enable the council to subject the any proposed development , including

potential impacts on the amenity of the surrounding area, to the planning application process.

29. Given the above, Southwark Council is satisfied that it is expedient. This is in accordance with paragraph (1) of article 4 of the GDPO that development normally benefitting from permitted development rights should not be carried out unless permission is granted on application in accordance with the London Plan, the Core Strategy (2011), saved policies in the Southwark Plan (2007), the Core Strategy (2011), and adopted area action plans.

Article 4 Directions

30. An Article 4 Direction can be used to remove specific permitted development rights in all or parts of the local authority's area. It would not restrict development altogether, but instead ensure that development requires planning permission. A planning application would need to be submitted that would then be determined in accordance with the development plan. Article 4 Directions must apply to all uses within the relevant use class and it cannot restrict changes within the same use class.
31. The government's national planning practice guidance (NPPG entitled "When is permission required?") sets out guidance on the use of Article 4 Directions. The NPPG states that an Article 4 Direction to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. It also states that in deciding whether an Article 4 Direction would be appropriate, local planning authorities should identify clearly the potential harm that the direction is intended to address (paragraph 038).
32. Article 4 Directions can either be immediate or non-immediate depending upon when notice is given of the date on which they come into force. Immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area (NPPG paragraph 045). In the case of this report, the council is proposing to make an immediate Article 4 Direction for which the process is as follows:
- Stage 1 (the current stage) - The council makes an Article 4 Direction withdrawing permitted development rights with immediate effect.
 - Stage 2 – Publication/Consultation stage. The council:
 - publishes the notice of the Direction in a local newspaper;
 - formally consults with general members of the public and the owners and occupiers of every part of the land within the area or site to which the Direction relates over a period of 21 days;
 - and place notices up on site for not less than six weeks.
 - Stage 3 – On the same day that notice is given under Stage 2 above, the council refers its decision to the Secretary of State who has powers to modify or cancel a Direction.
 - Stage 4 – Confirmation Stage: The Direction comes into force on the date on which the notice is served on the owners/occupiers of the land. The council has between 28 days from the date of when the notice comes into effect and six months to decide whether to go ahead and confirm the Direction, taking into account any

representations which have been received. If confirmation this does not happen within six months, the Direction will lapse.

Compensation

33. In some circumstances the council can be liable to compensate developers or landowners whose developments are affected by Article 4 Directions. Local planning authorities are liable to pay compensation to landowners who would have been able to develop under the permitted development rights that an Article 4 Direction withdraws, if they:
- Refuse planning permission for development which would have been permitted development if it were not for an Article 4 Direction or
 - Grant planning permission subject to more limiting conditions than the GPDO would normally allow, as a result of an Article 4 Direction being in place.
34. Compensation may also be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. 'Abortive expenditure' includes works carried out under the permitted development rights before they were removed, as well as the preparation of plans for the purposes of any work.
35. Loss or damage directly attributable to the withdrawal of permitted development rights would include the depreciation in the value of land or a building(s), when its value with the permitted development right is compared to its value without the right.
36. However, the compensation arrangements differ for cases where a development order in respect of prescribed development is being withdrawn. The definition of prescribed development can be found in regulation 2 of the Town and Country Planning (Compensation) (England) Regulations 2015 (as amended). In cases such as these compensation is not payable if the following procedure is followed, as set out in section 108 of the Town and Country Planning Act:
- The planning permission withdrawn is of a prescribed description as set out in the Town and Country Planning (Compensation) Regulations 2015 (as amended).
 - The permitted development right is withdrawn in the prescribed manner.
 - Notice of withdrawal is given in the prescribed manner:
 - Not less than 12 months before it takes effect.
 - Not more than the prescribed period of two years.
37. Permitted development rights granted by Schedule 2, Part 3, Class PA is prescribed development, which means that compensation will only be payable for 12 months from the date that the immediate Direction comes into force.

Planning applications

38. If permitted development rights are withdrawn and planning permission is required, the council would be obliged to determine the proposal in accordance with the development plan unless material considerations indicate otherwise. The development

plan includes the London Plan, the Core Strategy (2011), saved policies in the Southwark Plan (2007) and adopted area action plans.

39. Relevant Southwark Plan saved policies relating to change of use from B1(c), light industrial to C3, residential include policy 1.2 (strategic and local preferred industrial locations) and policy 1.4 (employment sites outside the preferred office locations and preferred industrial locations). Relevant Core Strategy policies include Strategic Objective 1A (create employment and link local people to jobs), Strategic Targets Policy 1 (achieving growth), Strategic Policy 1 (sustainable development), Strategic Policy 10 (jobs and businesses). Policies contained within the London Plan and the NPPF are also relevant as discussed further in the policy context section of the report below.
40. It should be noted that where submission of a planning application is required as a result of withdrawal of permitted development rights through an Article 4 Direction, the council cannot charge a planning application fee.

KEY ISSUES FOR CONSIDERATION

Why B1 (c), 'Light Industrial' Land Use Matters

41. As is noted above, the NPPF advises that the use of Article 4 Directions to remove national permitted development rights should be limited to situations where it is necessary to protect local amenity or the wellbeing of the area. This is reiterated in the NPPG which also states local planning authorities should identify clearly the potential harm that the direction is intended to address and that immediate directions can be made where the development presents an immediate threat to local amenity or prejudices the proper planning of an area.

Local evidence of employment land use and demand

Southwark Employment Land Study – Part 1 (2016)

42. The Southwark Employment Land Review (ELR) (2016) identifies Southwark as one of London's largest and fastest growing employment locations. Employment in Southwark has grown rapidly since 2000, increasing 41% or 74,000 jobs, from 2000 to 2013.
43. The study outlines that across the borough as a whole employment is under strong pressure for conversion to residential. There is a substantial value differential between commercial and residential property. The ELR states that with forecasts of continued high population growth and a housing-friendly planning regime, pressure for residential development will continue for the foreseeable future. In the absence of protection for employment uses many businesses on developable land may then be faced with the choice of seeking locations outside of Southwark or having to settle for poorer quality space.
44. The ELR identifies that just under half (46.5%) of all jobs in Southwark are in B-class activities. Of this total 5% are in industrial employment. Industrial jobs are more strongly represented in the Central Activities Zone (CAZ) representing 63% of the total. Table 1 below illustrates industrial B-space jobs in Southwark by Land-use type.

Table 1: B-Space Jobs in Southwark by Land-Use Type

	CAZ	Hinterland	South	Southwark
Manufacturing	966	614	378	1,951
Other Industrial	2,588	582	330	3,486
Wholesale	3,143	1,598	454	5,185
Total Industrial Jobs	6,697	2,794	1,162	10,622
Manufacturing	49.50%	31.50%	19.40%	100%
Other Industrial	74.20%	16.7%	9.50%	100%
Wholesale	60.60%	30.80%	8.80%	100%
Total Industrial Jobs	63.00%	26.30%	10.90%	100%

Source: Southwark Employment Land Study – Part 1 (2016) (p27)

Commercial to Residential Conversion Activity:

45. The ELR highlights that commercial property in Southwark as elsewhere in London is experiencing severe competitive pressure, particularly from the residential market. It is noted that the extension of permitted development rights has caused a particularly sharp uptick in conversion activity.

Southwark Employment Land Study – Part 2 (2016)

46. The Southwark Employment Land Study – Part 2 sets out an assessment of the future development potential of the Old Kent Road Opportunity Area for employment uses. The Old Kent Road is currently recognised as a Strategic Preferred Industrial Local (PIL) in the saved policies of the Southwark Plan (2007). Such locations are safeguarded to ensure that a range of industrial and storage functions continue in the borough. However, the policy context is changing.
47. The study outlines that in the 2015 London Plan the Old Kent Road was designated as an Opportunity Area. These are the capital's principal reservoir of brownfield land. Opportunity Areas should seek to optimise residential and non-residential development and densities, provide necessary social and other infrastructure to sustain growth and, where appropriate, a mix of uses.
48. The study identifies that the Old Kent Road is probably a unique location in London given its mix of industrial characteristics and proximity to central London. At the time of publication the Old Kent Road supported around 9,500 jobs in a mix of warehouses, industrial estates, high street businesses, retail parks and community use. Around 75% of businesses are independent businesses occupying single sites and these businesses account for 40% of the jobs in the OKR area.

The Southwark Industrial and Warehousing Land Study (2014)

49. The Southwark Industrial and Warehousing Land Study (2014) suggests that there has been strong demand for good quality, flexible industrial space in the borough (e.g. Class B1b, B1c and B8). This is linked to the growth of the CAZ service economy, including activities such as printing and food supplies, both in the CAZ Fringe and CAZ Hinterland. Southwark's central location and proximity to the CAZ are key features of

this economy, combined with its good value in property terms. This study emphasises the importance of employment land supply around Old Kent Road, and the important role of railway arch sites in the north of the borough.

50. While traditional manufacturing and industrial activities have been declining rather than growing, some parts of Southwark (including parts of Old Kent Road and the railway arches) provide hard-to-find space for 'dirty' activities close to central London. Some of these activities, such as those which generate sawdust, may relate to relatively light rather than heavy industry. This study suggests that, if these areas are to be redeveloped to encourage more dense employment uses and / or a mix of uses, thought needs to be given to where these activities can be located.

Policy Context

51. The Article 4 Direction is considered to be compliant with national, regional and local planning policy for the provision and protection of viable employment land that is considered to have a reasonable prospect of being used for that purpose. The following policies in particular support the proposal for making this Article 4 Direction.
52. Paragraph 22 of the NPPF warns against the long term protection of employment sites where there is no reasonable prospect of a site being used for that purpose. Alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. As outlined below the council's employment policies are supported by robust evidence.
53. The importance of protecting employment land as being crucial to the growth of the London economy as outlined in the London Plan, namely:
- Policies 2.10 and 2.11: Central Activities Zone: confirm the importance of this area to the growth of London's economy;
 - Policy 2.13: Opportunity Areas and Intensification Areas: this policy references Annex 1 of the London Plan which sets indicative housing and employment targets for these locations within London.
 - Policy 4.1: Developing London's Economy: strives to ensure the availability of sufficient and suitable workspaces in terms of type size and cost, supporting infrastructure and suitable environments of a range of business types and sizes;
 - Policy 4.4: Managing Industrial Land and Premises: promotes a rigorous, evidence based approach to reconcile demand and supply of industrial land and to take account of the needs of industrial and related uses.
54. Additional to this context the London Industrial Land Study (2017) recommended consideration of Article 4 Directions to preserve light industrial space from being changed to residential use.
55. In support of the NPPF and the London Plan, saved policies in the Southwark Plan (2007), Southwark's Core Strategy (2011) and the emerging New Southwark Plan include the following policies addressing employment land. In addition evidence is supplied via the Southwark Industrial and Warehousing Land Supply Report (2014) and the Southwark Employment Land Review Parts 1 and 2 (2016).

Saved policies in the Southwark Plan (2007)

- Policy 1.2: Strategic and Local Preferred Industrial Locations: Seeks to protect strategic and local preferred industrial locations by only granting planning permission for B Use Classes.
 - Policy 1.4: Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations: Protects sites located outside Preferred Industrial Locations which have an established B Class Use and which meet identified criteria. It is also stated that development would be permitted provided that the proposal would not result in a net loss of floorspace in Class B use.
56. To update information quoted under Policy 1.4: In 2015 the Department for Communities and Local Government (DCLG) published Land Value Estimates for Policy Appraisal. In Southwark, post permission residential land value was estimated as being £49,000,000 per hectare. This compares favourably against average industrial land value estimates for the London region at £2,733,000 per hectare. It is also considered important to protect land for industrial and warehousing purposes so that businesses which require segregation from other uses can operate without adversely affecting the amenity of surrounding sensitive land uses, such as residential uses. Furthermore, sites located outside Preferred Industrial Locations which have an established B Class Use and which meet identified criteria are protected although development would be permitted provided the proposal would not result in a net loss of floorspace in Class B use. A number of exceptions are also identified.
57. The council can use these policies to support refusal of planning applications for change of use from B1(c) light industrial use to C3 residential use both within and outside Preferred Industrial Locations. This flexible approach has been effective in protecting Preferred Industrial Locations while also allowing mixed use development to come forward on sites located outside these areas when suitable.

Core Strategy (2011)

- Strategic Objective 1A: Create Employment and Link Local People to Jobs: Seeks to ensure Southwark is a prosperous borough providing a wide range of employment opportunities that facilitate regeneration. It is outlined that the Central Activities Zone will contain a mix of tourism, cultural and creative industries, finance and office jobs. Local centres will provide retail, services and local employment whilst of greatest relevance to this report preferred industrial locations provide places for small businesses and industry. It is noted that Southwark will be without concentrations of poverty and with good opportunities because there is good access to jobs and residents will have the training and skills needed by businesses.
- Strategic Targets Policy 1: Achieving Growth: Seeks to ensure development improves the places in which people live and work and enable a better quality of life for Southwark's diverse population. The council sets out that it will work with partners, local communities and developers to ensure developments achieve the required growth and improvements to achieve targets.

Targets of relevance to this report include:

- 32,000 net new jobs; and
- 425,000 - 530,000 sqm additional business floorspace between 2011 and 2026.
- Strategic Policy 1: Sustainable Development: Seeks to ensure development improves the places people live and work in and enable a better quality of life for Southwark's diverse population. This policy states that it will help meet the needs of a growing population in a way that respects the limits of the planet's resources and protects the environment.
 - The supporting text outlines that new development should contribute to sustainable development rather than building for building's sake. A wide range of factors are considered to this end including helping people into jobs.
- Strategic Policy 10: Jobs and Businesses: Seeks to increase the number of jobs in Southwark and create an environment in which businesses can thrive. The council also wish to ensure that local people and businesses benefit from opportunities which are generated from development. The council will do this by:
 - Protecting industrial and warehousing floorspace and enabling growth in new sectors such as green manufacturing and technology in the following strategic and local preferred industrial locations:
 - South East Bermondsey;
 - Old Kent Road;
 - Parkhouse Street; and
 - Mandela Way.
 - Protecting small units in the locations listed above and encouraging provision of flexible space.
 - Targeting new jobs and training opportunities which arise from development towards local people.

New Southwark Plan: Preferred Option

58. The New Southwark Plan will replace Saved policies in the Southwark Plan (2007) and the Core Strategy (2011). The Preferred Option Version of the New Southwark Plan, containing development management policies and area visions, was published in October 2015. The Preferred Option Version of the New Southwark Plan containing Area Visions and Site Allocations was published in January 2016, after consultation amendments to both documents were published in June 2017. Although not yet adopted, under the NPPF, decision-takers may also give weight to relevant policies in emerging plans such as this.
59. The plan sets out a strategy for regeneration from 2018 to 2033. Alongside continued major growth in housing development, including new affordable housing, there is a focus on ensuring a strong local economy.

- Strategic Policy 4: Strong and Healthy Economy: Seeks to make sure that Southwark has a strong economy, beneficial to all residents.
- Specific policies are proposed for the promotion of small business units and the Plan includes a commitment to ensure delivery of 500 new affordable business units within the borough. The Plan also proposes site allocations which require the re-provision of employment space on a number of sites which currently provide light employment space.

Policy Summary

60. Southwark's adopted and emerging policies recognise the importance of supporting local employment opportunities and protecting employment land including B1 (c) floorspace across the borough. It is a strategic objective to ensure a wide range of employment opportunities are supported to aid regeneration. It is also recognised that preferred industrial locations provide places for small businesses and industry. The policy outlines that 32,000 net new jobs and 425,000 to 530,000 sqm of additional business floorspace, including B1 (c) floorspace, should be provided between 2011 and 2026. Helping people into jobs is seen as a priority with new opportunities arising in green manufacturing, biosciences and the knowledge economy. Policies seek to protect industrial and warehousing floorspace and support growth in new sectors such as green manufacturing and technology.
61. Furthermore, the council is committed to maximize the delivery new high quality homes including affordable. The permitted development right would limit the council's ability to ensure new homes built under the right are high quality. The permitted development right also enables the delivery of new housing that need not contribute towards the borough's much needed affordable housing supply. Furthermore, any changes of use made under the provisions of the permitted development right could ratchet up land values thereby reducing the viability of any subsequent comprehensive redevelopment to comply with the council's affordable housing requirements for reasons of viability.

Conclusions

62. An Article 4 Direction can be made if the council is satisfied it is expedient that development should not be carried out unless planning permission is granted on application and that in the case of immediate directions, development presents an immediate threat to local amenity or prejudices the proper planning of an area.
63. By Article 8 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016, the government introduced a permitted development right into the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 under Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO") to allow a change of use of a building and any land within its curtilage from a use falling within Class B1(c) (light industrial) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwelling houses) of that Schedule, to last for three years (from 1 October 2017 until 30 September 2020), for which prior approval is granted before 1 October 2020.
64. Emerging policies in the New Southwark Plan: Preferred options version set out a strategy for regeneration from 2018 to 2033. Alongside continued major growth in housing development, there is a focus on ensuring a strong economy. There is a

commitment to review these designations, with site specific policies (site allocations) to be set out in the Old Kent Road AAP and the New Southwark Plan. These will aim to intensify development, increase job numbers and promote growth of business uses within new mixed use neighbourhoods.

65. The areas that will be subject to the Article 4 Direction include all land within South East Bermondsey and Old Kent Road Strategic Preferred Industrial Locations and Parkhouse Street and Mandela Way Local Preferred Industrial Locations. The Article 4 Direction will also apply to selected site allocations in the Peckham and Nunhead Area Action Plan (2015) and selected emerging site allocations in the New Southwark Plan Preferred Option Version 2017 and Old Kent road Preferred Option Version (2016). In addition Vanguard Court has been included. This site was consulted on in the NSP Options Version (which preceded the Preferred Option).
66. The council's evidence base demonstrates that B1 (c) light industrial activity is undertaken at the aforementioned locations. It is the council's intention to ensure comprehensive mixed-use redevelopment of these sites continues to be managed in accordance with emerging policies in the New Southwark Plan and Old Kent Road as well as existing guidance. All areas to which the Article 4 direction will apply are illustrated on the map in Appendix C of this report and shown in Appendix B the table of sites.
67. Existing policies recognise the importance of supporting local employment opportunities and protecting employment land including B1(c) floorspace across the borough. It is a strategic objective to ensure a wide range of employment opportunities are supported to aid regeneration. The Southwark Employment Land Review (2016) identifies Southwark as one of London's largest and fastest growing employment locations. The ELR notes that just under half (46.5%) of all jobs in Southwark are in B-class activities, industrial employment represents 5% of this total, which is 10,622 jobs.
68. The ELR highlights that commercial property in Southwark as elsewhere in London is experiencing severe competitive pressure, particularly from the residential market. The ELR notes that the extension of permitted development rights has caused a particularly sharp uptick in conversion activity.
69. Viability and other matters can be fully addressed through the planning application process. The withdrawal of permitted development rights from light industrial uses would not necessarily mean planning consent would not be granted for any change of use, but will enable the council to subject any proposed development, including potential impacts on the amenity of the surrounding area, to the planning application process.
70. The council is satisfied that permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses) prejudice the proper planning of the Borough, particularly those sites illustrated in Appendix C.

Consultation

71. Consultation on the Article 4 Directions will comply with provisions set out in the GPDO. Notice of the Directions will be made by:

- Local advertisement in the press
- Site notices placed in visible locations at the sites affected, including at the entrance and at each junction for a period of at least 6 weeks
- Written notification sent to every owner/occupier of properties within the affected areas specifying a period of at least 21 days in which representations can be made
- Email to all those on the planning policy mailing list.

72. Following consultation and within 6 months, a report recommending whether the Direction should be confirmed will be reported back to planning committee.

Community impact statement

73. Southwark council is committed to achieving the best quality of life for its residents. This includes maintaining a strong local economy and supporting housing growth for communities across Southwark. It is vital that the aims of Southwark's emerging policy framework are robustly defended, including: intensifying development, increasing job numbers and promoting growth of business uses within mixed use neighbourhoods to ensure the council's commitments to local communities are met.

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

Financial implications

75. As is noted above, should the local authority refuse planning permission for development that otherwise would have been granted by the GPDO the council has a potential liability for compensation. In the case of Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling Houses) this is limited to one year from the date the Direction is introduced. Any compensation may relate either to a depreciation in the value of land or buildings which results from failure to gain planning permission or to abortive expenditure. Therefore there is a risk that the proposed Directions will make the council liable to compensation claims. Because circumstances vary widely, it is not possible to gauge the magnitude of such claims.

76. Any claim for compensation will be dealt with through the council's official complaints procedure and it is anticipated that any award would be contained within the planning division's budget. This position will be monitored and any award that cannot be contained within existing departmental revenue budgets will be reflected in the council's revenue budget monitoring arrangements for funding from council reserves.

77. Any potential drawdown from council reserves for the payment of compensation claims will be subject to agreement by the relevant cabinet member, or full cabinet in the case of claims over £50,000.

78. Staffing and any other costs connected with this recommendation will be contained within existing departmental revenue budgets.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

79. Planning committee is being asked to approve the making of the Article 4 Direction as detailed in paragraph 1 of this report; and to approve the draft Article 4 Direction as found annexed at Appendix A.
80. Part 3F of the constitution under the section titled "Matters reserved for decision by the planning committee" at paragraph 10 reserves to planning committee any authorisations under Article 4 of the Town and Country Planning Permitted Development Order. This therefore confirms that planning committee has authority to take these decisions.
81. In regard to compensation matters, section 108 of the Town and Country Planning Act 1990 (as amended) specifies the circumstances under which compensation is payable for the refusal or a conditional grant of planning permission which was formerly granted by a development order or a local development order.
82. Section 107 of the 1990 Act which sets out the entitlement to compensation where planning permission has been revoked and modified is of relevance here as section 108 of the 1990 Act extends the entitlement for compensation under s107 to circumstances where planning permission granted by a development order has been withdrawn by an Article 4 Direction.
83. In regard to the immediate Article 4 Directions withdrawing rights granted under Schedule 2, Part 3, Class PA is a 'prescribed description' development and because it is an immediate direction (the council is not giving more than 12 months notice of the making of the direction) then the council will need to pay compensation for claims made within 12 months of the date of the direction.
84. The value of the claim for compensation would differ in each individual case but in the event that claims are between £5,000 and £50,000 then they would be sanctioned by the relevant cabinet member under Part 3D paragraph 5 of the constitution. Any compensation claims over that amount would require the approval of full Cabinet.

Human rights and equalities

85. Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights (ECHR). Various Convention rights may be engaged in the process of making, considering and confirming Article 4 Directions such as Article 1 of the First Protocol of the Convention. The European Court has recognised that "regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole". Both public and private interests are to be taken into account in the exercise of the council's powers and duties as a local planning authority. Any interference with a Convention right must be necessary and proportionate
86. The council has carefully considered the balance to be struck between individual rights and the wider public interest. The rights of all of the owners have been considered under the Human Rights Act 1998, in particular those contained within Article 1 of the First Protocol the Convention which relates to the Protection of Property.

87. In consulting upon the confirmation of the immediate Article 4 Directions the council has had regard to its public sector equality duty (PSED) under s.149 of the Equality Act 2010. The updated Equalities Analysis can be found at Appendix C to this report.
88. The PSED is only one factor that needs to be considered when making a decision and may be balanced against other relevant factors. The council also took into account other relevant factors in respect of the decision, including financial resources and policy considerations. In appropriate cases, such countervailing factors may justify decisions which have an adverse impact on protected groups.

Strategic Director of Finance and Governance

89. This report is requesting the planning committee to approve the making of an immediate Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses). This Article 4 Direction will cover any property located within South East Bermondsey and Old Kent Road Strategic Preferred Industrial Locations and Parkhouse Street and Mandela Way Local Preferred Industrial Locations. The Article 4 will apply to selected site allocations in the Peckham and Nunhead Area Action Plan (2015) and selected emerging site allocations in the New Southwark Plan Preferred Option Version 2017 and Old Kent road Preferred Option Version (2016). All areas to which the Article 4 direction will apply are illustrated on the map in Appendix C of this report they are also shown on the table of sites in Appendix B.
90. The report is also requesting the planning committee to approve the notice contained in Appendix A of this report.
91. The report is also requesting the planning committee to delegate to the Director of Planning to carry out all publicity / consultation arrangements set out in paragraph 60 of this report and note the equalities analysis of the proposed Article 4 Directions (Appendix D).
92. The strategic director of finance and governance notes that the proposed Directions may make the council liable for compensation claims but it is not possible to gauge the magnitude of such claims as circumstances vary. It is noted that any claim for compensation will be dealt through the council's official complaints procedure and sanctioned by the relevant cabinet member under the council's constitution as reflected in the report.
93. It is also noted that any agreed claims for compensation would be contained within the existing departmental revenue budgets where possible before funding from councils reserves are requested.
94. Staffing and any other costs connected with this recommendation to be contained within existing departmental revenue budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Saved Southwark Plan 2007	http://www.2.southwark.gov.uk/downloads/download/4441/core_strategy_and_saved_southwark_plan_policies	planningpolicy@southwark.gov.uk
The Core Strategy 2011	http://www.2.southwark.gov.uk/downloads/download/4441/core_strategy_and_saved_southwark_plan_policies	planningpolicy@southwark.gov.uk
New Southwark Plan Preferred Option	https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/development-plan/local-plan?chapter=4	planningpolicy@southwark.gov.uk
Southwark Industrial and Warehousing Land Supply Report (2014)	http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/evidence-base/economy-employment-and-business	planningpolicy@southwark.gov.uk
Southwark Employment Land Study – Parts 1&2 (2016)	http://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy/evidence-base/economy-employment-and-business	planningpolicy@southwark.gov.uk
General Permitted Development Order 2015	http://www.legislation.gov.uk/uksi/2015/596/pdfs/uksi_20150596_en.pdf	planningpolicy@southwark.gov.uk

APPENDICES

No.	Title
Appendix A	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses).
Appendix B	Schedule 1: Table of Sites
Appendix C	Schedule 2: Maps area subject to proposed Article 4 Direction
Appendix D	Initial Equalities analysis (available on the council's website)

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Mark Spence, Senior Planner	
Version	Final	
Dated	6 September 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Cabinet Member	Yes	No
Date final report sent to Constitutional Team		7 September 2017

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

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

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

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule below:

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

SCHEDULE A

Development consisting of use of a building and any land within its curtilage from a use falling within Class B1 (c) (light industrial) of the Schedule to the use Classes Order to a use falling within Class C3 (dwelling houses) of that Schedule being development comprised within Class PA of Part 3 of Schedule 2 to the Order and not being development comprised within any other Class.

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

1. Made under the Common Seal of the London Borough of Southwark this ____ day of ____ 2017

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

.....
Authorised Signatory

2. Confirmed under the Common Seal of the London Borough of Southwark thisday of.....20.....

The Common Seal of the Mayor and Burgesses of the London Borough of Southwark was hereto affixed in the presence of

.....
Authorised Signatory

SCHEDULE 1

Table of Sites

SCHEDULE 2

Maps Area Subject to Proposed Article 4 Direction

Article 4 Directions: B1c to C3

No.	Title
Appendix A	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses).
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Appendix B Schedule 1: Table of Sites

August 2017

Schedule 1: Table of Sites

Strategic Preferred Industrial Locations	
SIL 1	South East Bermondsey
SIL 2	Old Kent Road
Local Preferred Industrial Locations	
LIL 1 / NSP24	Parkhouse Street / Burgess Business Park
LIL 2	Mandela Way
New Southwark Plan - Preferred Option - Area Visions and Site Allocations B1 (c) Sites:	
NSP08	Biscuit Factory and Campus
NSP09	Tower Workshops
NSP26	Valmar Trading Estate
NSP29	Land Between Camberwell Station Road and Warner Road
NSP33	Camberwell Business Centre, Lomond Grove
NSP41	Newington Triangle
NSP43	63-85 Newington Causeway
NSP50	Bath Trading Estate
NSP57	Copeland Road Industrial Estate
New Southwark Plan Options Version Consultation	
NSP89	Vanguard Court
New Southwark Plan - Preferred Option - New and Amended Policies - Area Visions and Site Allocations B1 (c) Sites	
NSP68	Croft Street Depot
Peckham & Nunhead Area Action Plan	
PNAAP2	Print Village Industrial Estate, Chadwick Road
PNAAP3	Land between the Railway Arches (East of Rye Lane including Railway Arches)
PNAAP4	Copeland Industrial Park and 1-27 Bournemouth Road
Old Kent Road Area Action Plan	
OKR10	Former Southern Railway Stables
OKR12	Admiral Hyson Trading Estate

Article 4 Directions: B1c to C3

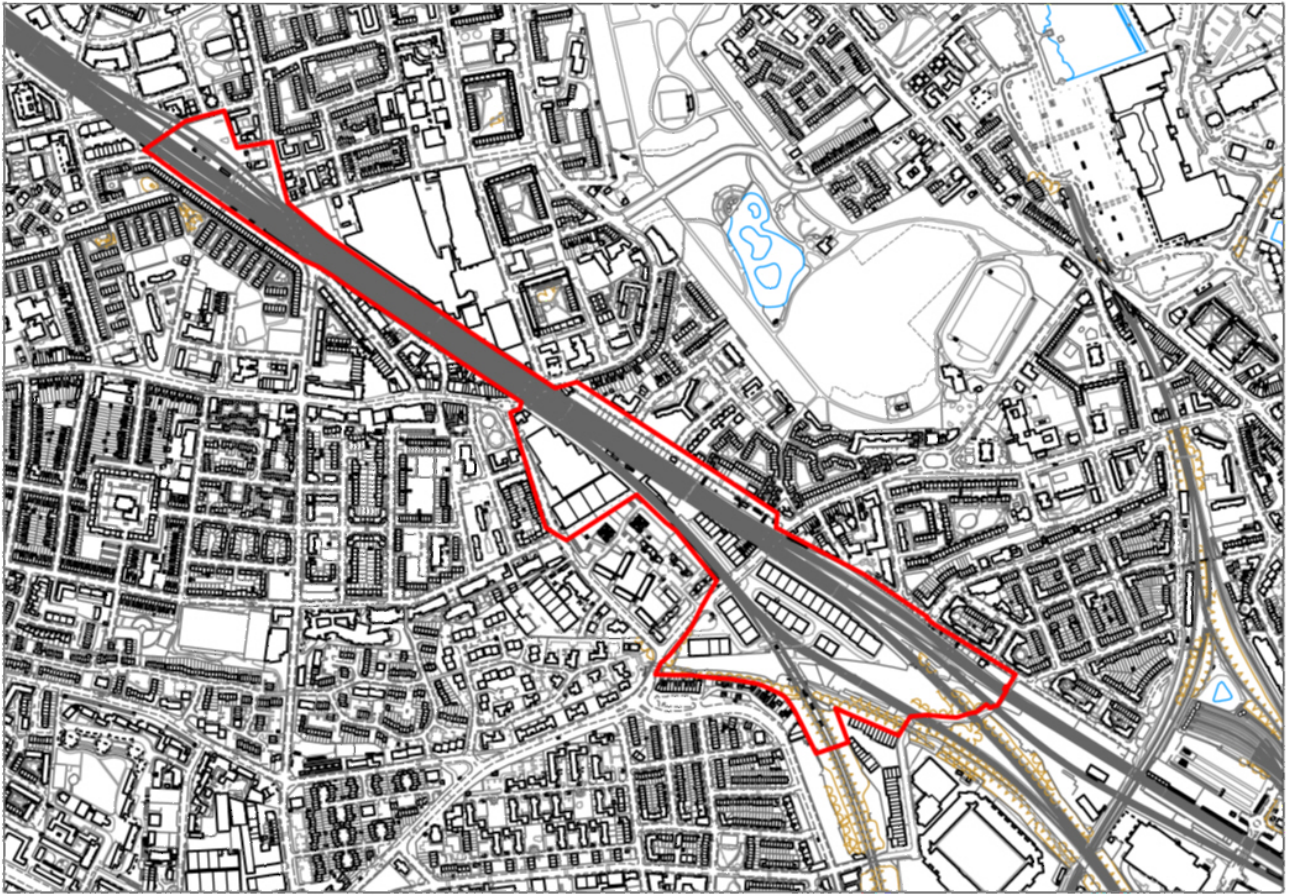
No.	Title
Appendix A	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses).
Appendix B	Schedule 1: Table of Sites
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Appendix D	Equalities analysis (available on the council's website)

Appendix C Schedule 2: Maps Area Subject to Proposed Article 4 Direction

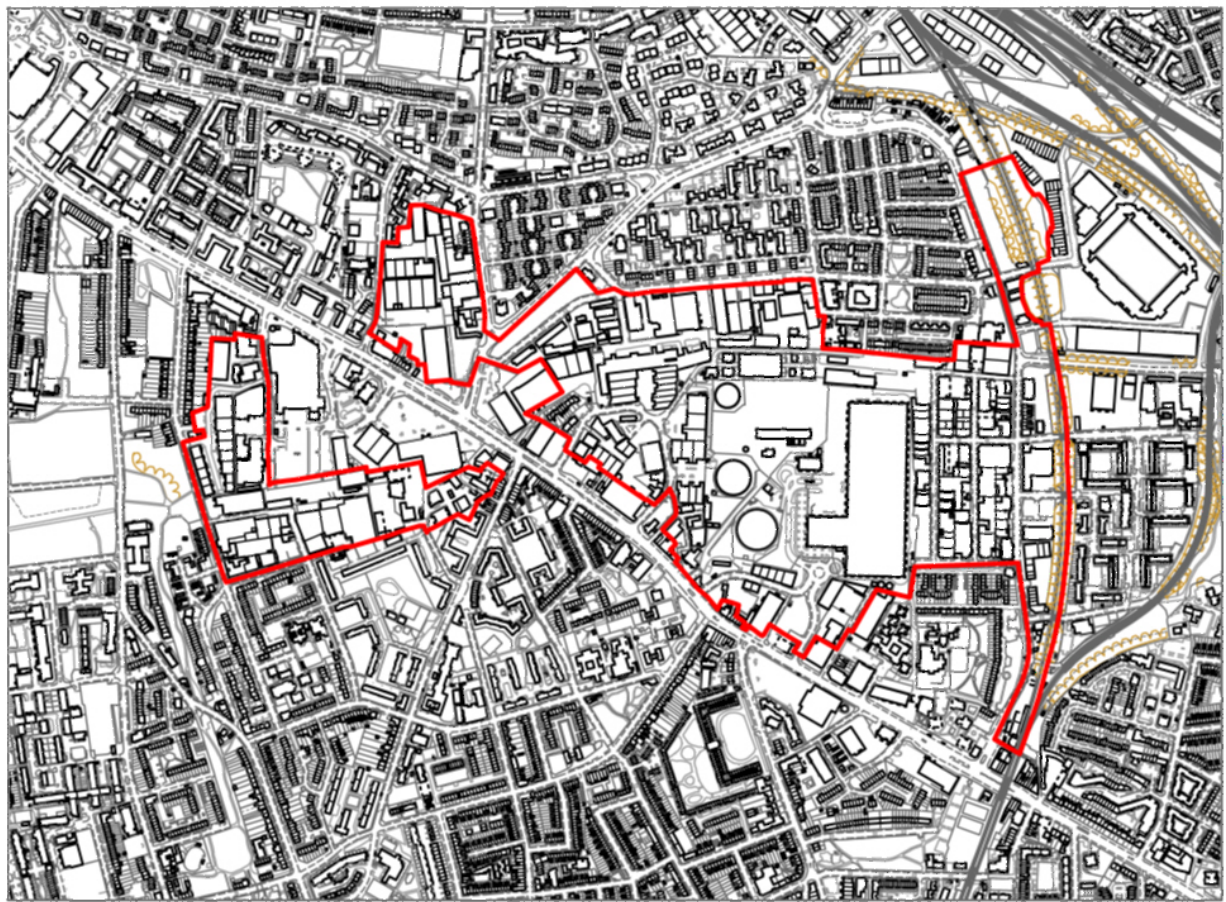
August 2017

Schedule 2: Maps Area Subject to Proposed Article 4 Direction

SIL 1: South East Bermondsey

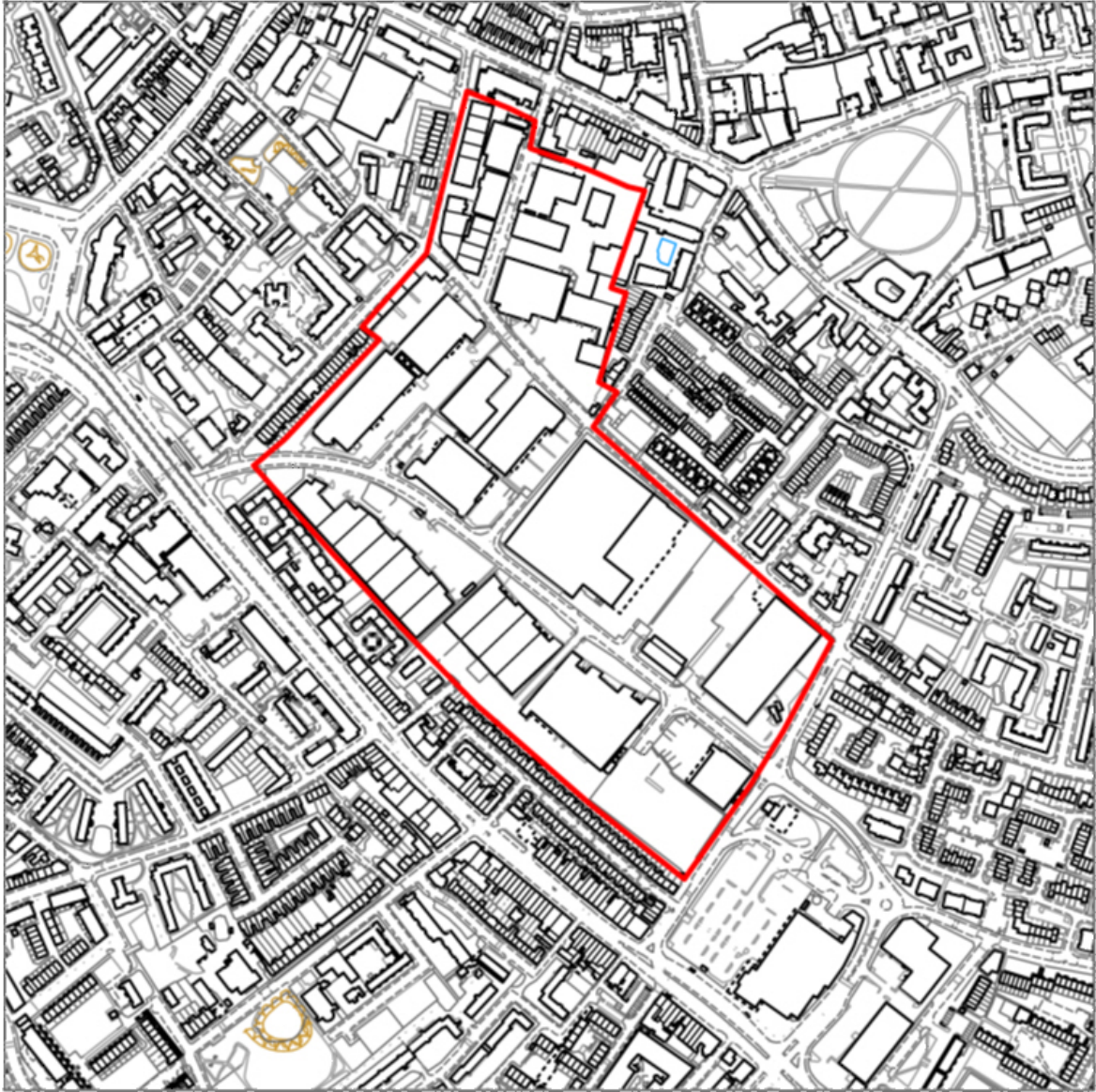


SIL 2: Old Kent Road

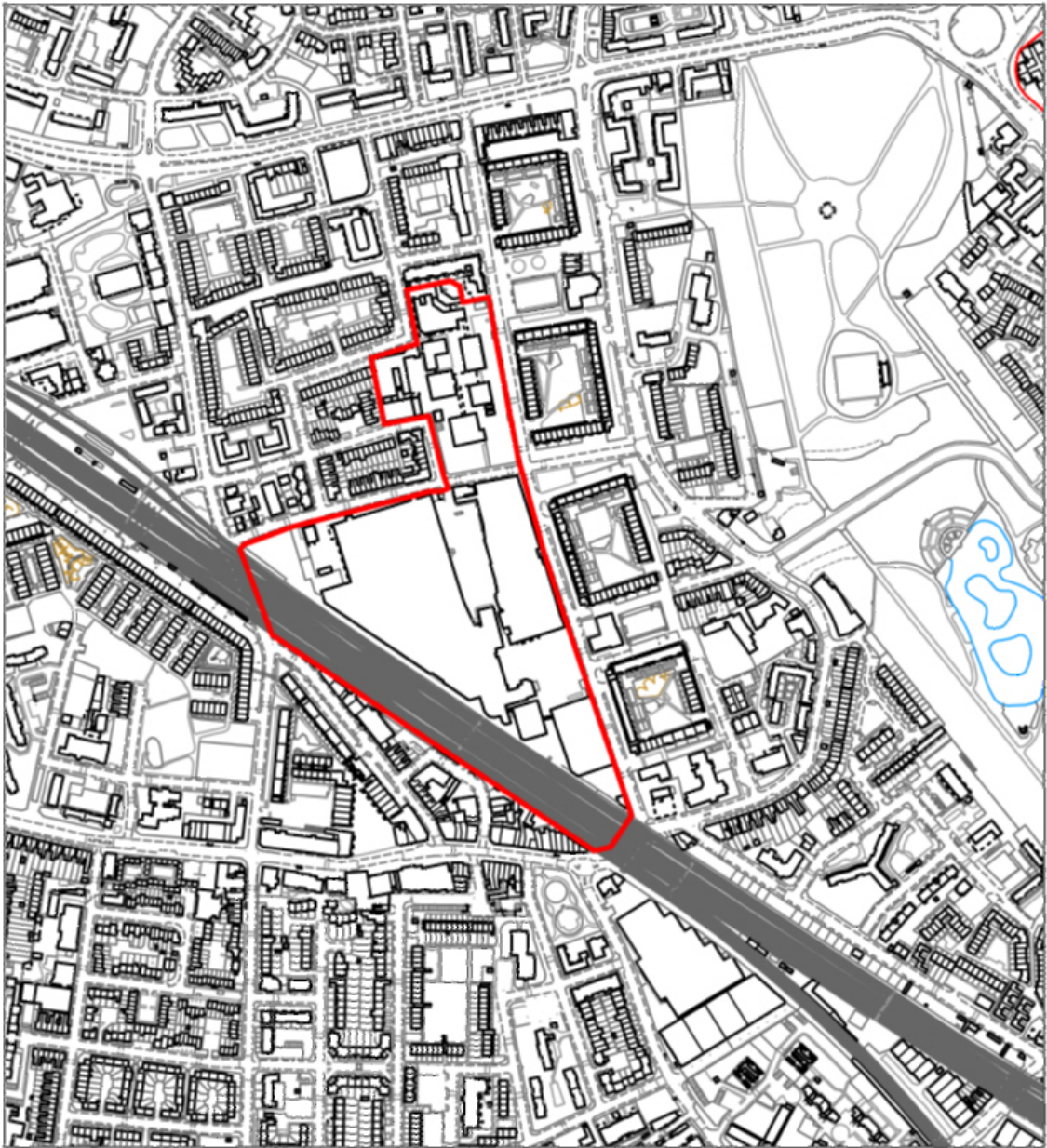




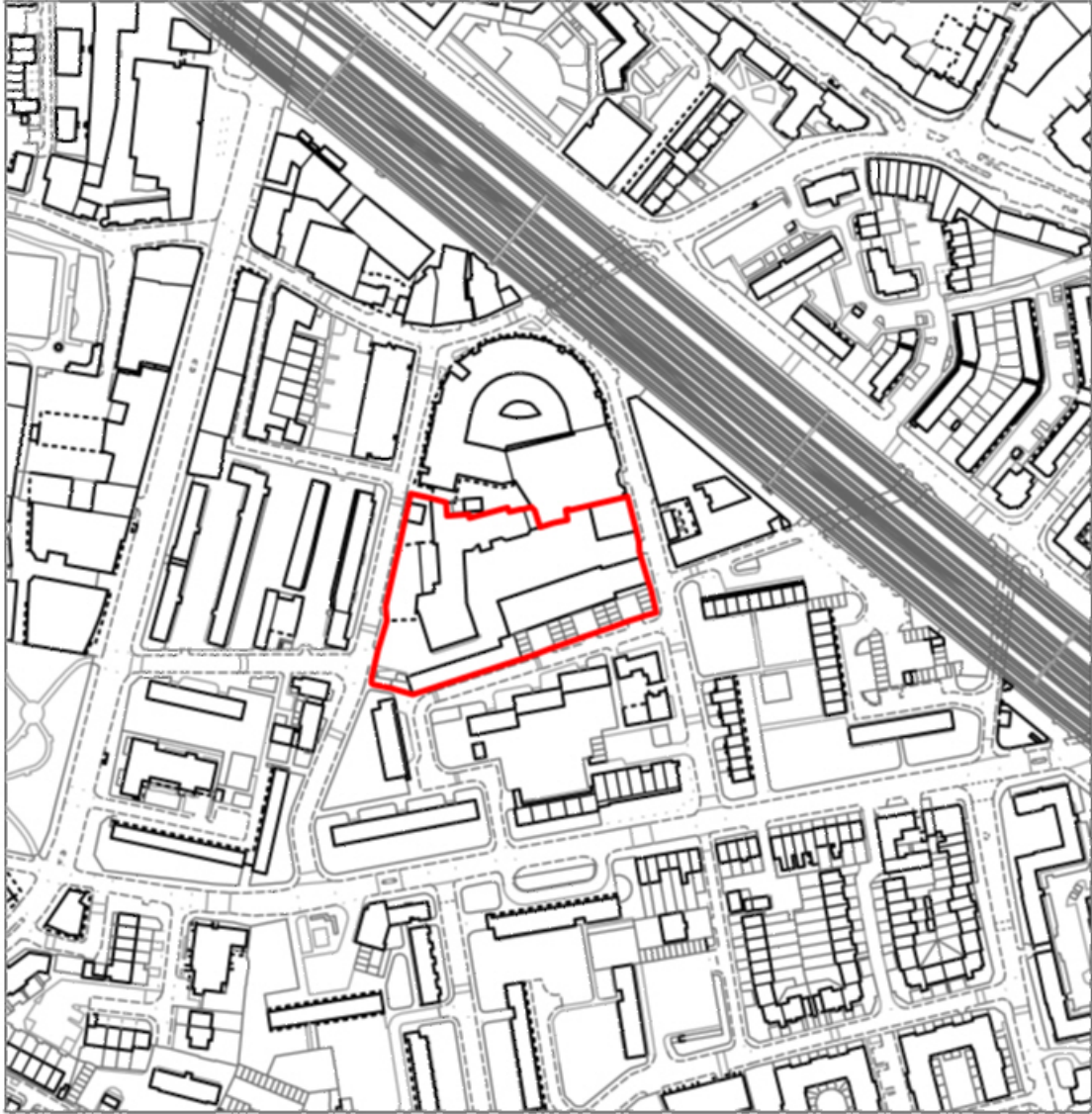
LIL 2: Mandela Way



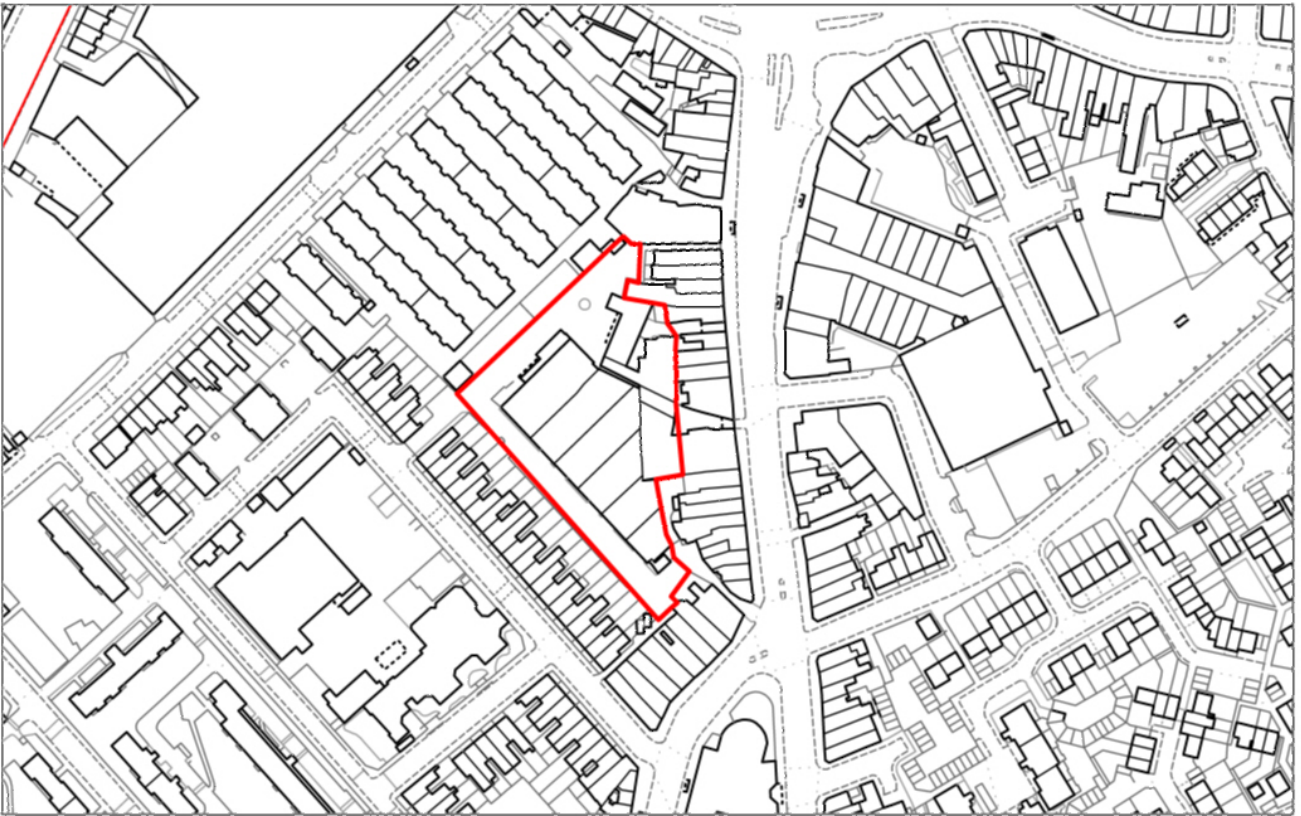
NSP08: Biscuit Factory and Campus



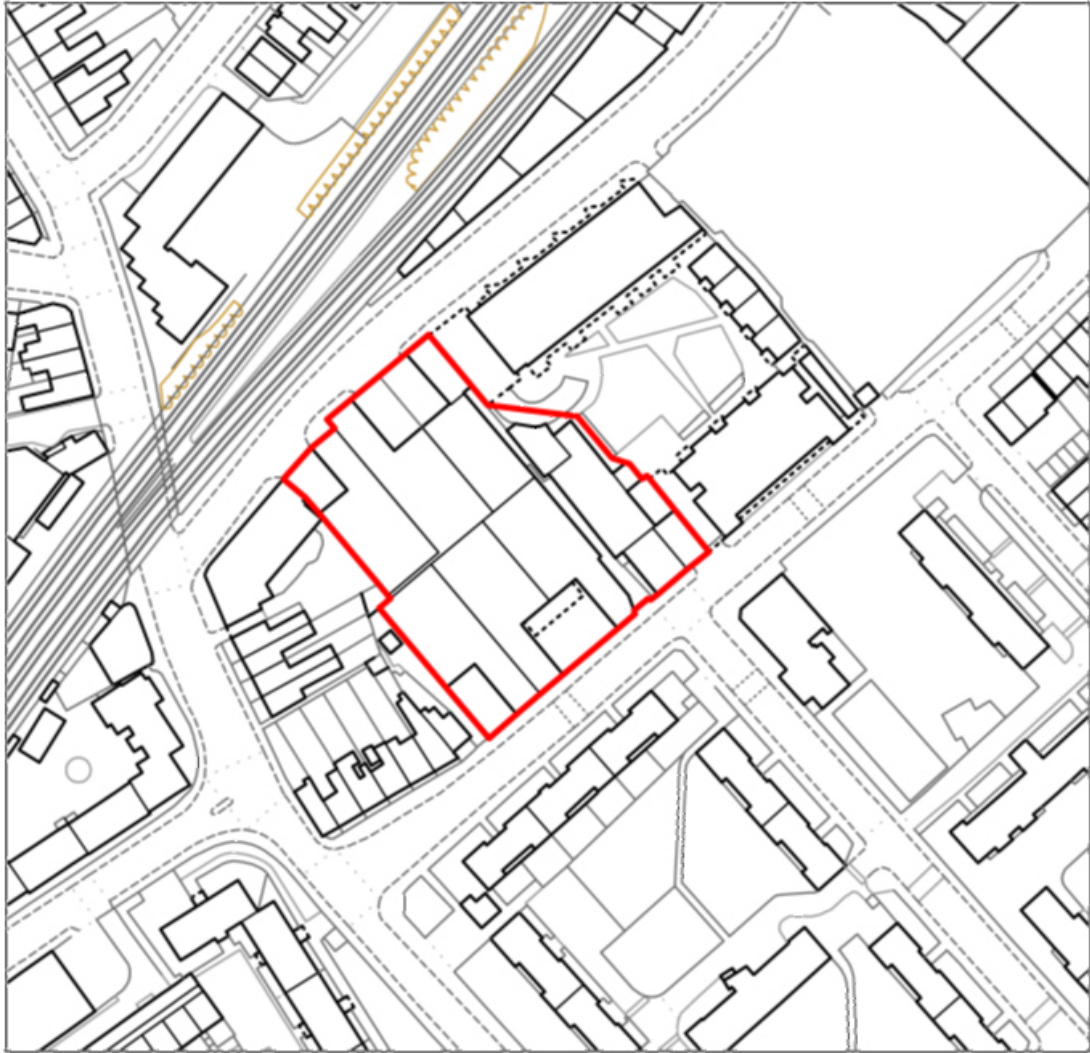
NSP09: Tower Workshops



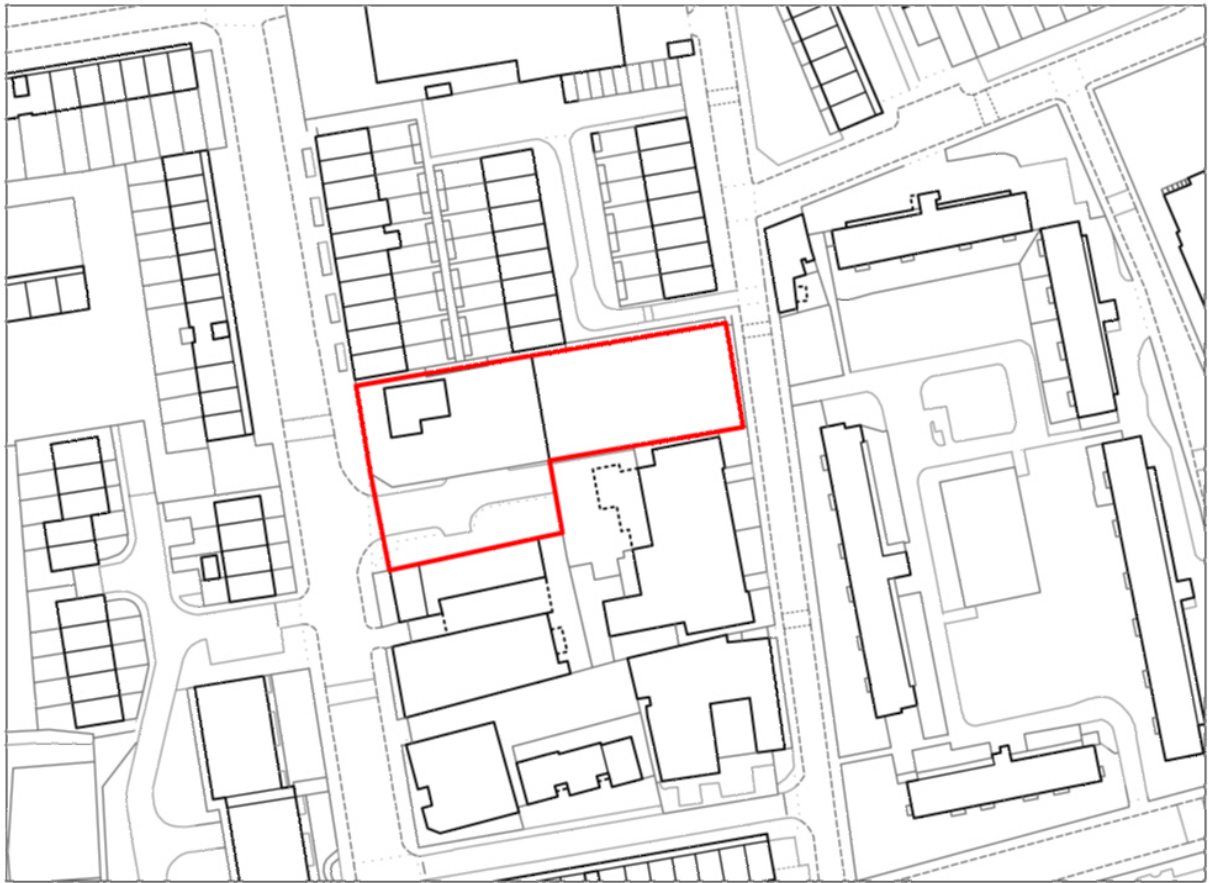
NSP26: Valmar Trading Estate

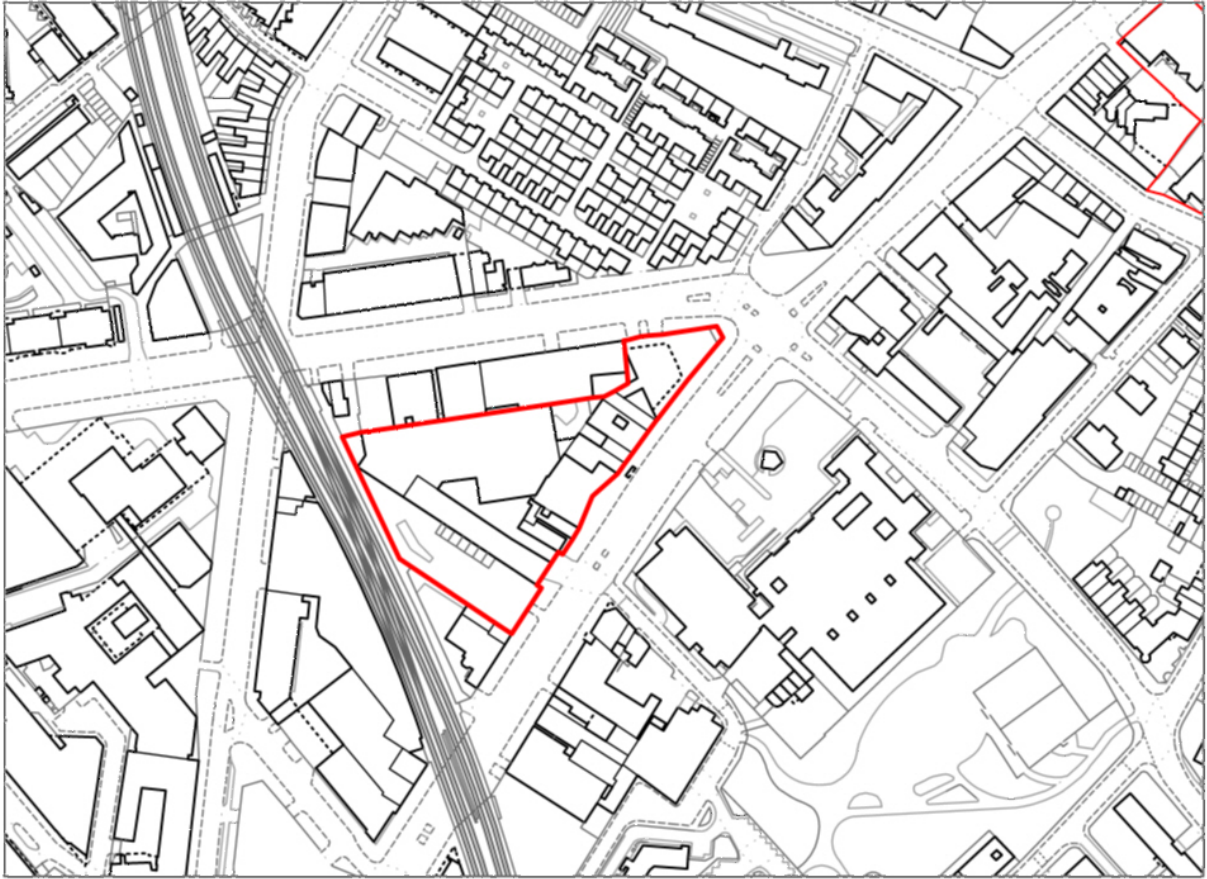


NSP29: Land Between Camberwell Station Road and Warner Road

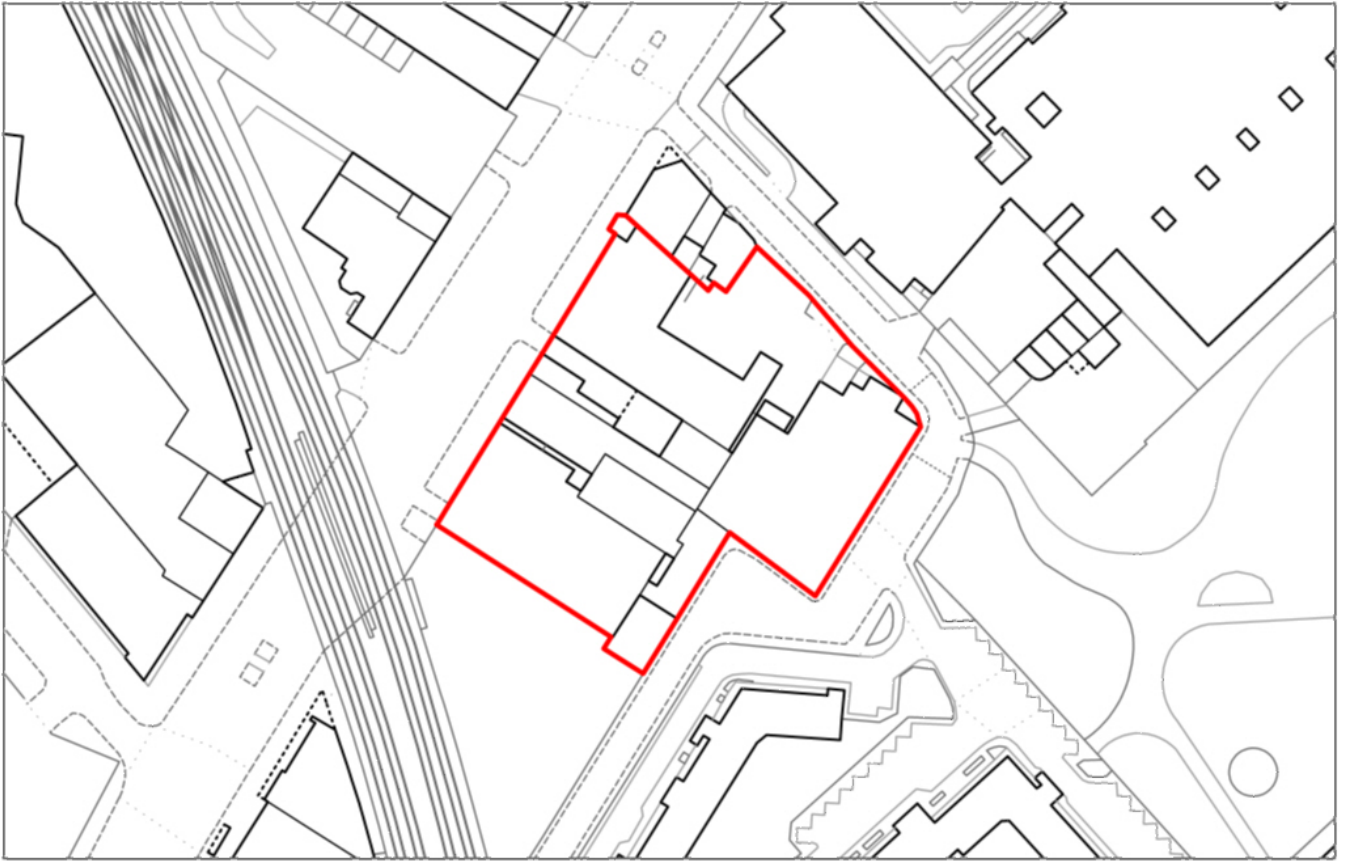


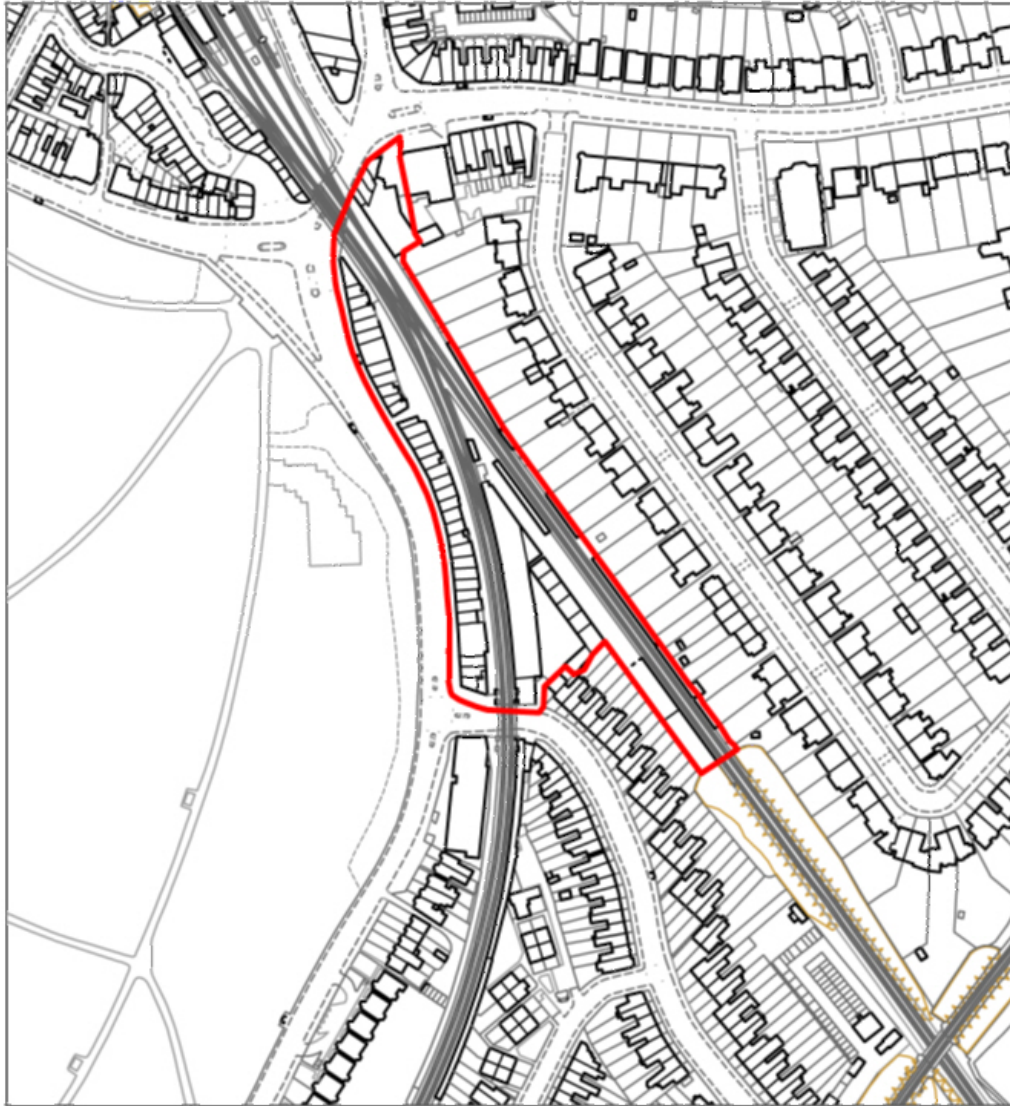
NSP33: Camberwell Business Centre, Lomond Grove



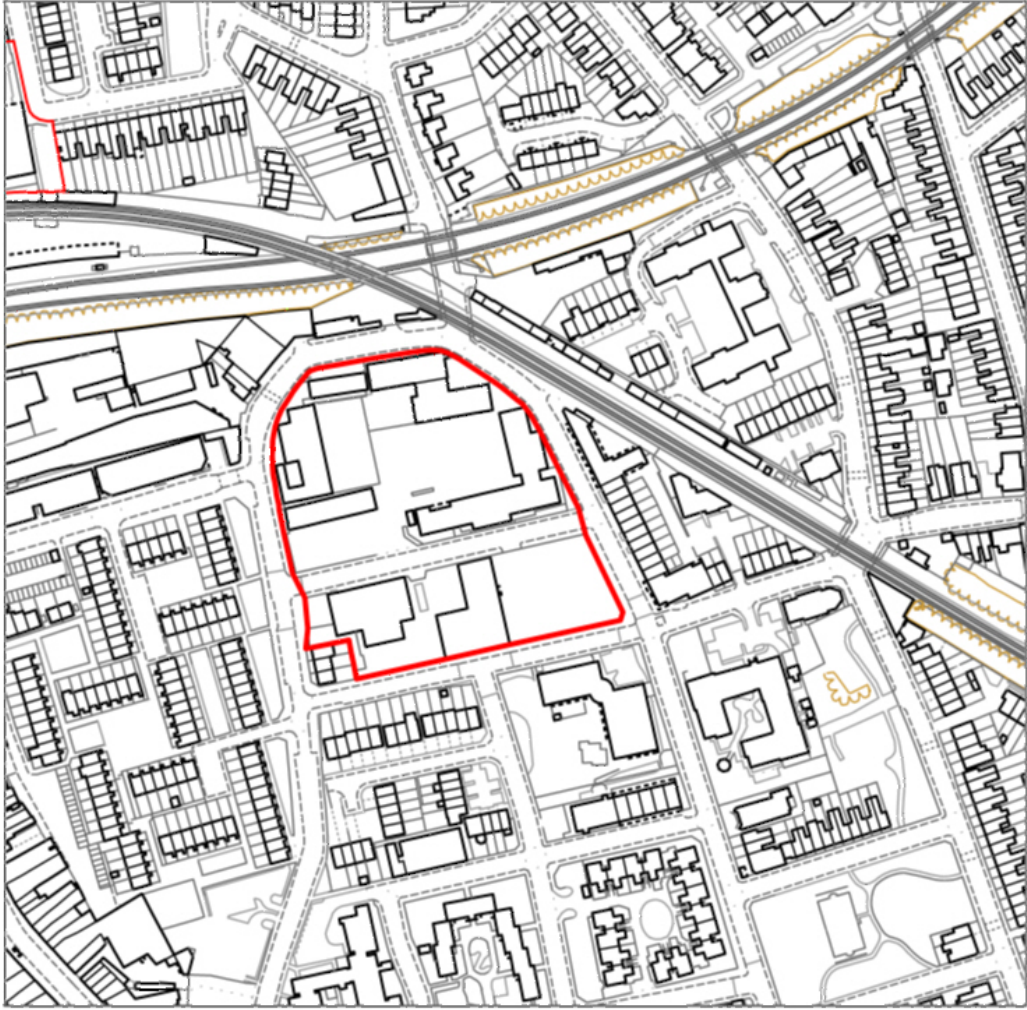


NSP43: 63-85 Newington Causeway

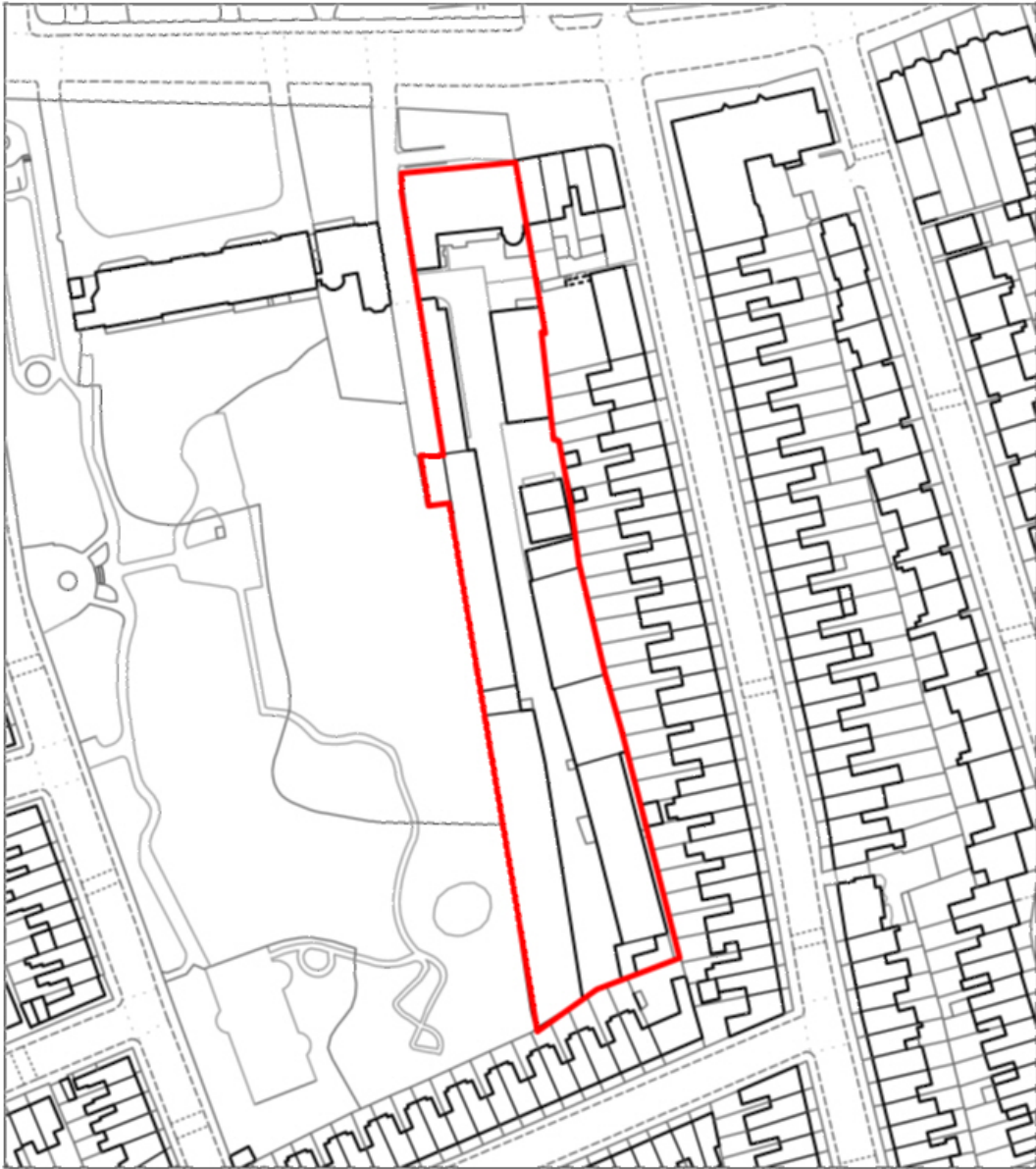




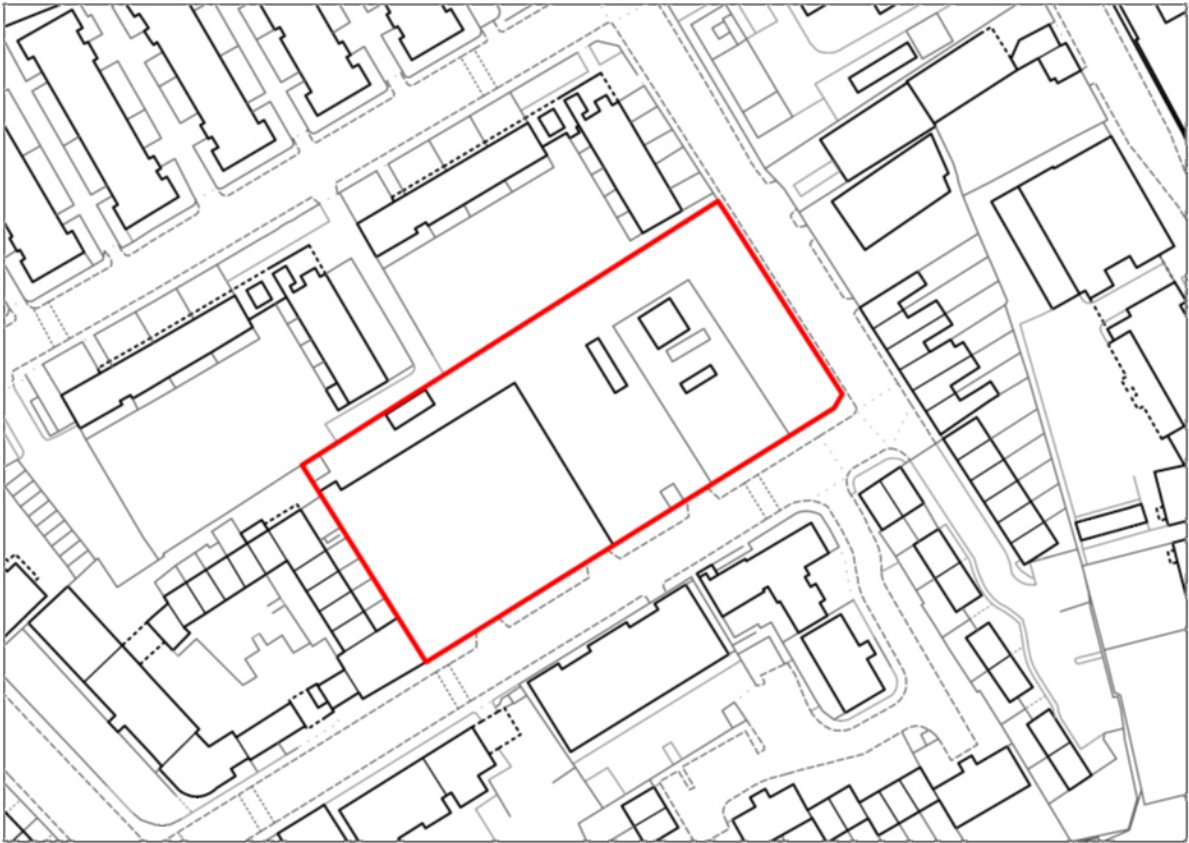
NSP57: Copeland Road Industrial Estate



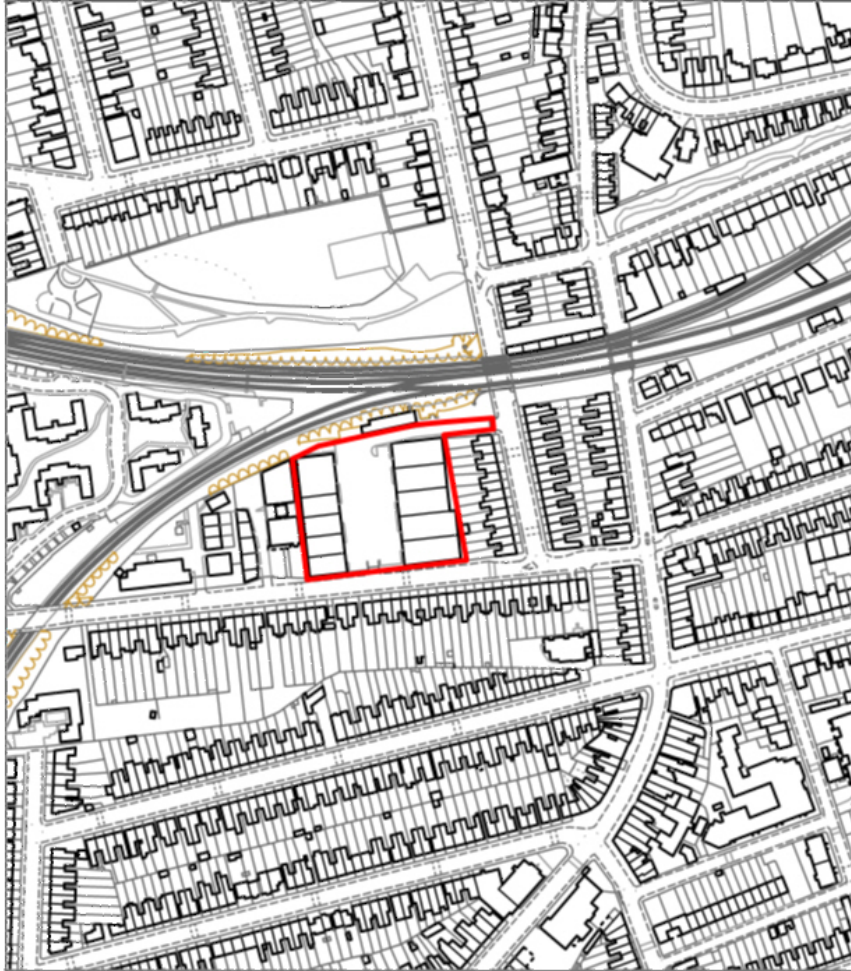
NSP89: Vanguard Court



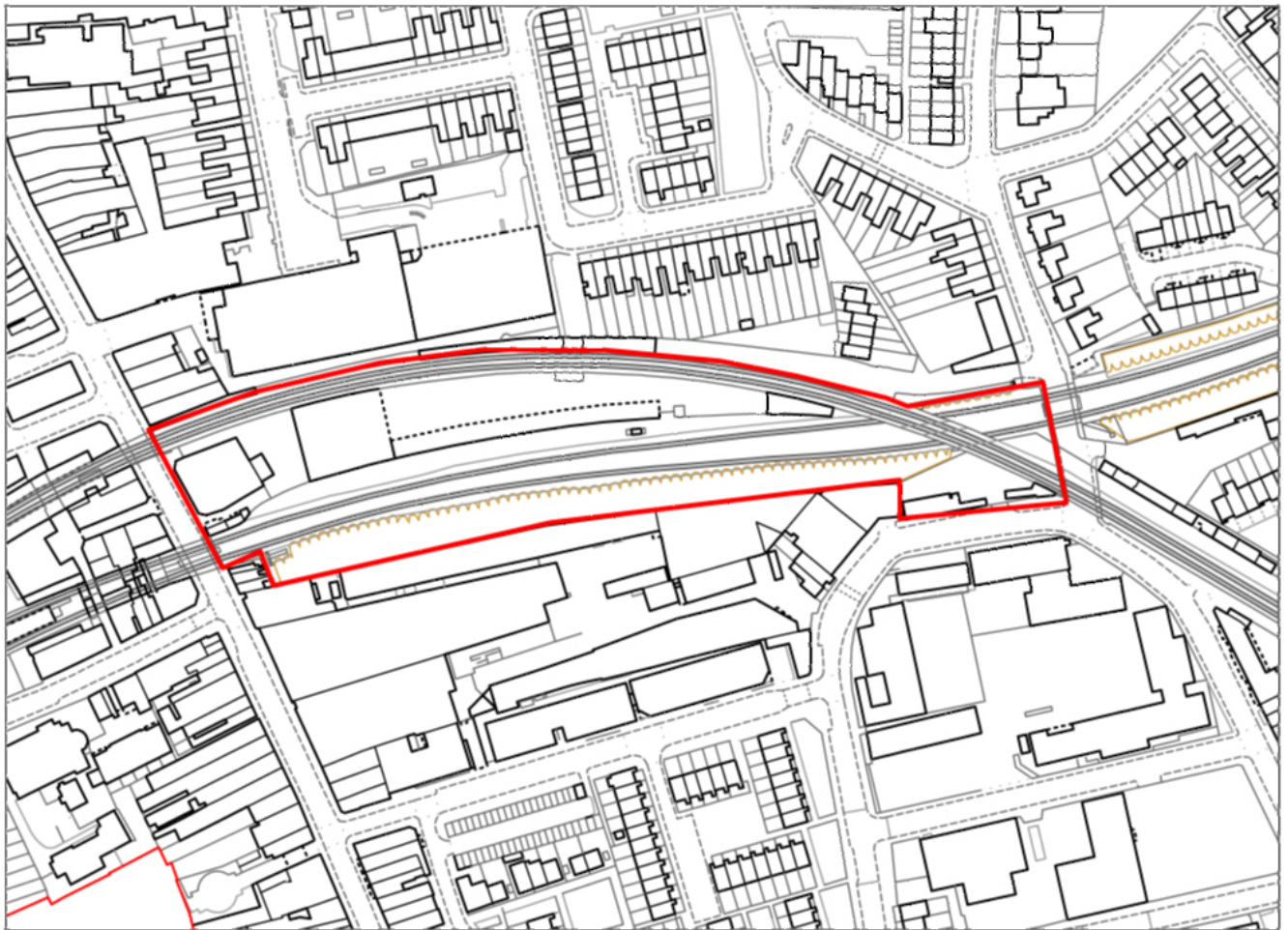
NSP68: Croft Street Depot



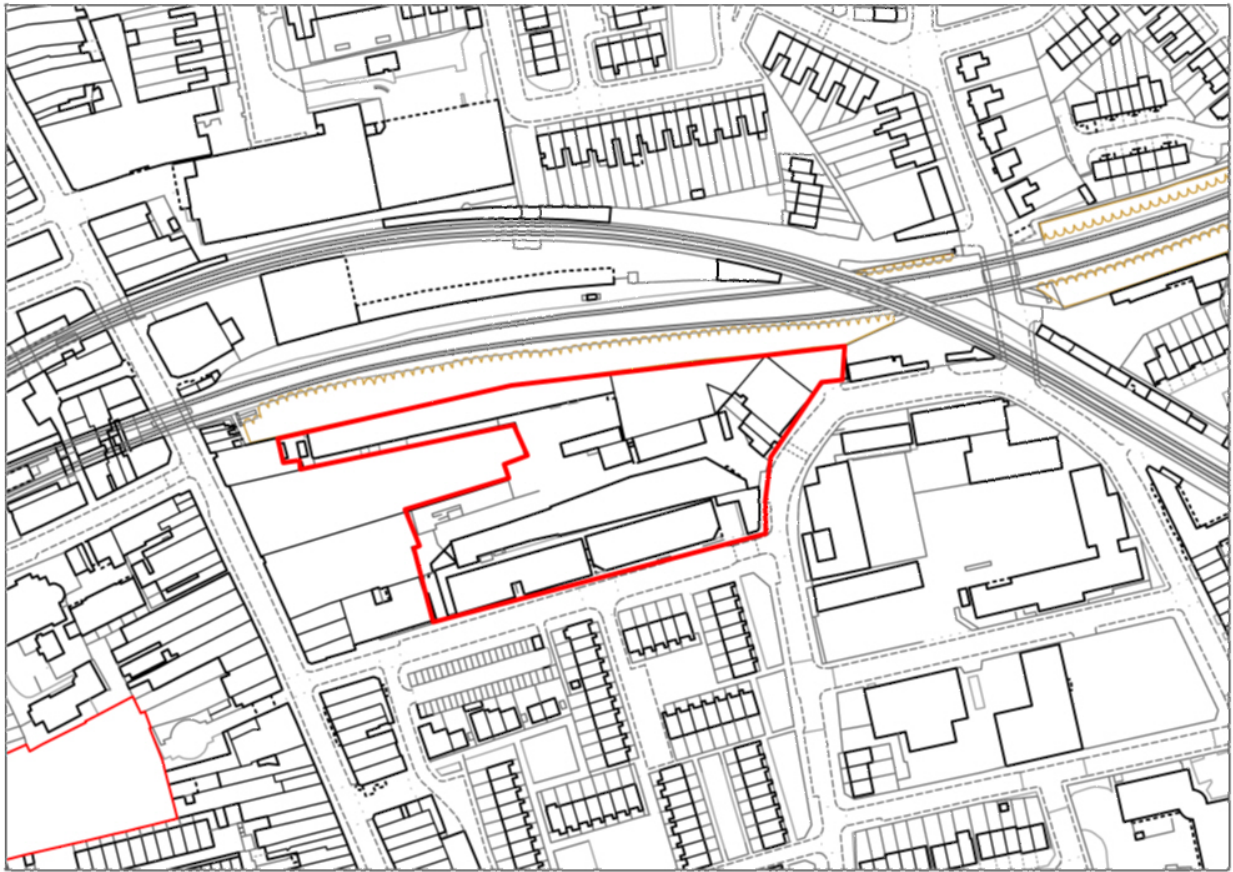
PNAAP2: Print Village Industrial Estate, Chadwick Road



PNAAP3: Land between the Railway Arches (East of Rye Lane including Railway Arches)



PNAAP4: Copeland Industrial Park and 1-27 Bournemouth Road



OKR10: Former Southern Railway Stables



OKR12: Admiral Hyson Trading Estate



Article 4 Directions: B1c to C3

No.	Title
Appendix A	Draft Article 4 Direction to withdraw the permitted development rights granted by Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses).
Appendix B	Schedule 1: Table of Sites
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Initial Equalities Analysis Stage 1

August 2017

Section 1: Equality analysis details

Proposed policy/decision/business plan to which this equality analysis relates		Article 4 Directions to withdraw the permitted development rights for a change of use from light industrial to residential.			
Equality analysis author		Mark Spence			
Strategic Director:		Simon Bevan			
Department		Chief Executive	Division	Planning Policy	
Period analysis undertaken		August 2017			
Date of review (if applicable)		Tbc. A review could take place at the time when the Article 4 Direction is confirmed.			
Sign-off	Philip Waters	Position	Planning Policy Team Leader	Date	August 2017

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

1.1 Brief description of policy/decision/business plan

This equalities analysis report supports the report to Planning Committee on 19th September 2017 which requests consultation on the introduction of an immediate Article 4 Direction to remove permitted development rights granted Schedule 2, Part 3, Class PA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from B1 (c) (Light Industrial) to C3 (Dwelling houses).

By Article 8 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016, the government introduced a permitted development right into the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 under Class PA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO") to allow a change of use of a building and any land within its curtilage from a use falling within Class B1(c) (light industrial) of the Schedule to the Use Classes Order to a use falling within Class C3 (dwelling houses) of that Schedule, to last for three years (from 1st October 2017 until 30th September 2020), for which prior approval is granted before 1st October 2020.

According to the GPDO, development is not permitted under Class PA if:

- (a) an application for prior approval is received by the local planning authority on or before 30th September 2017;
- (b) the building was not used solely for a light industrial use on 19th March 2014 or, in the case of a building which was in use before that date but was not in use on that date, when it was last in use;
- (c) the prior approval date falls on or after 1st October 2020;
- (d) the gross floor space of the existing building exceeds 500 square meters;
- (e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;
- (f) less than one year before the date the development begins:
 - (i) an agricultural tenancy over the site has been terminated, and
 - (ii) the termination was for the purpose of carrying out development under this class, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural purposes;
- (g) the site is, or forms part of – (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area;
- (h) the building is a listed building or is within the curtilage of a listed building; or
- (i) the site is, or contains, a scheduled monument.

Further, development under Class PA is permitted subject to the condition that it must be completed within a period of three years starting with the prior approval date.

It is considered that this new permitted development right would have adverse impacts on the proper planning of the borough, with the council being unable to manage the process of change in use class from B1 (c) to C3 and being unable to oversee the quality of new homes as a result. Application of this permitted development right could result in a loss of jobs due to the loss of existing and potential floorspace from light industrial sites, with less opportunity to manage land release and support new employment uses in line with adopted and emerging policies with the prospect of negatively impacting the economy.

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

Article 4 Directions can either be immediate or non-immediate depending upon whether notice is given of the date on which they come into force. In the case of this report, the council is proposing to make one immediate Article 4 Direction to withdraw the permitted development rights for the changes of use listed above.

Section 3: Overview of service users and key stakeholders consulted

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

Section 4: Pre-implementation equality analysis

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

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

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

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

The implementation of the Article 4 Direction and the requirement for planning permission is to help ensure amenity is protected within the borough. It is considered that the permitted development rights to be withdrawn would have adverse impacts on the proper planning of the borough, with the council unable to manage the process of change in use class from B1 (c) to C3 and being unable to oversee the quality of new homes as a result.

The permitted development rights to be withdrawn could also potentially result in the loss of jobs due to the loss of existing and potential floorspace from light industrial sites.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for people of all ages. The Article 4 Direction is considered to have a positive impact.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

Possible impacts (positive and negative) of proposed policy/decision/business plan
<p>The implementation of the Article 4 Direction and the requirement for planning permission is to help ensure amenity is protected within the borough. It is considered that the permitted development rights to be withdrawn would have adverse impacts on the proper planning of the borough, with the council unable to manage the process of change in use class from B1 (c) to C3 and being unable to oversee the quality of new homes as a result.</p> <p>The permitted development rights to be withdrawn could also potentially result in the loss of jobs due to the loss of existing and potential floorspace from light industrial sites.</p> <p>The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for those with disabilities. The Article 4 Direction is considered to have a positive impact.</p>
Equality information on which above analysis is based
<p>This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.</p>
Mitigating actions to be taken
<p>The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.</p>

Gender reassignment - The process of transitioning from one gender to another.
Possible impacts (positive and negative) of proposed policy/decision/business plan
<p>No identifiable impacts have been identified on this group as a result of the implementation of the Article 4 Directions.</p> <p>The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for all groups across the Borough. The Article 4 Direction is considered to have a positive impact.</p>
Equality information on which above analysis is based.
<p>This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.</p>

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

Marriage and civil partnership - Marriage is defined as a 'union between a man and a woman'. Same-sex couples can have their relationships legally recognised as 'civil partnerships'. Civil partners must be treated the same as married couples on a wide range of legal matters. (Only to be considered in respect to the need to eliminate discrimination.)
Possible impacts (positive and negative) of proposed policy/decision/business plan
No identifiable impacts have been identified on this group as a result of the implementation of the Article 4 Directions. The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for all groups across the Borough. The Article 4 Direction is considered to have a positive impact.
Equality information on which above analysis is based
This Equalities Analysis has also been informed by previous equalities analyses undertaken for planning policy documents, our evidence base documents and our local knowledge and expertise.
Mitigating actions to be taken
The above analysis highlights that the implementation of the Article 4 Directions will largely give rise to positive impacts.

Pregnancy and maternity - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
Possible impacts (positive and negative) of proposed policy/decision/business plan
No identifiable impacts have been identified on this group as a result of the implementation of the Article 4 Directions.

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for all groups across the Borough. The Article 4 Direction is considered to have a positive impact.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

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

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

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for all groups across the Borough. The Article 4 Direction is considered to have a positive impact.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

definition.

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

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

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for all groups across the Borough. The Article 4 Direction is considered to have a positive impact.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

Sex - A man or a woman.

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

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

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for all groups across the Borough. The Article 4 Direction is considered to have a positive impact.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

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

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

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

The Article 4 Directions will help to ensure that good quality residential accommodation is provided in the borough and help to protect employment opportunities suitable for all groups across the Borough. The Article 4 Direction is considered to have a positive impact.

Equality information on which above analysis is based

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

Mitigating actions to be taken

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

Human Rights

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

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

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

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

Section 5: Further actions and objectives

5. Further actions			
Based on the initial analysis above, please detail the key areas identified as requiring more detailed analysis or key mitigating actions.			
Number	Description of Issue	Action	Timeframe
1	The initial decision would be to support the Article 4 Direction, to be followed by formal consultation. Any new issues would be assessed as part of that consultation and reported when the local authority decides whether to confirm the direction. Guidance suggests that the need and effectiveness for Article 4 Directions should be monitored at regular intervals. This would be subject to committee approval but would suggest a yearly review is appropriate. This does not need to be reflected	Tbc	Tbc

in any recommendations
at this stage.

tem No. 10.	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the director of planning 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 law and democracy, 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 law and democracy. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

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

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

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

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

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

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidi Agada, Constitutional Manager (Acting)	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	11 September 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		7 September 2017

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Tuesday 19 September 2017

Appl. Type Council's Own Development - Reg. 3
Site 161-179 MANOR PLACE, LONDON, SE17 3BS

Reg. No. 17-AP-0907
TP No. TP/1171-161
Ward Newington
Officer Victoria Crosby

Recommendation GRANT WITH UNILATERAL UNDERTAKING
Proposal

Item 10.1

Demolition of single storey office building and a derelict row of shops (with the retention of the original Victorian facade), and the construction of a 6 storey building comprising 56 flats (19 x social rented, 9 x intermediate and 28 x private) above a health centre/office space (745sqm)(Use Class D1/B1), pharmacy/shop (85sqm)(Use Class A1) and cafe (285sqm)(Use Class A3), with associated landscaping and public realm works.

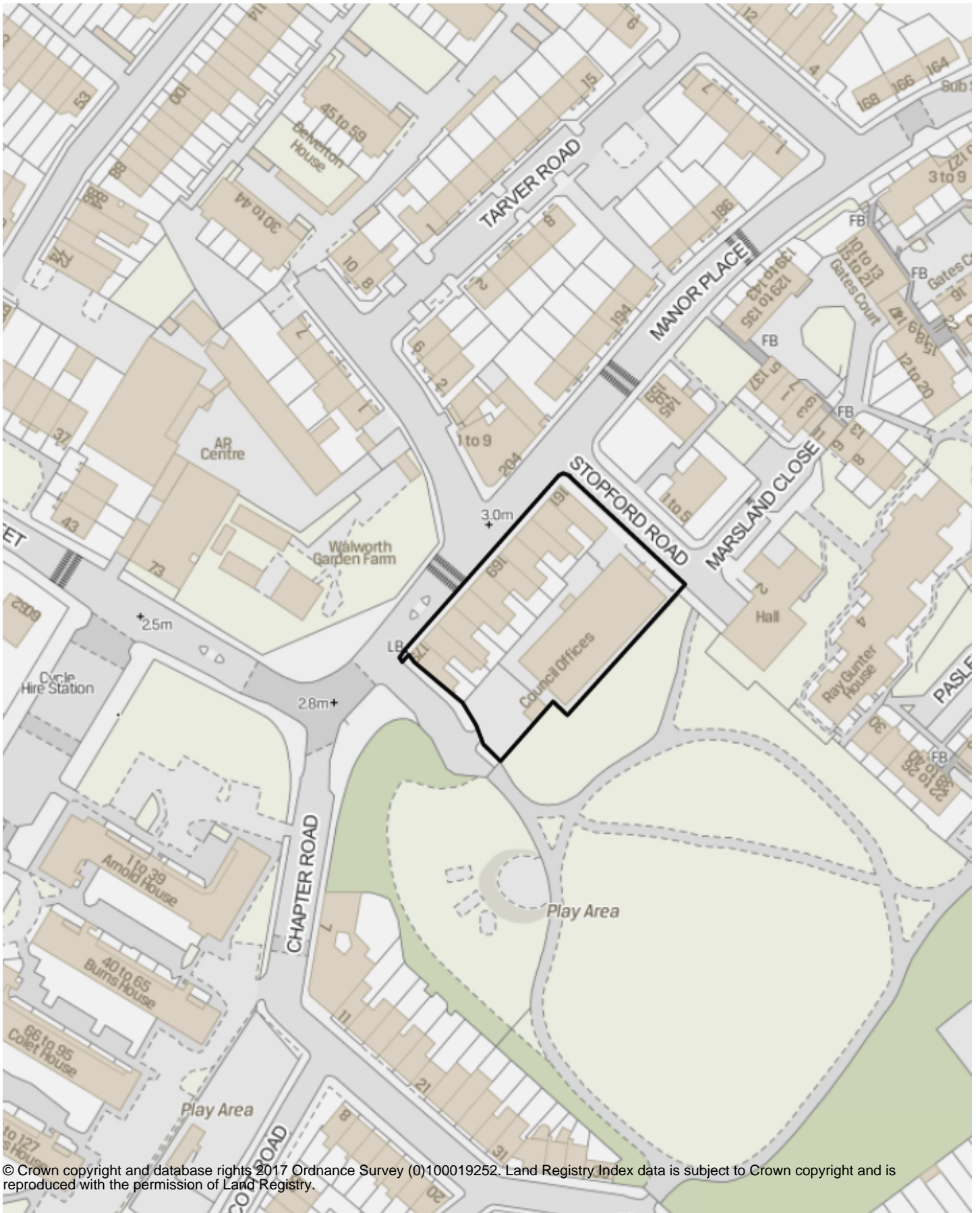
Appl. Type Council's Own Development - Reg. 3
Site BRAGANZA STREET WORKSHOP 42 BRAGANZA STREET AND LAND
 ADJACENT TO 26 BRAGANZA STREET, LONDON SE17 3RJ

Reg. No. 17-AP-0964
TP No. TP/1027-42
Ward Newington
Officer Victoria Crosby

Recommendation GRANT WITH UNILATERAL UNDERTAKING
Proposal

Item 10.2

Demolition of existing buildings and erection of 5 new blocks, ranging from 3 to 5 storeys in height comprising 33 new homes (5 x intermediate and 28 x private)(Use Class C3) and one new 3 storey block comprising 428sqm of workspace (Use Class B1) with associated landscaping, disabled car parking, cycle parking and public realm works.



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Item No. 10.1	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 17/AP/0907 for: Full Planning Application Address: 161-179 MANOR PLACE, LONDON, SE17 3BS Proposal: Demolition of single storey office building and a derelict three-storey row of shops and flats above (with the retention of the original three-storey Victorian facade), and the construction of a six storey building (behind retained façade) comprising 56 flats (19 x social rented, 9 x intermediate and 28 x private) above a health centre/office space (745sqm)(Use Class D1/B1), pharmacy/shop (85sqm)(Use Class A1) and cafe (285sqm)(Use Class A3), with associated landscaping and public realm works.		
Ward(s) or groups affected:	Newington		
From:	Director of Planning		
Application Start Date 03/03/2017		Application Expiry Date 02/06/2017	
Earliest Decision Date 06/05/2017			

RECOMMENDATIONS

1.
 - a) That planning permission be GRANTED, subject to conditions and the applicant entering into an appropriate legal agreement.
 - b) That in the event that the requirements of a) are not met by 31 January 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 157.

BACKGROUND INFORMATION

2. This proposal forms part of Southwark council's home building programme where the ambition is to deliver 11,000 new council homes by 2043 and the first 1,500 by 2018. The programme is seeking to deliver homes through a combination of in-fill development and development on land owned by the council as well as making use of under-used or vacant sites. There will be a mix of social rent, intermediate and private sale homes.

Site location and description

3. The site, measuring 0.27 hectares, is located on the southern side of Manor Place near to the junction with Braganza Street, between Stopford Road to the north-east and Danson Road to the south-west.



Site plan

4. The site comprises three different elements. Firstly, a boarded-up three-storey Victorian terrace which has been vacant for 10-15 years and used to contain ground floor commercial units and residential properties on the floors above. One section of the terrace is supported by scaffolding extending into the road following structural damage from a fire in 2013. The north-eastern end of the terrace is a more modern construction but is also boarded up at the ground floor.



View of the site along Manor Place looking to the south-west

5. Secondly, at the rear of the site, a single storey council office building is in temporary use as a builder's site office.



View of the site from Stopford Road

6. Thirdly, the site includes part of the adjoining public highway along Manor Place and Stopford Road to indicate the associated highway works proposed in this application.
7. The area is predominantly residential. To the north of the site are residential properties along Manor Place, Delverton Road, Stopford Road, Marsland Close and Pasley Close in a mixture of heights and styles with two-storey terraced housing, four-storey blocks of flats, and a former public house on the corner of Manor Place and Delverton Road.
8. To the east and south, the application site adjoins Pasley Park and the park entrances on Stopford Road and Danson Road. The park is a Site of Importance for Nature Conservation and is Borough Open Land. It contains large grassed areas, mature trees, and a children's play area. The part of the park immediately adjoining the site is a fenced off, grassed, dog area. Sutherland Square Conservation Area is located on the other side of Pasley Park, 140m to the south-east of the application site.
9. To the west are Arnold House and the wider Doddington Estate which are four storey blocks of flats with a fifth floor within the mansard roofs. To the north-west is the Walworth Garden Farm community garden and a wide area of public highway at the junction of Braganza Street, Manor Place and Chapter Road.
10. The nearest listed buildings are St Paul's Church (grade II listed) 180m to the south of the site, and 46-54 Braganza Street (grade II listed) which are 110m to the west of the site.
11. Kennington Underground station is 300m to the north-west of the site, and the bus services along Kennington Park Road and Walworth Road are within walking distance.

Details of proposal

12. This application proposes the redevelopment of the site with a residential-led, mixed use scheme of 56 flats and ground floor commercial uses, with the demolition of all of the buildings except for the retained Victorian façades on the Manor Place and Danson Road frontages. The scheme has been designed by Benedetti Architects.
13. The retained façades would be cleaned and restored, new timber framed windows installed, the timber boarding across the ground floor replaced with new timber shopfronts and fascias and glazed brick stallrisers. A metal parapet would be added

on top of the retained façade to create the balustrade for the balconies of the new third floor above.

14. The proposed building would be six storeys high, with three storeys of varying configuration proposed to be added above the retained façade. These additional storeys would be stepped increasingly further back from the Manor Place frontage and side elevations to reduce the bulk of these upper floors and provide the balconies to the flats. The proposed building would be in an “E” shape, with two lightwells from the first floor upwards providing daylight and dual aspects to the units at the centre. The more modern building at the northern end of the Victoria terrace would be replaced with a new build in brickwork, with glazed brick stallrisers, anodised aluminium fascias and aluminium clad timber framed windows.



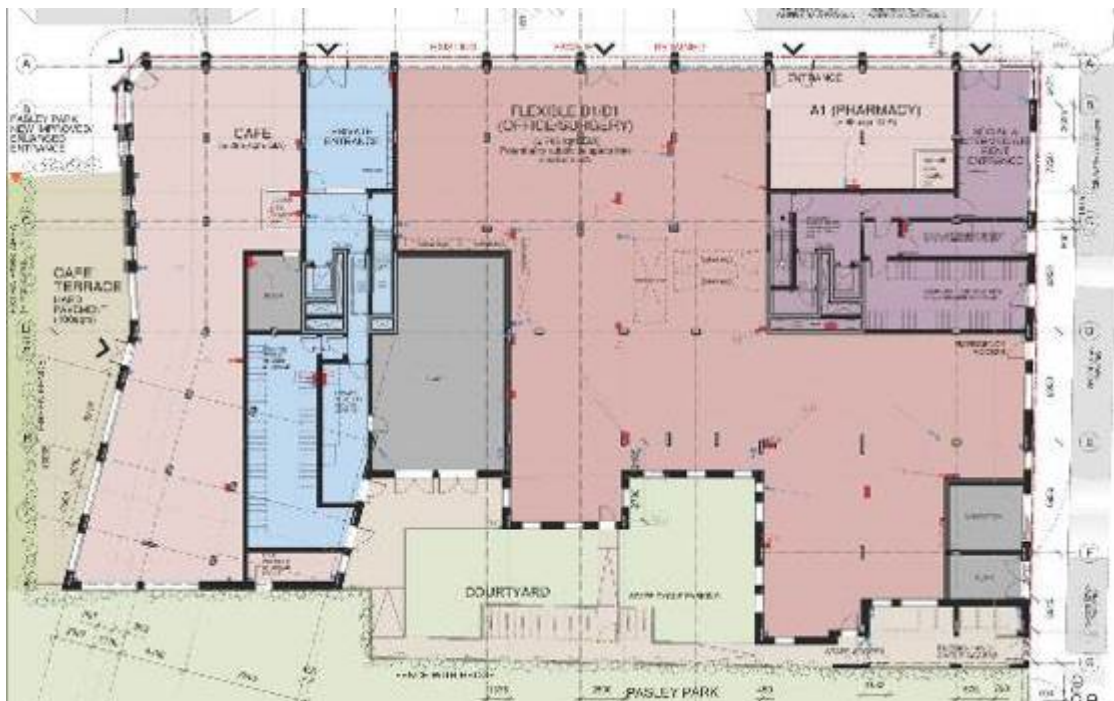
CGI of the view along Manor Place looking north-east

15. The new-build outer facing elevations at ground, first and second floors would be in brick (smooth and textured elements). The upper floors (and the recessed parts of the rear elevation) would be constructed from anodised metal cassettes in an irregular pattern of bronze and honey colours, with the upper part of each floor forming the balustrade to the balcony above. The recessed balconies and deep window reveals would add depth and texture to the building. The units facing onto Pasley Park would have sliding metal panels to allow occupiers to control solar shading.



CGI of the site from Pasley Park

16. At the ground floor, three commercial uses are proposed; the largest unit would be a health centre/doctors surgery (Use Class D1) or an office (Use Class B1) with an internal area of 738sqm in the centre of the terrace extending the full depth of the building. A shop unit (Use Class A1) of 85sqm is proposed near the northern corner of the site and a café unit (Use Class A3) of 285sqm at the south-western end of the terrace and wrapping around the side facade with large areas of glazing facing onto the park entrance. Two plant rooms would be located near the centre of the building, and a plant room and substation would be included in the Stopford Road frontage. A courtyard at the rear of the site would provide staff cycle parking.



Proposed ground floor

17. The five upper floors would provide 56 flats in the following tenure mix: 19 affordable social rent flats (33%), 9 intermediate rent flats (17%) and 28 market flats (50%).

18. There would be two residential cores. The residential entrance to the affordable units would be at the northern corner of the terrace and the internal refuse and cycle stores on the Stopford Road elevation. The entrance to the market units would be between the café and doctors surgery/office units near the centre of the terrace, with internal refuse stores and cycle parking towards the rear of the building accessed along a pathway leading from the Stopford Road elevation.
19. All but 10 of the units (those behind the retained façade) would have a balcony or terrace to provide private amenity space. A roof top amenity space and a children's play area would be provided on the fifth floor, and PV panels would be provided on the uppermost area of roof.
20. Only 3 of the units (5%) would be wheelchair adaptable due to the site constraints of there being no on-site parking. Instead an additional 3 wheelchair adaptable units are proposed at the nearby Braganza Street site in the concurrent planning application ref. 17/AP/0964 in addition to that scheme's own 10% provision (see paragraph 24 below for further information).
21. The trees near the centre of the site would be removed.
22. The submitted drawings show highway works to be undertaken within the site along Stopford Road and Manor Place to provide a widened pavement with visitor cycle stands, 3 short-stay parking spaces for doctors if the Class D1 use is implemented, two delivery bays, and two short-stay wheelchair parking spaces.



Proposed highway works around the application site

23. Further works outside the application site are also shown to reduce the road width and widen pavements around the junction of Braganza Street, Chapter Road and Manor Place, with the removal of the traffic island and a zebra crossing installed. A terrace for the café could be extended over a re-landscaped Danson Road, with an enlarged park entrance and cycle parking.
24. The application is linked to another current application at 42 Braganza Street, ref. 17/AP/0964, which is located 100m to the west of the Manor Place site and is another Southwark Regeneration in Partnership Programme project. It is proposed that these applications are considered in combination such that the wheelchair housing provision and affordable housing provision are shared across the two sites with over-provision in one and under-provision at the other, and cumulatively meeting planning policies. This Manor Place application over-provides affordable housing but under-provides wheelchair housing, while the Braganza Street application is the reverse in that it under-provides affordable housing and over-provides wheelchair housing. The applicant has stated that the schemes would be delivered together by the same

developer and a legal agreement would secure the delivery of the homes across the two linked development sites.

Amendments

25. The scheme was amended to that described above, which reduced the number of proposed flats from the originally submitted 60 flats to 56 flats.
26. The massing of the top floor was amended resulting in a reduction in the number of units from three to by removing mass from the central and western section and replacing mass on the eastern wing.
27. The massing of the central rear projection was also reduced, and the units on the park side reorganised which resulted in one unit per floor being removed from the scheme.

Planning history

28.

15/EQ/0360 Application type: Pre-Application Enquiry (ENQ)
 Mixed use scheme of 60 flats, doctors surgery, pharmacy, cafe, community or commercial activities, incorporating a Victorian terrace and bounded by the historically important Pasley park. Part of Southwark's Regeneration in Partnership Programme.
 Decision date 25/01/2016 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

29. 202 Manor Place

05/AP/2613 – Planning permission granted for variation of planning permission 04/AP/2163 involving removal of condition 3 to allow for motorised home delivery service (decision date 6/3/2006).

04/AP/2163 – Planning permission granted for change of use from retail (Class A1) to hot food take-away (Class A5) and installation of a roller shutter (decision date 24/11/2005).

30. 204 Manor Place

16/AP/3289 – Planning permission granted for partial change of use of the ground floor to provide 43sqm of commercial space (Use Classes A1, A2, B1 and D1 medical) and 1x 2-bed dwelling (Use Class C3) and consequential elevational changes. Retention of basement space of 124sqm for A1, A2, B1 and D1 medical use (decision date 12/10/2016).

14/AP/1098 – Planning permission granted for extensions to the existing roof, a three storey extension to the northwest elevation and a change of use from a hostel and bar (Use Classes C1 and A4) to eight residential dwellings (Use Class C3) and one flexible commercial/community unit (Use Classes A1; A2; A3; A4; B1 and D1 (limited to a clinic; health centre; consulting room; doctor's or a dental surgery) (decision date 19/8/2014).

11/AP/1986 – Planning permission granted for continued use of former Public House (within A4 Class Use) to mixed use as a drinking establishment within the A4 use class (Use as a public house, wine bar or other drinking establishment) and backpackers hostel on part ground floor and the upper floors (decision date 20/9/2011).

31. Walworth Garden Farm (206 Manor Place)

16/AP/2080 – Planning permission granted for installation of a toughened glass domed greenhouse within the site from the boundary fence, that will provide an additional all weather community growing and learning space within the Garden (decision date 23/5/2016).

09/AP/0082 – Planning permission granted for demolition of existing polytunnel and erection of glasshouse close to north-western corner of site (decision date 19/8/2009).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) Principle of demolition and land uses
- b) Environmental impact assessment
- c) Design (including layout, height and massing)
- d) Impact on heritage assets
- e) Affordable housing
- f) Housing quality and mix
- g) Density
- h) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- i) Transportation and highways
- j) Trees and ecology
- k) Sustainability (including energy, flood risk, drainage, and contamination)
- l) Planning obligations and Community Infrastructure Levy

Planning policy

33. The statutory developments plans for the Borough comprise the National Planning Policy Framework 2012, London Plan 2016, Southwark Core Strategy 2011, and saved policies from the Southwark Plan (2007).

34. National Planning Policy Framework 2012

Section 1: Building a strong, competitive economy

Section 4: Promoting sustainable transport

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment.

35. The London Plan 2016

Policy 3.2 Improving health and addressing health inequalities

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 3.17 Health and social care facilities
 Policy 4.2 Offices
 Policy 4.7 Retail and town centre development
 Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
 Policy 4.9 Small shops
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.7 Renewable energy
 Policy 5.9 Overheating and cooling
 Policy 5.10 Urban greening
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.14 Water quality and waste water infrastructure
 Policy 5.15 Water use and supplies
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.1 Lifetime neighbourhoods
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.9 Heritage-led regeneration
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 Policy 7.19 Biodiversity and access to nature
 Policy 8.2 Planning obligations
 Policy 8.3 Community Infrastructure Levy.

36. Greater London Authority Supplementary Guidance

Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014).

37. Core Strategy 2011

Strategic policy 2 – Sustainable transport
 Strategic policy 3 – Shopping, leisure and entertainment
 Strategic policy 4 – Places for learning, enjoyment and healthy lifestyles
 Strategic policy 5 – Providing new homes
 Strategic policy 6 – Homes for people on different incomes
 Strategic policy 7 – Family homes
 Strategic policy 10 – Jobs and businesses
 Strategic policy 11 – Open spaces and wildlife

Strategic policy 12 – Design and conservation
 Strategic policy 13 – High environmental standards
 Strategic policy 14 – Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

38. 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 NPPF. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Policy 1.1 Access to Employment Opportunities
 Policy 1.4 Employment Sites Outside The Preferred Office Locations and Preferred Industrial Locations
 Policy 1.5 Small Business Units
 Policy 1.10 Small Scale Shops and Services Outside the Town and Local Centres and Protected Shopping Frontages
 Policy 2.2 Provision of New Community Facilities
 Policy 2.5 Planning Obligations
 Policy 3.1 Environmental Effects
 Policy 3.2 Protection of Amenity
 Policy 3.3 Sustainability Assessment
 Policy 3.4 Energy Efficiency
 Policy 3.6 Air Quality
 Policy 3.7 Waste Reduction
 Policy 3.9 Water
 Policy 3.11 Efficient Use of Land
 Policy 3.12 Quality in Design
 Policy 3.13 Urban Design
 Policy 3.14 Designing Out Crime
 Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 Policy 3.19 Archaeology
 Policy 3.28 Biodiversity
 Policy 4.2 Quality of residential accommodation
 Policy 4.3 Mix of Dwellings
 Policy 4.4 Affordable Housing
 Policy 4.5 Wheelchair Affordable Housing
 Policy 5.1 Locating Developments
 Policy 5.2 Transport Impacts
 Policy 5.3 Walking and Cycling
 Policy 5.6 Car Parking
 Policy 5.7 Parking Standards for Disabled People and the Mobility Impaired
 Policy 5.8 Other Parking.

39. Southwark Supplementary Planning Documents

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

Sustainability Assessment (SPD, 2009).

Principle of demolition and land uses

40. The site currently contains a single storey office building (Class B1) and the vacant terrace which used to contain ground floor shop units (Class A) and residential above, but has been unoccupied for 10-15 years. The removal of these uses with the demolition of the buildings needs to be considered against planning policies, as well as the proposed Class A1, A3, B1/D1 and C3 uses in this mixed-use scheme. The applicant intends the proposed mix of uses (Classes A1, A3, and B1/D1) to create an active ground floor to form a focal point for the local community, next to an improved park entrance and opposite Walworth Garden Farm.
41. Core Strategy policy 10 “Jobs and businesses” seeks to increase the number of jobs in the borough, and protects business floorspace in certain areas (the Central Activities Zone, town and local centres, strategic cultural areas, action area cores, on classified roads and within Preferred Industrial Locations). Southwark Plan policy 1.4 “Employment sites outside the Preferred Office Locations and Preferred Industrial Locations” protects established Class B use where the site meets any of the same criteria as Core Strategy policy 10, and saved policy 1.5 encourages the provision of small business units.
42. For the borough’s retail provision, Core Strategy policy 3 “Shopping, leisure and entertainment” seeks to maintain a network of successful town centres which have a wide range of shops, services and facilities to help meet the needs of Southwark’s population, and to protect small scale retail facilities outside town and local centres to help meet day-to-day needs. Similarly Southwark Plan policy 1.10 “Small scale shops and services outside the town and local centres and protected shopping frontages” protects retail units outside these designations in order to provide essential local services within easy walking distance.
43. There is policy support for the development of a wide range of community facilities in Core Strategy policy 4 “Places for learning, enjoyment and healthy lifestyles”, and Southwark Plan policy 2.2 “Provision of new community facilities” where these facilities can be used by all members of the community and have acceptable amenity and transport impacts.
44. Policies 3.3 of the London Plan and Core Strategy policy 5 “Providing new homes” encourage the provision of new homes to contribute towards the borough’s housing targets.
45. In terms of the proposed demolition, the office building has no architectural or historic merit and no objection is raised to its demolition.
46. A structural feasibility study report by WCJ Engineers from 2014 has been submitted which describes the very poor condition of the Victorian buildings, parts of which are unstable with significant structural defects behind the façade. It concludes that full refurbishment would be unrealistic, and while retention of the façade is possible this would incur additional cost due to the temporary propping and fragile nature. The report concludes that complete demolition and reconstruction would be the most favourable option, however the council, as applicant, considers it important to retain the historic value of the façade and has shown this in the submitted application.
47. The dilapidated state of the terrace is evident. The submitted survey report is noted and officers consider it appropriate for the site to be redeveloped providing the Victorian façades are retained and incorporated into the new building. The proposal is considered to strike the appropriate balance between retaining the best of the

historic façades while allowing the redevelopment to maximise the potential of the site.

48. The redevelopment would require the loss of the existing office building, and the ground floor retail units that have been vacant for many years; these losses need to be considered against planning policies.
49. The site is not within a town or local centre, nor on a classified road. While Core Strategy policy 10 and Southwark Plan policy 1.4 seek to protect office space and encourage further provision in particular areas, this site is not within these areas and there is no in principle objection to a loss of approximately 560sqm of Class B1 floorspace, if it is not reprovided with the proposed scheme.
50. As the retail units on the site have been vacant for over ten years, and because there are other retail units within 600m of the site, their loss would comply with saved Southwark Plan policy 1.10. In any case, the Class A floorspace would be partly reprovided in the proposed building (discussed below).
51. Each of the proposed land uses also has to be considered against planning policy. The proposed ground floor large unit would provide either Class D1 (community) or Class B1 (office) space, and would be provided as a shell and core unit. Indicative arrangements for a health centre or office have been provided. If the proposed ground floor unit were to be used for Class D1 use, the redevelopment of the site with a loss of Class B1 space would comply with Southwark Plan policy 1.4. Alternatively, if the ground floor were to be used for Class B1 use (745sqm GIA), in view of the scale of proposed office space compared with the existing office building (560sqm), no objection is raised to the proposed provision as it would not harm the vitality and viability of town centres. The proposal would comply with Southwark Plan policies 1.4 and 1.5, Core Strategy policy 10.
52. Limited information has been provided within the application as to confirm the occupier of the Class D1 unit at this planning application stage, but the applicant has stated that a provisional agreement has been made with a local practice to move into the Class D1 space from their current premises approximately 300m away. A draft of the document which would be submitted to NHS England has been provided, as the stage before the business case for the procurement and development of primary medical care premises. This describes the increasing patient numbers and constraints of the existing surgery building to accommodate the likely population growth in the area. The layout of the proposed practice has been shown indicatively, with sufficient space to provide a surgery (serving 10,000 patients) central entrance, separate staff access. This would be a larger, purpose-built facility, and allow the practice to offer new services to more patients and longer opening hours.
53. Whether the proposed unit is taken up by the nearby surgery or another doctors surgery/healthcare provider, the provision of a new Class D1 health facility at this site is considered acceptable in principle, and would comply with Core Strategy policy 4 and Southwark Plan policy 2.2 by improving healthcare facilities in the area to meet the needs of local communities, within an accessible development.
54. Use Class D1 contains a variety of different non-residential institution uses. This application proposes a health centre use and has been assessed on this basis. Other Class D1 uses, such as a school, day nursery, place of worship would raise different planning considerations (particularly transport and neighbour amenity). It is considered appropriate to have a condition on any permission limiting the Class D1 use allowed to only that applied for, and prevent other Class D1 uses from occupying the site without the council considering such uses in a separate planning application.
55. The proposed café space (285sqm) and retail unit (85sqm) are relatively small scale

and would improve local retail provision, and provide an associated food and drink offer next to the entrance to Pasley Park. No objection is raised to the inclusion of these Class A1 and A3 uses. They would not affect the vitality and viability of town centres, would be of similar scale to the original uses on the site which ceased some decades ago, and would comply with Core Strategy policy 3 and saved Southwark Plan policy 1.10.

56. The proposed 56 flats as a Class C3 use would contribute towards the borough's housing targets, would replace the now-derelict units that were on the site previously and would be an acceptable use within the redevelopment of this site.
57. In conclusion, there is no objection to the demolition of the buildings on site as the proposed façades to be retained are the key historic and architectural interest of this site. The combination of proposed community or office use, café, shop and residential are all acceptable uses in principle at the scale proposed within this scheme and would accord with adopted policies in the Core Strategy and Southwark Plan.

Environmental impact assessment

58. The scale of development proposed here does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant environmental impacts in this urban setting, nor when the cumulative impacts are considered with other developments in the area. An EIA is therefore not required.

Design (including layout, height and massing)

59. Core Strategy policy 12 "Design and conservation" requires development to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. Saved policies 3.12 "Quality in design" and 3.13 "Urban design" of the Southwark Plan seek a high quality of architectural and urban design, and policy 3.14 "Designing out crime" states that development should be designed to improve community safety and crime prevention.

Site layout

60. The site divides into two main aspects, the rear facing south east across the open aspect of Pasley Park, and the front addressing Manor Place. The design responds to this by retaining the handsome mid-Victorian frontage on Manor Place, and by having a less formal layout of three pavilions separated by courts facing the Park. This basic concept, of a street façade along Manor Place opening to "pavilions" and courts looking across Pasley Park is supported.
61. The retention of the ground shopfronts along Manor Place as a health centre/office and retail unit, and its extension round the Danson Road corner as a café would help to create a welcoming environment along the site's principal streets. The rear of the site is more private and would remain divided from the park by the existing fence. The proposed hedge planting along this boundary would be an important part of softening the relationship between the park and building, and would need to be secured by a condition and a planning obligation (as part is outside the site).

Scale, massing and height

62. The proposal makes very efficient use of the land with a high density being achieved, aided by the use of two lightwells within the new build element, and by building up to

the boundary with the park at the lower levels. Given the relative openness of the site and park-side location, this intensity of use does not compromise development elsewhere.

63. The proposal is to add a further three storeys above the retained Victorian façades, making a total of six storeys. Along Pasley Park this height can be justified by the openness of the park and the relative lack of a built context. The scheme would read as quite a grand landmark when viewed from this direction.
64. The prevailing height of buildings along Manor Place is three- to four-storeys. The scheme responds to this with set back upper storeys from the line of the retained front façade to produce a tiered effect. The width of the street is such that there would be limited views of the upper-most storey from Manor Place itself, whilst the set back of the third and fourth floors reduces what could have been a rather overbearing scheme, to the extent that it can be judged to be acceptable. The proposed massing of the top floor is considered to be at the very maximum of what could be successfully accommodated on the site without the scheme appearing top-heavy and over dominant of the retained façade.
65. Pasley Park is designated as Borough Open Land. On the Pasley Park side, the proposal would read as three modern “pavilions” in a parkland setting and would appear as a completely new-build development. The amendments to reduce the depth of the central element have improved the appearance and amenity of these rear units. The massing of the rear, and the scale of the top two flats is appropriate. The redevelopment of the site with the proposed scheme would enhance the setting of this open land by improving the appearance of this dilapidated site.
66. The site is not within any designated LVMF viewing corridor, nor wider setting area.
67. The amended scheme is considered to be of an acceptable scale, massing and height for this site which retains the historic façades. The massing of the top floor is considered to be at the very maximum of what could be successfully accommodated on the site without the scheme appearing top-heavy and over dominant of the retained façade.

Architecture

68. The Design and Access Statement refers to the glazed brick stallrisers incorporating decorative panels to reference the link with the Surrey Zoological Gardens (that were located in Pasley Park) as a bespoke artist-led commission. The reinstatement of the traditional shopfronts and the contemporary shopfronts are welcomed, and would provide accessible entrances to the commercial units. Further details of the shopfronts and replacement windows to the retained façade would be secured by condition.
69. The three-storey height of the retained Victorian frontage would be continued on the new elevations in the form of a three-storey brickwork plinth which will appear continuous with the front façade. In contrast with the front façade, however, the new plinth would be in an overtly modern style with windows and balconies simply detailed to appear as holes punched in the weight-bearing brick facades. The ground floor façade of the proposed new-build element is tall with simply formed openings corresponding to the rhythm of the traditional shopfronts on the retained façade. The new build brick base is overtly modern but has subtle features which help it relate to the existing façade. In this respect it is an interesting and worthwhile addition. A condition would require a sample panel of the new brickwork to be used so that the brick, bonding and mortar can be compared with the retained façade detailing.

70. The upper façades feature a metal mesh “rain screen” which would appear as lightweight “skin”, in deliberate contrast to the heavy brick of the lower storeys. The form of the upper storeys would be blurred by the continuation of the metal mesh upwards to form roof-top balustrades through which the sky would be glimpsed. This would result in an interesting but subtle effect. In addition, subtly different shades of the metal mesh (all yellow/brown tones to relate to the brickwork below), would cause further blurring of scale and form. The contrast between the upper metal clad storeys and the brick plinth below is considered to be an interesting and exciting one.
71. A condition is proposed to require samples of the metal mesh to ensure a suitable finish is achieved, and to require large scale drawings of certain features to ensure the quality of the detailing is carried through to the construction stage.

Landscaping and public realm

72. The proposed footprint of the building occupies nearly all the application site area, leaving room for only hedge planting along the rear boundary with the park. The proposal would enable wider public realm and highway works to be undertaken immediately around the site to provide a raised table to the roadway, install a zebra crossing, repave the footways, and by removing the existing stub access into Pasley Park would allow the park landscaping to be extended. These off-site public realm improvements are one of the key benefits of the proposed scheme, and would help tie the proposed building into the surrounding streetscape and pedestrian links to make the scheme readily accessible for the future residents, staff and customers of the commercial units, as well as the park improvements providing a better setting for the café unit in particular and further hedge planting along the boundary. The applicant is discussion the detail of the park extension work with the Parks and Open Spaces team. These highway, public realm and park improvements would be secured through a planning obligation.

Conclusion on design

73. The revised design of the proposal is considered to result in an acceptable scale, height and detailed design, and the proposed public realm works would improve pedestrian access to the site. Conditions would secure further details of the materials, detailed design elements and landscaping, and the off-site highway and landscaping works would be secured by a planning obligation.

Impact on heritage assets

74. In considering the impact of a proposal on a heritage asset such as a listed building, the local planning authority must have regard to planning legislation in its determination of a planning application. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context, “preserving”, means doing no harm.
75. The National Planning Policy Framework states at paragraph 131 that in determining a planning application, the local planning authority should take account of:
- the desirability of sustaining and enhancing the significance of heritage assets

- and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
76. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Similarly saved policy 3.15 "Conservation of the historic environment" requires development to preserve or enhance the special interest or historic character or appearance of buildings and areas of historical or architectural significance, and this is repeated in Core Strategy policy 12. Saved policy 3.18 "Setting of listed buildings, conservation areas and world heritage sites" states that permission will not be granted for developments that would not preserve or enhance the setting of a listed building or a conservation area.
77. Due to the acceptable massing and design of the proposal, its acceptable impact on the streetscene and Pasley Park, the proposal is considered to preserve the setting of the Sutherland Square Conservation Area (140m to the south-east of the application site).
78. The scheme is considered to preserve the setting of the listed buildings to the west of the application site at 46-54 Braganza Street due to the separation distance of over 100m, the variety of building heights and designs in the area, and the acceptable design of the proposal. It would not affect the setting of St Paul's Church due to the 180m distance from this listed building.
79. The proposal complies with sections 66 and 72 of the Listed Buildings and Conservation Area Act, the NPPF, Core Strategy policy 12, and Southwark Plan policies 3.15 and 3.18.
80. The site is not located within an archaeological priority zone, and while the site was once part of the Royal Surrey Zoological Gardens (1831-1877) it is unlikely that any of these surface elements would have survived the extensive redevelopment of the site with the existing buildings. No further survey work is to be required by condition, and the proposal would comply with Core Strategy policy 12 and 3.19 "Archaeology" of the Southwark Plan.

Affordable housing

81. London Plan policy 3.8 states that the provision of affordable family housing should be a strategic priority for borough policies, and policy 3.9 promotes mixed and balanced communities (by tenure and household income). Further details on the definition of affordable housing, targets, and requiring the maximum reasonable amount of affordable housing on major schemes are included in policies 3.10, 3.11, 3.12, and 3.13 of the London Plan. Core Strategy policy 6 "Homes for people on different incomes" requires as much affordable housing on developments of 10 or more units as is financially viable, and at least 35%. Saved policy 4.4 "Affordable housing" of the Southwark Plan seeks at least 35% of all new housing as affordable within the urban density zone.
82. This scheme will be delivered through the Southwark Regeneration in Partnership Programme (SRPP) where a number of sites have been packaged together to be delivered by a development partner.
83. Of the 56 proposed units, 19 would be provided as social rented homes and 9 would be provided as intermediate rented, in the following mix:

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
1 bedroom	8 (3)	9 (4)	17 (7)	34 (14)
2 bedroom	29 (8)	7 (2)	49 (15)	85 (25)
3 bedroom	40 (8)	15 (3)	30 (6)	85 (17)
Total habitable rooms (units)	77 (19)	31 (9)	96 (28)	204 (56)

84. The proposal provides 53% affordable housing provision and 47% private in terms of habitable rooms. The scheme therefore significantly exceeds the policy requirements of a minimum of 35% affordable housing set in Core Strategy policy 6. The proportion of affordable housing proposed is acceptable and significantly exceeds the minimum policy requirements.
85. The submitted executive summary sets out the key viability assumptions and shows this Manor Place scheme would make a surplus of £791,000 even with the 53% affordable housing proposed on-site. However, as mentioned above this application and that at 161-179 Manor Place are submitted to be considered together as linked applications, and form part of the wider SRPP project "lot A" of 8 sites across the north of the borough.
86. The applicant would like this application and the Braganza Street planning application ref. 17/AP/0964 to be considered as linked applications. The Braganza Street application proposes 18% intermediate tenure by habitable rooms which is an under-provision of affordable homes. The Manor Place application proposes 53% of the habitable rooms as affordable housing in social rent and intermediate tenures, but also has a surplus of £791,000. The table below sets out the tenure mix for each application and the cumulative figures. By combining the housing proposed by the two applications, a total of 40.4% affordable provision is proposed in terms of habitable rooms, and 59.6% as private tenure.

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Braganza Street	0 (0)	21 (5)	94 (28)	115 (33)
Manor Place	77 (19)	31 (9)	96 (28)	204 (56)
Total habitable rooms (units)	77 (19)	52 (14)	190 (56)	319 (89)
Percentage of total habitable rooms (units)	24.1% (21.3%)	16.3% (15.7%)	59.6% (62.9%)	100% (100%)

87. When taken together, the two schemes would comply with policies by exceeding the minimum 35% affordable housing provision in terms of the number of units and habitable rooms, at 40.4% affordable housing proposed by habitable room, and 37% by units. The affordable housing across the two schemes would be mostly concentrated in one core of the Manor Place site, which assists in managing the affordable housing and keeping the service charge levels low. Focusing most of the affordable housing provision on one site of these two linked applications is considered not to harm the policy aims of creating mixed communities, given the proximity of the

two application sites and the varied context around the sites of privately owned properties and council owned housing.

88. The council intends to tender the two sites as a joint bid, and both would be developed by the same developer. Consideration would be given in the drafting of the unilateral undertaking of an appropriate mechanism to ensure the affordable housing within the Manor Place scheme is provided before the Braganza Street site is completed or occupied, to ensure the link between the two sites is maintained through the tendering and build phases; the Braganza Street proposal would not be allowed to go ahead alone without the Manor Place scheme (and its affordable housing) also being built.
89. However, these two schemes also generate a surplus of £7.8m. Instead of using this surplus to provide additional affordable housing on the Braganza Street and/or Manor Place sites, the Council as applicant would use this surplus to fund other SRPP projects that are in deficit. Two SRPP projects have been highlighted for using the surplus - the Albion Primary School residential development under consideration in ref. 17/AP/1234 (shown to be £7.33m in deficit), and the Rotherhithe Civic Centre commercial and residential development proposed in application ref. 17/AP/1255 (shown to be £3.4m in deficit).
90. These four planning applications for SRPP schemes propose the following percentages of affordable housing (by habitable room): 74% of the 50 units at Albion Primary School (50 units proposed), 100% at the Civic Centre (26 units proposed), 18% at Braganza Street (33 units proposed) and 53% at Manor Place (56 units proposed). When combined these four SRPP applications significantly exceed the 35% minimum affordable housing sought by policy, and as part of the wider SRPP proposals would provide an acceptable level of affordable housing. Also, the eight schemes within the wider SRPP "lot A" aim to deliver a total of 586 units of which 244 units (41%) would be affordable, and require cross-subsidising of the unviable or marginal sites by the more viable ones. For these reasons specific to these schemes as part of the council's wider project, the percentage of affordable housing proposed within the Braganza Street and Manor Place applications are considered acceptable. It should be noted that the freehold of the various developments within the SRPP programme will be retained by the Council and built out in accordance with development agreement/s at the consented level of affordable housing.
91. Policy 4.4 of the Southwark Plan seeks a 70%/30% split between social rented and intermediate units. The Manor Place application by itself proposes 71% social rented and 29% intermediate in terms of the habitable rooms split, and accords with policy. Across the two applications the split of affordable tenure by habitable room is 60% social rent 40% intermediate, implying too much intermediate tenure is proposed. If the "additional" intermediate tenure within the 5.4% affordable provision above the 35% minimum policy requirement is excluded, the schemes would be one social rent habitable room away from achieving the 70%/30% split and so are very close to being policy compliant. The applicant is investigating how social rent provision could be increased on the Manor Place scheme (by changing the tenure of one unit from intermediate to social rent) and an update will be provided on this at the committee meeting. As these two schemes forms part of the wider SRPP project to provide predominantly affordable housing, the tenure split is acceptable in this instance.
92. The scheme has been designed to be "tenure blind" with an equivalent quality of external design and internal amenity to the private and affordable units. While the private and affordable would have separate entrances to the cores, the scheme has the same design approach, materials and character across the whole building. The roof terrace would be a shared amenity space. Overall the proportion and design of the affordable provision is considered to be acceptable.

Housing quality and mix

93. London Plan policy 3.5 requires housing developments to be of the highest quality internally, externally and in relation to their context, and policy 3.8 encourages a choice of different sizes and types of dwellings. Saved policy 4.3 and Core Strategy policy 7 set out the preferred housing mix of at least 60% 2 or more bedrooms, and at least 20% 3-, 4- or 5- bedroom units in the urban zone. Policy 4.2 of the Southwark Plan provides guidance on what constitutes good residential development and states that planning permission will be granted for mixed use schemes where they achieve good quality living conditions including high standards of accessibility, privacy and outlook, natural daylight, ventilation, amenity space, safety and security and protection from pollution. The Residential Design Standards and Sustainable Design and Construction SPDs provide detailed guidance.

Mix and unit size

94. The proposal includes the following unit mix:

Unit size	Number of units	Percentage
One bedroom	14	25%
Two bedroom	25	45%
Three bedroom	17	30%
Total	56	100%

95. The proposed mix exceeds the minimum 60% 2-bedrooms or larger requirement, and significantly exceeds the minimum 20% 3-bedrooms or larger policy requirement of the Core Strategy for the urban zone.
96. All of the proposed units would meet or exceed the minimum internal floorspace standards as set out in the Residential Design Standards SPD.

Accessibility

97. London Plan policy 3.8 provides specific targets for inclusive accessibility by requiring 90% of new housing to meet Building Regulation M4(2) “accessible and adaptable dwellings” and 10% should meet Building Regulation requirement M4(3) “wheelchair user dwellings” by being designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.
98. The proposal does not include sufficient wheelchair dwelling provision, with only 3 wheelchair units as 5% of the units (2 x 1-bedroom and 1 x 3-bedroom intermediate rent tenure flats). As the commercial floorspace occupies the majority of the ground floor and there is no on-site parking, this provision at below the policy requirement is considered to be acceptable in this case due to the constraints of the site. The Braganza Street proposals in the linked application include three “additional” wheelchair units to make up for the under-provision on the Manor Place scheme, and ensures that cumulatively the two schemes comply with policy. The Braganza Street site is better able to provide wheelchair units as ground floor units can be provided and on-site parking spaces can be provided, unlike the Manor Place site. The size of the wheelchair dwellings would accord with the SELWHDG standards as set out in the Residential Design Standards SPD. A condition would require the three wheelchair units to be built to M4(3) standard and others to M4(2) and an obligation relating to the marketing of the wheelchair units.

Outlook and aspect

99. The proposal provides 26 (45%) flats with dual aspect plus a further 3 (5%) with triple

aspect. A further 9 flats (15%) would rely on the balcony door to give an alternative outlook, although this is usually a limited outlook due to the widths of the recessed balconies but would assist with ventilation.

100. Another 11 flats (19%) rely on one or both of the internal lightwells within the building to provide a secondary outlook; the rooms that would look onto the lightwell are the secondary bedrooms to 2-bedroom flats, the two smaller bedrooms to 3-bedroom flats, hallways, or serve kitchens, while the living rooms and master bedrooms have the primary aspect from these flats (looking onto the park or over Manor Place). The outlook into the lightwells would be limited, but would provide some daylight and allow cross ventilation to these units, to create a good quality living space.
101. None of the 9 single aspect flats (15% of the units) face north. 7 would be north-west facing within the retained front façade, all of which would be generously sized one-bedroom flats. The two single aspect units within the new part of the building would face to the south-west and north-east, would have the minimum internal floor area for 1b2p units, but have generously sized terraces of 11sqm and 16sqm and so would have a good quality of amenity overall. The level of dual aspect units is considered acceptable together with the quality of the living accommodation within the single aspect flats.

Internal daylight and sunlight provision

102. The internal daylight assessment provided as part of the original design of the application shows that 172 of the 183 residential rooms would achieve ADF levels that meet or exceed the BRE targets.
103. Of the 11 remaining rooms in the original design, 10 are affected by the balconies above so their levels are marginally below the target levels (up to 0.3% ADF). Four of these 10 windows serve bedrooms of 2-bedroom units where there are good daylight levels to all other rooms of these units. The other six windows serve living rooms or the combined living/kitchen/dining rooms with full height windows opening onto balconies, where the separate kitchen and bedrooms would receive good daylight levels. The remaining room with poor daylight results is a galley-style kitchen of a three-bedroom unit on the third floor. The kitchen opens onto the living room which would have an ADF value of 5.7%, and the three bedrooms would receive good daylight levels.
104. While the applicant has not provided an updated technical report for the revised design, the changes to the layout of the units on the rear of the scheme and reduction in the depth of the central rear addition is likely to have retained (if not improved) the daylight distribution to the proposed units. The two flats in the revised top floor would receive good daylight levels.
105. The sunlight assessment provided for the original scheme shows that flats with windows facing within 90 degrees of south would receive good levels of annual probable sunlight hours.
106. For these reasons, the overall standard of daylighting and sunlight to the proposed units is considered to result in an acceptable standard of accommodation.

Amenity space and children's play

107. The Residential Design Standards SPD sets the minimum amenity space requirement for new dwellings. Policy 3.6 of the London Plan and Core Strategy policy 11 "Open spaces and wildlife" part 5 set out the requirement for children's play.

108. 46 of the 56 proposed units would have a private balcony of at least 6sqm, and all units would have stair and lift access to the roof top terrace (200sqm) which would provide sufficient space to address the 128sqm shortfall of private space, plus 50sqm of communal area. The 10 units without private balconies are located within the retained façade where it would not be appropriate to create balconies to the front elevation. These 10 units would have generously sized internal areas to compensate for the lack of private amenity space.
109. The roof terrace would also provide an under 5s' play space (152sqm) which is sufficient to provide for this age group, but below the minimum total requirement of 300sqm for all ages using the GLA playspace calculator. Using the formula within the Section 106 Planning Obligations SPD, a contribution of £151 x 148qsm = £22,348 is therefore required. The corner of Pasley Park to the south-west of the application site contains a playground area for local residents (which may be where the off-site funding is directed), and the wider park would also provide an amenity space close by for future residents.

Noise and pollution

110. Conditions relating to internal noise levels, insulation between the commercial and residential floors, plant noise, ventilation from the café, servicing of the commercial units, and external lighting are proposed to protect the amenity of future occupiers of the site from noise, smells and lighting.

Density

111. London Plan policies 3.3 and 3.4 seek to increase housing supply and optimise housing potential through intensification and mixed use redevelopment. Table 3.2 of the London Plan suggests a density of 200-700 habitable rooms per hectare for a site in an urban setting with a PTAL of 4-6. Core Strategy policy 5 "Providing new homes" sets the expected density range for new residential development across the borough. This site is within the urban density zone, where a density of 200-700 habitable rooms per hectare is anticipated. Southwark Plan policy 3.11 requires developments to ensure they maximise efficient use of land.
112. With the 187 habitable rooms within the 56 units proposed, on a site area of 2140sqm (excluding the public highway parts of the site) and taking into account the commercial floorspace (equivalent to a further 41 habitable rooms), the proposed density is 1065 habitable rooms per hectare. This is significantly above the expected range for the urban zone.
113. The Residential Design Standards SPD at section 2.2 sets out a list of 14 expected elements within a design to demonstrate it is of an exemplary standard where maximum densities are exceeded.
114. As set out in paragraph 94 onwards in the Housing Quality section above, the proposal demonstrates excellent design quality for future occupiers. The scheme would have 2.45m high ceiling heights throughout, good levels of daylight and sunlight to the units, and storage provision to each flat. The cumulative internal area of the flats is 400sqm larger than that required by the minimum internal space standards for the proposed unit mix, with 24 of the units at least 10% larger than the minimum standard. The proposed private amenity space across the scheme in balconies, terraces and the communal roof terrace totals over 570sqm and exceeds the external amenity space standards of the Residential Design Standards SPD; 20 of the proposed units have over double the minimum external space. Each core would serve a maximum of nine units per floor (reducing with each level of the building down to one unit per floor on the top storey), and 28 units in total.

115. Three of the intermediate first floor flats would be wheelchair units built to building regulations M4(3) standard and all flats would be accessible by lift and be built to M4(2) standard. The scheme would redevelop this derelict site and bring it back into use while retaining the historic façades and improving the surrounding public realm and adjacent park as positive contributions to the local context and streetscape.
116. For these reasons the high density proposed by the scheme is considered to be acceptable as an exceptional design quality has been demonstrated. As set out in the other sections of this assessment, no harm has been identified as a result of the proposed density. The proposal is considered to accord with the aims of the Residential Design Standards SPD.

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

117. Policy 3.1 “Environmental effects” of the Southwark Plan seeks to prevent development from causing material adverse effects on the environment and quality of life. Policy 3.2 “Impact on amenity” of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Similarly Core Strategy policy 13 “High environmental standards” seeks to avoid amenity and environmental problems.

Daylight and sunlight impacts

118. A daylight, sunlight and overshadowing report was submitted to demonstrate the impact of the proposed blocks on surrounding residential properties. This analysis was undertaken in accordance with the Building Research Establishment’s 2011 guidelines, and considered the windows of following properties:
- 145-149 Manor Place
 - 1-5 Stopford Road
 - 202 Manor Place
 - 204 Manor Place

119. Three tests were applied to the windows and assumed room arrangements of these properties; the vertical sky component (VSC), the no sky line (NSL) and annual probable sunlight hours (APSH). The BRE guidance states that it is intended for building designers and planners, but is not mandatory and should not be seen as an instrument of planning policy. Although it gives quantitative guidelines these should be interpreted flexibly as daylight and sunlight are only one aspect of site layout design.

Assessment of daylight and sunlight impacts

120. The tables below summarise the results of the daylight VSC test where all but 2 windows pass, and showing that all but 2 windows pass the daylight distribution test (NSL):

Daylight impacts to windows – vertical sky component VSC test

Address	Number of windows	Passes VSC test	Fails the VSC test

	assessed		
145-159 Manor Place	24	24	0
1-5 Stopford Road	8	8	0
202 Manor Place	2	2	0
204 Manor Place	29	27	2
Totals	63	61 (97%)	2 (3%)

Daylight distribution to rooms – no sky line test

Address	Number of rooms assessed	Passes NSL test	Fails the NSL test
145-159 Manor Place	16	15	1
1-5 Stopford Road	8	8	0
202 Manor Place	2	2	0
204 Manor Place	20	19	1
Totals	46	44 (95.6%)	2 (4.4%)

121. The table below shows the results of the sunlight test (APSH) where all rooms pass:

Sunlight impacts to rooms (where the windows face within 90 degrees of south)

Address	Number of rooms assessed	Total retaining >25% APSH or more than 80% of existing value	Total retaining <25% APSH or less than 80% of existing
145-159 Manor Place	16	16	0
1-5 Stopford Road (no affected windows face within 90 degrees of south)	-	-	-
202 Manor Place	2	2	0
204 Manor Place	20	20	0
Total	38	38 (100%)	0 (0%)

122. In summary the results of these three tests indicate:

- 145-159 Manor Place: there would be no significant reduction in VSC to these windows. One ground floor room would have a 30% reduction daylight distribution but the overall standard of accommodation for this dual aspect flat is considered acceptable. APSH levels would be in excess of the BRE targets throughout the year.
- 1-5 Stopford Road: there would be no significant reduction in VSC or NSL to these windows. APSH levels would be in excess of the BRE targets.
- 202 Manor Place (first floor and above): there would be no significant reduction in VSC or NSL to these residential windows. The ground floor of this property is a takeaway unit and so has not been assessed for daylight loss. APSH levels would be in excess of the BRE targets.
- 204 Manor Place (ground floor flat, first floor and above): One first floor window would fail the VSC test but as one of four windows providing daylight to the room it would not cause significant harm to this neighbour's amenity. Similarly a second floor window would fail the VSC test, but the other three windows to this room would provide good levels of daylight. A third floor room would have a significant change in daylight distribution (a 30% reduction) but would still

receive a very good daylight levels with VSC of 35.6%. APSH levels would be in excess of the BRE targets. These changes are considered not to cause harm to the amenity of these neighbouring residential units.

123. Therefore the proposal would not cause a significant loss of daylight or sunlight to neighbouring residential properties that would cause harm to the amenity of those properties.

Overshadowing of gardens and park

124. The tracking diagram provided, and the sun-on-ground visual show that the proposal would have the following impacts on nearby garden and park areas:

- Walworth Garden Farm: The overshadowing impact to Walworth Garden Farm was found to result in a 28sqm reduction in the area of the community garden that would receive at least 2 hours of sunlight on 21 March of the 1632sqm total garden area. This additional overshadowing to 1.7% of the Garden Farm is considered not to result in harm.
- Pasley Park: Being at the northern-most corner of the park, the proposed 6-storey building would only overshadow a small part of the park late in the afternoon, and would not cause a significant loss of sunlight to this public park.
- Stopford Road gardens: The proposed building (including the revised bulk of the top storey on the eastern side) would not cause a significant overshadowing of the garden area on the northern side of Stopford Road.

125. The proposal would not cause significant overshadowing to surrounding private and public amenity areas.

Overlooking, privacy and outlook

126. The separation of the site by the roads from surrounding properties is considered to provide sufficient distance to prevent a material loss of privacy to the neighbouring properties. Manor Place is 12m wide and so the proposal would accord with the minimum distance for front elevations suggested by the Residential Design Standards SPD.
127. On the Stopford Road elevation there would be 13m between the facing elevation. These cross-street relationships with existing neighbours would be typical for an urban location and accord with the SPD. With the recessed design of the upper floors and the separation distances, the proposal is considered not to be intrusive or overbearing to the outlook of neighbouring properties.

Noise

128. The redevelopment of the site and the associated comings and goings of visitors, staff and residents would result in increased noise and disturbance to neighbouring properties when compared with the derelict site. This would be expected with any redevelopment, or significant refurbishment of the site to bring it back into use. The scale of the commercial units and the reintroduction of residential uses above in a predominantly residential area are acceptable in principle, and is not considered to be a reason for the refusal of the scheme. Conditions to restrict the opening hours of the shop and café, and deliveries to the commercial units are proposed in the interest of the amenity of neighbouring properties and future residents.
129. An air handling unit would be installed within the ground floor plant room to serve the

commercial floorspace, with silencers used to reduce noise levels. Further ventilation would be required for the café's kitchen, with ducting up to the roof. Further information on this equipment would be required by a suggested condition to ensure the noise levels to the new residential units and the surrounding properties would be acceptable.

130. In summary, subject to conditions, the proposed development is considered to have an acceptable impact on the amenity of surrounding properties.

Transportation and highways

131. London Plan policies on transport seek to ensure major developments are located in accessible locations, and support improvements to sustainable transport modes. Core Strategy policy 2 encourages sustainable transport to reduce congestion, traffic and pollution. Policies 5.1 "Locating developments", 5.2 "Transport impacts", 5.3 "Walking and cycling", 5.6 "Car parking" and 5.7 "Parking standards for disabled people and the mobility impaired" seek to direct major developments towards transport nodes, provide adequate access, servicing, facilities for pedestrians and cyclists, and to minimise car parking provision while providing adequate parking for disabled people.
132. The site has a PTAL rating of 6a, being within walking distance of the Underground service from Kennington station, and bus services along Kennington Park Road and Walworth Road. There is a cycle hire docking station on Doddington Grove. The site is within a controlled parking zone.

Car parking

133. No on-site parking is proposed. The evidence provided in the Transport Statement provided is sufficient for a car-free development as the new residential units would not be eligible for parking permits (unless a blue badge holder). There is evidence to show that blue badge parking is possible in the near vicinity of the site and as part of the section 278 highway agreement some on-street facilities to improve access would be implemented. These highway works would provide time-restricted on-street parking for visitors to the health centre, three visitor or doctors' parking spaces and two delivery bays for the commercial units, a new pedestrian crossing, raised table shared surface area, and relocated entrance to Pasley Park. A condition is proposed to prevent parking permits being issued to residents. A planning obligation to secure the highway works (through a section 278 agreement) to provide the on-street parking, raised table, pedestrian crossing and pavement works would be included in the unilateral undertaking.

Cycle parking

134. A total of 104 cycle parking spaces are proposed in two covered stores for the flats, which is in excess of the London Plan minimum standards for residents and visitors. A further 18 spaces are proposed in the rear courtyard for staff of the commercial uses, which would be sufficient for the staff of the ground floor units (further details of this would be required by condition). Visitor cycle parking spaces are shown within the proposed highway works in front of the site and around the park entrance.

Refuse storage and servicing

135. An adequate servicing, delivery and travel plan was provided as part of the application, detailing the proposed servicing arrangements relating to the each element of the proposed uses at the site. It also refers to servicing and delivery during the construction period.

136. A condition to require a construction environmental management plan is proposed and to restrict the servicing/delivery hours once the ground floor units are occupied.
137. Subject to the inclusion of conditions and a planning obligation for the highway works, the proposal is acceptable in transport terms.

Trees and Ecology

138. Policies 5.10 and 5.11 of the London Plan encourage urban greening, and green walls and roofs, and policy 7.19 seeks positive contributions to biodiversity. Core Strategy policy 11 "Open spaces and wildlife" requires new developments to improve habitat. Saved policy 3.28 "Biodiversity" of the Southwark Plan encourages the inclusion of features which enhance biodiversity.
139. An arboricultural impact assessment was included in the application which describes the seven trees and one group of shrubs near the centre of the site which would be removed. The development requires the removal of 5 x C category and 2 x U category trees. No replacement planting is shown within the limited amenity space proposed. A suitable amount of replacement planting offsite should be provided via a planning obligation (totalling £6,665 using the CAVAT calculation) to mitigate the net loss of canopy cover as outlined in relevant London Plan policy 7.21. The submitted assessment also considers the development would not impact on the several significant trees outside the site.
140. An ecological appraisal was provided which includes the results of the phase 1 habitat survey and bat surveys. The buildings to be demolished are unlikely to contain bat roosts, though bats were found to use the site for foraging. The site provides suitable habitat for common species of nesting garden birds. The Ecology Officer considers the appraisal and survey to be acceptable, with no further survey work required. Landscaping, bird boxes and bat bricks to enhance the ecology of the site would be secured by a condition, and light spill from the development would be minimised to reduce the impact on foraging and commuting bats.
141. Subject to these conditions and planning contribution (as well as the works to extend Pasley Park adjacent to the site), the scheme would comply with policies 7.21 of the London Plan, and Core Strategy policy 11.

Sustainability (including energy, flood risk, drainage, and contamination)

142. Core Strategy policy 13 "High environmental standards" requires developments to meet the highest possible environmental standards, to minimise greenhouse gas emissions, increase recycling, minimise water use, mitigate flood risk and reduce air and land pollution. Southwark Plan policies 3.3 "sustainability assessment", 3.4 "energy efficiency", 3.6 "air quality", 3.7 "waste reduction" and 3.9 "water" similarly relate to sustainability measures in developments, and the London Plan policies in chapter 5 address the same topics. The Sustainability Assessments SPD and Sustainable Design and Construction SPD provide further detail.

Energy

143. An Energy Assessment has been submitted as part of the application, which sets out the passive design measures and renewable energy measures (ground source heat pump and PV panels on the roof) to achieve a 19% improvement on Building Regulations Part L for the residential parts of the development, and a 38% improvement for the non-domestic parts. An off-set payment would be required to achieve the requirements of London Plan policy 5.2 of zero carbon for the residential part. This carbon off-site payment (of £82,548) would need to be secured through the

unilateral undertaking.

Flooding risk and drainage

144. The site is within flood zone 3 and a flood risk assessment has been provided which considers the risk to this mixed use development, and the impact of the development's footprint on the risk to surrounding areas. The submitted surface water management plan describes the sustainable urban drainage measures below the courtyard area to attenuate the surface water run off.
145. The Environment Agency and Flood and Drainage Team raise no objection to the proposal subject to a suggested condition regarding the sustainable drainage scheme. Thames Water has no objection in terms of sewerage infrastructure capacity or water, but requests a condition regarding a piling method statement. Further comments from Thames Water on water pressure, groundwater discharging, and surface water drainage can be used as informatives on any permission.
146. Subject to the recommended conditions the proposal would comply with policies 5.12, 5.13 and 5.14 of the London Plan, and Core Strategy policy 13.

Air quality

147. The site is within the Air Quality Management Area, and an air quality assessment was submitted which details the existing conditions, potential construction phase impacts, and occupation of the proposed development. The assessment concludes that through the use of good practice control measures during construction the development would have a slight impact, and that no mitigation is required from the occupation of the proposed development. Air quality modelling for each floor of the proposal found acceptable air quality levels.
148. A condition regarding NOx emissions from the domestic gas boilers is proposed to ensure the proposal would comply with London Plan policy 7.14, Core Strategy policy 13 and saved policies 3.2 and 3.6.

Contamination

149. The historic uses of the site are considered to have a low risk of contamination. The submitted desk study has been reviewed, and a watching brief would be needed during demolition and groundworks to monitor for unexpected contamination. A condition is recommended in this regard, as well as the Environment Agency's condition in terms of piling method. The proposal would comply with Core Strategy policy 13 and saved policy 3.2 of the Southwark Plan.

BREEAM

150. The submitted BREEAM pre-assessment for the community facilities and commercial facilities finds that the proposal would achieve a BREEAM "excellent" rating. This is in accordance with Core Strategy policy 13. A condition relating to achieving this BREEAM rating is proposed in the recommendation.

Planning obligations and Community Infrastructure Levy

151. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport

investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance it is estimated that a Mayoral CIL payment and Southwark CIL payment would be payable in the event planning permission is granted.

152. The Mayoral CIL is levied in Southwark at £35 per sqm and Southwark CIL at £200 per square metre in this location for residential, £125 per square metre for retail, £0 per square metre for office and £0 per square metre for health; both CIL charges are subject to indexation. However, affordable housing relief is available and in the event that planning permission is granted an application should be made to secure this prior to the commencement of development. Payment of the Mayoral CIL would accord with policy 8.3 of the London Plan. The estimates are as following (once affordable housing relief is applied): Mayoral CIL £119,761 and Southwark CIL £589,226. Payment of the Mayoral CIL would accord with policy 8.3 of the London Plan.
153. The development would either be delivered by the council or by a private developer pursuant to a development agreement. As the council owns the land, it is necessary for the council to enter into a unilateral undertaking confirming that the planning obligations would be paid and/or provided. A unilateral undertaking is a type of planning agreement that would bind the land in the same way that a section 106 agreement does and is appropriate here because the council cannot covenant with itself, which would be necessary if a section 106 agreement were required. Should the land be disposed of in the future, the unilateral undertaking to be provided would require any successor in title to enter into a section 106 agreement in the usual way. This is the approach the council has adopted on all Hidden Home, Direct Delivery and SRPP schemes.
154. The following table sets out the required site specific mitigation and the applicant's position with regard to each point:

Planning obligation	Mitigation	Applicant's position
Affordable housing	Provision of 28 affordable units on-site: <ul style="list-style-type: none"> • 3 x 1-bedroom, 7 x 2-bedroom, 9 x 3-bedroom as social rent, and • 4 x 1-bedroom, 2 x 2-bedroom and 3 x 3-bedroom for intermediate rent. Income thresholds and eligibility criteria would be included. Linking this application to the Braganza Street planning application ref. 17/AP/0964 to ensure the total affordable housing and wheelchair housing provision are provided across the two sites.	Agreed
Carbon offset Green Fund	Payment of £82,548 (indexed) based on the shortfall of 45.86 tones of carbon per year over a 30 year period.	Agreed
Car club	Provision of three years membership for each eligible resident	Agreed
Children's play space	Payment of £22,348 (indexed) to address the 148sqm shortfall of play-space for children aged 5-12+ years.	Agreed
Employment and enterprise	Target jobs (15 jobs), training (15 people) and 4 apprenticeships during construction period (or the equivalent contribution in line with the S106 SPD). Local procurement and supply	Agreed

	chain measures during the construction phase.	
Hedge planting	Provision of the hedge planting immediately next to the application site boundary within Pasley Park, including details of the specification of the planting, the base of mulched bark, and 12 month maintenance period before the Parks service take it on.	Agreed
Public realm, highway works and park works	<p>Section 278 agreement for the highway works to:</p> <ol style="list-style-type: none"> 1. Install a raised carpet on Manor Place in front of the development, extending between the junctions of Braganza Road and Chapter Road on the western end and Delverton Road on the eastern side. 2. Install a zebra crossing near the Chapter Road/Braganza Road junction. 3. Repave the footway fronting the development on Manor Place and Stopford Road with pre-cast concrete slabs and 150mm wide silver grey granite kerbs. 4. Promote a traffic management order (TMO) for reconfiguring parking bays on Manor Place and Stopford Road 5. The scope of the works agreed are captured on drawing no. 353.01.002. <p>Provision of the public realm improvements including the relandscaping of Danson Road to enlarge Pasley Park, provide an improved park entrance and café terrace as shown on drawing no. 353.01.002 (and subject to any further discussions with the Parks team).</p>	Agreed
Tree planting	Payment of £6,665 (indexed) to provide replacement tree planting off-site.	Agreed
Wheelchair housing	Provision of 3 wheelchair units and marketing period for these intermediate units.	Agreed
Administration charge (2%)	Payment to cover the costs of monitoring these necessary planning obligations, calculated as 2% of the total sum of £111,561 = £2231.22.	Agreed

155. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with policies 2.5 of the Southwark Plan, Core Strategy policy 14 and London Plan policy 8.2, and the Section 106 Planning Obligations and CIL SPD.
156. In the absence of a unilateral undertaking to secure the above, the proposal would be contrary to saved policies 2.5 “Planning obligations”, 4.2 “Quality of accommodation” and 4.4 “Affordable housing” of the saved Southwark Plan 2007, Core Strategy policies 7 “Family homes” and 13 “High environmental standards”, London Plan policies 3.12 “Negotiating affordable housing on individual private residential and mixed use schemes”, 5.2 “Minimising carbon dioxide emissions” and 8.2 “Planning obligations”, and section 6: Delivering a wide choice of high quality homes of the NPPF 2012.
157. In the event that the unilateral agreement is not in place by 31st January 2018, it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide an appropriate mechanism for securing affordable housing delivery, indicative highways works and financial contributions towards children's play space, off-site tree planting and carbon offset, fails to demonstrate conformity with strategic planning policies and fails to adequately mitigate the particular impacts associated with the development in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), Strategic Policy 14 'Delivery and implementation' of the Core Strategy (2011), and London Plan Policy 8.2 'Planning obligations', as well as guidance in the council's Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).”

Other matters

158. None

Conclusion on planning issues

159. The redevelopment of this mainly derelict site is supported with the retention of the Victorian façade as the only element of architectural interest. The proposed range of uses is acceptable in policy terms. The scheme would provide 50% affordable housing, significantly exceeding the minimum policy requirements. The mix of housing, size of units, and the quality of accommodation are acceptable and comply with policy.
160. The revised design of the new-build elements, especially the top floor, results in a high quality design that is of an appropriate scale for the retained facades. It would have an acceptable impact on nearby heritage assets. The revisions have also improved the quality of accommodation for the proposed units, and demonstrate an exemplary design standard to support this high density scheme.
161. The proposal would not cause significant harm to the amenity of surrounding properties. Subject to the conditions and planning obligations proposed, the proposal would not raise transport, sustainability, flood risk, trees and ecology issues, and is recommended for approval.

Community impact statement

162. 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

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

Consultation replies

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

Summary of consultation responses

165. 8 letters were received objecting to the proposal in its original form on the following summarised grounds:

Objection: Too tall; a 6-storey height is not appropriate for this redevelopment as all other properties on Manor Place and surrounding Pasley Park are no higher than 4-storeys. It would look out of place, impact the street negatively, enclose the park, and completely dominate. The maximum height should be 4-storeys.

Response: The scheme has been revised to reduce the massing at the front and western side of the top floor so that the top floor is less prominent in views along Manor Place. These changes are considered to result in an acceptable design.

Objection: The modern design of the upper storeys will look jarring and ruin the effect of the retained façade.

Response: The proposal includes a deliberately contrasting, contemporary appearance to the new storeys and rear elevation of the proposal from the retained Victorian façade, which is considered to be an acceptable design approach and of a high quality.

Objection: The site is visible in relation to some globally significant landmarks (Westminster Abbey, Palace of Westminster and St Paul's Cathedral) and at 6-storeys it would be an intrusive landmark feature in the views associated with these landmarks. Views from Primrose Hill, Hampstead Heath and Shooters Hill would also feature this building.

Response: The building is not sited within the designated view corridors, and while it may be visible in the wider context of these views, its height, distance from the viewpoints and the context of other buildings, it is considered not to be prominent nor cause harm.

Objection: Loss of sunlight to Walworth Garden, Manor Place (particularly 204) and Delverton Road residences.

Response: The submitted daylight, sunlight and overshadowing report shows that the proposal would not cause a significant loss of sunlight to the windows and garden spaces of the surrounding properties.

Objection: Loss of privacy for residents of Manor Place and Delverton Road.

Response: The proposal would increase the number of windows looking across the surrounding properties, however the separation distance provided by the highways is considered sufficient to prevent a material loss of privacy.

166. 5 comments were received in support of the proposal in its original form with the following summarised comments:

Support: Proposal will add many benefits to this area. This terrace has been an eyesore and derelict for over 30 years and at last the Council has produced a plan for much needed new housing plus space for a GP surgery and a cafe which will benefit local people.

Support: Look forward the use of this space to provide new housing and amenities for the local area. The propped-up derelict building is currently a blight on the area. Neighbouring Delverton House and Doddington Grove estate are 5-storey buildings, so this development would not be uncharacteristically tall for the area.

Support: Welcome the proposal to improve the condition of this site. Retaining the façade of the unlisted terrace has inevitably resulted in the mass of the building being significantly increased for a viable project which is unfortunate, but comparable to the height of the nearest blocks on the Doddington Grove Estate.

Support: The architects have done a great job with the building, but would like to see the improvements to Pasley Park and the public spaces incorporated or at least tied to the work that will be done on the terrace.

Support: It's not clear if the GP surgery proposal has a 'plan B' if nobody takes over the area for a surgery to ensure the location is not left unused. Granting permission on the assumption that the ground floor business space will be able to obtain a tenant is unrealistic and politically naïve.

Response: Both Class D1 and Class B1 uses are sought in this application for the main ground floor unit. Should an occupier not be found for either use, a further planning application to propose another use would need to be considered by the council.

167. 3 comments were received to the first consultation raising the follow issues:

Comment: Support for the uses but object to the separate entrances for affordable and private residents; this smacks of social segregation. If this is due to maintenance costs, this should be directly passed to private residents' rates. A condition should be included requiring all private units to demonstrate they are occupied at least 10 months every year to ensure they are not bought and left unused.

Response: The cores are divided by tenure type but the scheme has been designed to be "tenure blind"; there is no difference between the architectural detailing of the entrances. It is not possible to condition occupation of private units as suggested, nor to require the private units to cross-subsidise the service charges of the affordable units.

Comment: Support regenerating this beautiful building but 6 storeys is too high for the park, the Victorian façade, and for keeping natural light. Large blocks lead to anti-social problems, while small blocks create a sense of community.

Response: The revisions to the top floor are considered to result in an acceptable appearance for the new build elements on top of the retained façade. The division of the proposal into two cores of 28 flats each is considered not to be so large as to lead to anti-social problems.

Re-consultation responses

168. In response to the re-consultation on the amendments to the scheme the following summarised comments were received:

169. 7 objections received to the re-consultation raising the following issues:

Comment: Previous objections to the height of the proposal being taller than anything in the area and being out of keeping with the original façade, loss of light to the properties opposite and Walworth Garden Farm, still stand and have been ignored in the amended scheme. The height should be reduced to 3- or 4-storeys for an acceptable design and to prevent un-neighbourly impacts.

Response: As set out in paragraph 62 onwards above, the revised design is considered to have been sufficiently amended to reduce the prominence of the upper floors, and to result in an acceptable design for the streetscene and context of the neighbouring park. The massing of the proposal would not cause significant harm to the amenity of neighbouring properties, nor overshadowing of garden/park areas; no further amendment is considered necessary to prevent an un-neighbourly impact.

Comment: There needs to be dialogue from the developers and council on the proposed commercial units as whilst they sound fantastic on paper the commercial unit of 204a Manor Place shows that the area appears to not be popular with such enterprise and there is a risk that they become an empty eyesore or there is a creep of permissions from the council as they seek to fill the vacancies.

Response: The application seeks permission for health centre (Class D1) or office (Class B1) use of the largest ground floor unit to give some flexibility for finding a future occupier. Should no occupier be found for either of these uses, then the council as the landowner may apply for planning permission for further uses which would be considered against planning policy.

1 support comment received to the reconsultation:

Comment: Support the development and the overall design apart from the height; a 6-storey building which is very deep is too large for the location and 4-storeys is more appropriate.

Response: The amended design of the recessed upper floors is considered to be acceptable for this block with the retained façade.

1 comment neither objecting nor supported received to the reconsultation:

Comment: Welcome the redevelopment and changes to the massing, but it still appears too high and out of line with the skyline. Object to the provision of "poor" and "rich" entrances to the residential, this creates social division and is detrimental to community cohesion. Any permission should have a condition that residents of the private units should have to demonstrate to the council yearly that each property is inhabited for at least 10 months in the year to ensure the housing benefits local people and not by overseas investors.

Response: **As set out above** the cores are divided by tenure but the scheme design is "tenure blind" with there is no difference between the architectural detailing of the entrances. It is not possible to condition occupation of private units as suggested.

Summary of responses from local groups

170. The Walworth Society supports the application:

- The Society has campaigned since 2012 for the retention of the historic elements as part of the local historic character and through its redevelopment, the creation of a new local centre for West Walworth. Pleased to say the community-based vision for the area has the capacity to be largely realised through these proposals. Potential to become significant as centre at the heart of the area, next to an improved Pasley Park and Walworth Garden. Support the GP surgery, retail unit and housing.
- The Society would like conditions attached to ensure that any businesses are able to be independent, that the space created is affordable, a locally-run café, and convenience shopping for local residents.
- This development is an overall piece of building redevelopment coupled with improvements to place. The public realm improvements to Manor Place, expanded Walworth Gardens, and park entrance are not an add-on but are integral to the vision for the development and are all pre-requisites of creating a successful local centre; the redevelopment of the building should be explicitly tied in with these other changes.

- Benedetti Architects have been proactive and attentive to the needs of the community throughout the planning process, and a great deal of trust and goodwill has been created. Their continued involvement is important to ensuring the same commitment is applied to the quality of the detailing through the post-planning construction stages, especially as this is an exemplar early project of Southwark's "Regeneration in Partnership" programme. A clause should be inserted in the agreement with Southwark's joint venture developer that ensures Benedetti Architects are retained for the remainder of the project to prevent value engineering affecting the quality, detailing and materials.

171. In response to the re-consultation, the Walworth Society submitted further comments in support of the changes to reduce the massing, lower its impact on Pasley Park and improve the amenity of the flats. The Society re-iterates earlier comments on the importance of the affordable provision within the scheme particularly the social rent; that the public realm improvements to create the pedestrian-friendly environment for this local centre are maintained with the amendments (and the impact on viability with the loss of units). The Society cannot stress enough how the building and the improvements to the local area have always been seen as a single piece and as a project that will benefit the local area and its new and existing residents.

Response: It is not possible through the planning system for a proposal of this scale to restrict whether a unit is occupied by an independent or local business, nor to require that a specific architect practice is retained on a project. Detailed drawings and material samples would be required through proposed conditions to ensure the design quality is retained. The off-site highway and public realm works would be required through the unilateral agreement to secure these benefits from the redevelopment.

Summary of responses from statutory consultees

Environment Agency

172. Has no objection subject to conditions regarding unexpected contamination, drainage system and piling methods.

London Fire Brigade

173. An undertaking should be given that, access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B and adequate water supplies for fire fighting purposes, will be provided.

Metropolitan Police

174. As the development is suitable to achieve Secured by Design accreditation, a condition should be attached to any permission to require the development to follow the principles and physical security requirements of Secured by Design.

Parks and Open Spaces

175. The specification for the hedge planting (in Pasley Park), and the 12 month maintenance period for the hedge to establish before the Parks team take it over are both needed. The base of the hedge will need to be bark mulched to control weed growth. Discussions on the park extension and planting are on-going with the applicant.

Thames Water

176. Condition recommended and informatives regarding surface water drainage, pipe ownership, piling, groundwater discharge, fat traps and water pressure.

Human rights implications

177. 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.

178. This application has the legitimate aim of providing new housing, new affordable housing and commercial space on this vacant 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

Background Papers	Held At	Contact
Site history file: TP/1171-161 Application file: 17/AP/0907 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 1412 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Crosby, Senior Planner	
Version	Final	
Dated	5 September 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	7 September 2017	

APPENDIX 1**Consultation undertaken****Site notice date:** 13/04/2017**Press notice date:** 13/04/2017**Case officer site visit date:** 13/04/2017**Neighbour consultation letters sent:** 11/04/2017**Internal services consulted:**

Ecology Officer
 Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]
 Flood and Drainage Team
 Highway Development Management
 Housing Regeneration Initiatives
 Parks and Open Spaces
 Waste Management

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

Flat 26 Arnold House SE17 3SU	39 Chapter Road London SE17 3ES
Flat 25 Arnold House SE17 3SU	37 Chapter Road London SE17 3ES
Flat 24 Arnold House SE17 3SU	129 Manor Place London SE17 3JP
Flat 27 Arnold House SE17 3SU	135 Manor Place London SE17 3JP
Flat 3 Arnold House SE17 3SU	133 Manor Place London SE17 3JP
Flat 29 Arnold House SE17 3SU	131 Manor Place London SE17 3JP
Flat 28 Arnold House SE17 3SU	35 Chapter Road London SE17 3ES
Flat 23 Arnold House SE17 3SU	25 Chapter Road London SE17 3ES
Flat 19 Arnold House SE17 3SU	23 Chapter Road London SE17 3ES
Flat 18 Arnold House SE17 3SU	21 Chapter Road London SE17 3ES
Flat 17 Arnold House SE17 3SU	27 Chapter Road London SE17 3ES
Flat 2 Arnold House SE17 3SU	33 Chapter Road London SE17 3ES
Flat 22 Arnold House SE17 3SU	31 Chapter Road London SE17 3ES
Flat 21 Arnold House SE17 3SU	29 Chapter Road London SE17 3ES
Flat 20 Arnold House SE17 3SU	6 Marsland Close London SE17 3JW
Flat 4 Arnold House SE17 3SU	5 Marsland Close London SE17 3JW
Flat 39 Arnold House SE17 3SU	3 Marsland Close London SE17 3JW
Flat 38 Arnold House SE17 3SU	7 Marsland Close London SE17 3JW
Flat 5 Arnold House SE17 3SU	11 Pasley Close London SE17 3JY
Flat 8 Arnold House SE17 3SU	9 Marsland Close London SE17 3JW
Flat 7 Arnold House SE17 3SU	8 Marsland Close London SE17 3JW
Flat 6 Arnold House SE17 3SU	13 Marsland Close London SE17 3JW
Flat 37 Arnold House SE17 3SU	141 Manor Place London SE17 3JP
Flat 32 Arnold House SE17 3SU	139 Manor Place London SE17 3JP
Flat 31 Arnold House SE17 3SU	137 Manor Place London SE17 3JP
Flat 30 Arnold House SE17 3SU	143 Manor Place London SE17 3JP
Flat 33 Arnold House SE17 3SU	11 Marsland Close London SE17 3JW
Flat 36 Arnold House SE17 3SU	10 Marsland Close London SE17 3JW
Flat 35 Arnold House SE17 3SU	1 Marsland Close London SE17 3JW
Flat 34 Arnold House SE17 3SU	19 Chapter Road London SE17 3ES

Flat 16 Arnold House SE17 3SU
 Flat 47 Delverton House Alberta Estate SE17 3QQ
 Flat 46 Delverton House Alberta Estate SE17 3QQ
 Flat 45 Delverton House Alberta Estate SE17 3QQ
 Flat 48 Delverton House Alberta Estate SE17 3QQ
 Flat 51 Delverton House Alberta Estate SE17 3QQ
 Flat 50 Delverton House Alberta Estate SE17 3QQ
 Flat 49 Delverton House Alberta Estate SE17 3QQ
 Flat 44 Delverton House Alberta Estate SE17 3QQ
 Flat 39 Delverton House Alberta Estate SE17 3QQ
 Flat 38 Delverton House Alberta Estate SE17 3QQ
 Flat 37 Delverton House Alberta Estate SE17 3QQ
 Flat 40 Delverton House Alberta Estate SE17 3QQ
 Flat 43 Delverton House Alberta Estate SE17 3QQ
 Flat 42 Delverton House Alberta Estate SE17 3QQ
 Flat 41 Delverton House Alberta Estate SE17 3QQ
 Flat 11 Arnold House SE17 3SU
 Flat 10 Arnold House SE17 3SU
 Flat 1 Arnold House SE17 3SU
 Flat 12 Arnold House SE17 3SU
 Flat 15 Arnold House SE17 3SU
 Flat 14 Arnold House SE17 3SU
 Flat 13 Arnold House SE17 3SU
 Flat 59 Delverton House Alberta Estate SE17 3QQ
 Flat 54 Delverton House Alberta Estate SE17 3QQ
 Flat 53 Delverton House Alberta Estate SE17 3QQ
 Flat 52 Delverton House Alberta Estate SE17 3QQ
 Flat 55 Delverton House Alberta Estate SE17 3QQ
 Flat 58 Delverton House Alberta Estate SE17 3QQ
 Flat 57 Delverton House Alberta Estate SE17 3QQ
 Flat 56 Delverton House Alberta Estate SE17 3QQ
 Flat 9 Arnold House SE17 3SU
 179 Manor Place London SE17 3BS
 177 Manor Place London SE17 3BS
 175 Manor Place London SE17 3BS
 161a Manor Place London SE17 3BS
 7 Chapter Road London SE17 3ES
 204 Manor Place London SE17 3BN
 177a Manor Place London SE17 3BS
 173 Manor Place London SE17 3BS
 161 Manor Place London SE17 3BS
 2 Delverton Road London SE17 3QG
 Flat 22a Arnold House SE17 3SU
 163 Manor Place London SE17 3BS
 171 Manor Place London SE17 3BS
 169 Manor Place London SE17 3BS
 167 Manor Place London SE17 3BS
 Flat B 60-62 Braganza Street SE17 3RJ
 Flat A 60-62 Braganza Street SE17 3RJ
 Flat Ta Centre SE17 3RD
 Flat C 60-62 Braganza Street SE17 3RJ
 Private Housing Renewal 6 Stopford Road SE17 3BP
 Sheltered Unit Flat 18 4 Marsland Close SE17 3JX
 Flat D 60-62 Braganza Street SE17 3RJ
 175a Manor Place London SE17 3BS
 Flat 39a Arnold House SE17 3SU
 7 Delverton Road London SE17 3QG
 165 Manor Place London SE17 3BS
 167a Manor Place London SE17 3BS
 First Floor And Second Floor Flat 169 Manor Place SE17 3BS
 First Floor And Second Floor Flat 165 Manor Place SE17 3BS
 13a Chapter Road London SE17 3ES
 202a Manor Place London SE17 3BN
 Flat 19 Ray Gunter House Pasley Estate SE17 3JX
 Flat 18 Ray Gunter House Pasley Estate SE17 3JX
 Flat 17 Ray Gunter House Pasley Estate SE17 3JX
 Flat 2 Ray Gunter House Pasley Estate SE17 3JX
 Flat 22 Ray Gunter House Pasley Estate SE17 3JX
 Flat 21 Ray Gunter House Pasley Estate SE17 3JX
 Flat 20 Ray Gunter House Pasley Estate SE17 3JX
 Flat 16 Ray Gunter House Pasley Estate SE17 3JX
 11 Ray Gunter House Pasley Estate SE17 3JX
 Flat 10 Ray Gunter House Pasley Estate SE17 3JX
 Flat 1 Ray Gunter House Pasley Estate SE17 3JX
 Flat 12 Ray Gunter House Pasley Estate SE17 3JX
 Flat 15 Ray Gunter House Pasley Estate SE17 3JX
 Flat 14 Ray Gunter House Pasley Estate SE17 3JX
 Flat 13 Ray Gunter House Pasley Estate SE17 3JX
 Flat 5 Ray Gunter House Pasley Estate SE17 3JX
 147 Manor Place London SE17 3BN
 145 Manor Place London SE17 3BN
 Apartment 8 204 Manor Place SE17 3BN
 149 Manor Place London SE17 3BN
 155 Manor Place London SE17 3BN
 153 Manor Place London SE17 3BN
 151 Manor Place London SE17 3BN
 Apartment 7 204 Manor Place SE17 3BN
 Apartment 2 204 Manor Place SE17 3BN
 Apartment 1 204 Manor Place SE17 3BN
 Pasley Tenants Hall 2 Marsland Close SE17 3JN
 Apartment 3 204 Manor Place SE17 3BN
 Apartment 6 204 Manor Place SE17 3BN
 Apartment 5 204 Manor Place SE17 3BN
 Apartment 4 204 Manor Place SE17 3BN
 202 Manor Place London SE17 3BN
 200 Manor Place London SE17 3BN
 198 Manor Place London SE17 3BN
 11 Chapter Road London SE17 3ES
 17 Chapter Road London SE17 3ES
 15 Chapter Road London SE17 3ES
 13 Chapter Road London SE17 3ES
 196 Manor Place London SE17 3BN
 186 Manor Place London SE17 3BN
 159 Manor Place London SE17 3BN
 157 Manor Place London SE17 3BN
 188 Manor Place London SE17 3BN
 194 Manor Place London SE17 3BN
 192 Manor Place London SE17 3BN
 190 Manor Place London SE17 3BN
 13 Pasley Close London SE17 3JY
 3b Stopford Road London SE17 3BP
 3a Stopford Road London SE17 3BP
 1b Stopford Road London SE17 3BP
 3c Stopford Road London SE17 3BP
 5c Stopford Road London SE17 3BP
 5b Stopford Road London SE17 3BP
 5a Stopford Road London SE17 3BP
 1a Stopford Road London SE17 3BP
 8 Delverton Road London SE17 3QG
 6 Delverton Road London SE17 3QG
 5 Delverton Road London SE17 3QG
 39 Braganza Street London SE17 3RD
 73 Braganza Street London SE17 3RD
 43 Braganza Street London SE17 3RD
 41 Braganza Street London SE17 3RD
 Flat 31 Delverton House Alberta Estate SE17 3QQ
 Flat 30 Delverton House Alberta Estate SE17 3QQ
 21 Runacres Court Pasley Close SE17 3JZ
 Flat 32 Delverton House Alberta Estate SE17 3QQ
 Flat 35 Delverton House Alberta Estate SE17 3QQ
 Flat 34 Delverton House Alberta Estate SE17 3QQ
 Flat 33 Delverton House Alberta Estate SE17 3QQ
 20 Runacres Court Pasley Close SE17 3JZ
 14 Runacres Court Pasley Close SE17 3JZ
 13 Runacres Court Pasley Close SE17 3JZ
 12 Runacres Court Pasley Close SE17 3JZ
 15 Runacres Court Pasley Close SE17 3JZ
 18 Runacres Court Pasley Close SE17 3JZ
 17 Runacres Court Pasley Close SE17 3JZ
 16 Runacres Court Pasley Close SE17 3JZ
 4 Delverton Road London SE17 3QG
 34 Pasley Close London SE17 3JY
 32 Pasley Close London SE17 3JY
 30 Pasley Close London SE17 3JY
 36 Pasley Close London SE17 3JY
 9 Pasley Close London SE17 3JY
 40 Pasley Close London SE17 3JY
 38 Pasley Close London SE17 3JY
 28 Pasley Close London SE17 3JY
 18 Pasley Close London SE17 3JY
 16 Pasley Close London SE17 3JY
 14 Pasley Close London SE17 3JY
 20 Pasley Close London SE17 3JY
 26 Pasley Close London SE17 3JY
 24 Pasley Close London SE17 3JY
 22 Pasley Close London SE17 3JY
 8 Tarver Road London SE17 3QF
 7 Tarver Road London SE17 3QF

Flat 4 Ray Gunter House Pasley Estate SE17 3JX
Flat 30 Ray Gunter House Pasley Estate SE17 3JX
Flat 6 Ray Gunter House Pasley Estate SE17 3JX
Flat 9 Ray Gunter House Pasley Estate SE17 3JX
Flat 8 Ray Gunter House Pasley Estate SE17 3JX
Flat 7 Ray Gunter House Pasley Estate SE17 3JX
Flat 3 Ray Gunter House Pasley Estate SE17 3JX
Flat 25 Ray Gunter House Pasley Estate SE17 3JX
Flat 24 Ray Gunter House Pasley Estate SE17 3JX
Flat 23 Ray Gunter House Pasley Estate SE17 3JX
Flat 26 Ray Gunter House Pasley Estate SE17 3JX
Flat 29 Ray Gunter House Pasley Estate SE17 3JX
Flat 28 Ray Gunter House Pasley Estate SE17 3JX
Flat 27 Ray Gunter House Pasley Estate SE17 3JX
Flat 36 Delverton House Alberta Estate SE17 3QQ
9 Chapter Road London SE17 3ES

6 Tarver Road London SE17 3QF
9 Tarver Road London SE17 3QF
3 Delverton Road London SE17 3QG
10 Delverton Road London SE17 3QG
1 Delverton Road London SE17 3QG
5 Tarver Road London SE17 3QF
13 Tarver Road London SE17 3QF
11 Tarver Road London SE17 3QF
1 Tarver Road London SE17 3QF
15 Tarver Road London SE17 3QF
4 Tarver Road London SE17 3QF
3 Tarver Road London SE17 3QF
2 Tarver Road London SE17 3QF

C/O Members Room x

Apartment 6, 204 Manor Place London SE17 3BN

Re-consultation: 16/08/17

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

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

Statutory and non-statutory organisations

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

Neighbours and local groups

Walworth Society
 204 Manor Place London SE17 3BN
 Apartment 1, 204 Manor Place London SE17 3BN
 Apartment 3, 204 Manor Place London SE17 3BN
 Apartment 4, 204 Manor Place London SE17 3BN
 Apartment 5, 204 Manor Place London SE17 3BN
 Apartment 6, 204 Manor Place London SE17 3BN
 Apartment 7, 204 Manor Place London SE17 3BN
 Flat 56 Delverton House Alberta Estate SE17 3QQ
 42 Fleming Road London SE17 3QR
 91B Penton Place London
 7 Chapter Road London
 32 De Laune Street London SE17 3UU
 1 Marsland Close London
 72 Sharsted Street London
 12 Doddington Grove London
 70 Lorrimore Road London
 83A Lorrimore Road London
 Flat 1 Arnold House Doddington Grove London

**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

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

Applicant	London Borough of Southwark	Reg. Number	17/AP/0907
Application Type	Council's Own Development - Reg. 3		
Recommendation	Grant With Unilateral Undertaking	Case Number	TP/1171-161

Draft of Decision Notice

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

Demolition of single storey office building and a derelict row of shops (with the retention of the original Victorian facade), and the construction of a 6 storey building comprising 56 flats (19 x social rented, 9 x intermediate and 28 x private) above a health centre/office space (745sqm)(Use Class D1/B1), pharmacy/shop (85sqm)(Use Class A1) and cafe (285sqm)(Use Class A3), with associated landscaping and public realm works.

At: 161-179 MANOR PLACE, LONDON, SE17 3BS

In accordance with application received on 03/03/2017 12:02:29

and Applicant's Drawing Nos. 353.01.001 E Site Location Plan

Existing:

353.10.001E Site Plan Existing
353.10.002E Section AA Existing
353.10.003E Front Elevation Existing
353.10.004E Park Elevation Existing
353.10.005E West Elevation Existing
353.10.006E East Elevation Existing

Demolition drawings:

353.11.001E Site Plan Demolition
353.11.002E Section AA Demolition
353.11.003E Front Elevation Demolition
353.11.004E West Elevation Demolition
353.11.005E Park Elevation Demolition
353.11.006E East Elevation Demolition

Proposed:

353.01.002 Site Plan Proposed
353.12.001 G Ground Floor Plan Proposed
353.12.001a G Ground Floor Plan – Doctor's surgery layout Proposed
353.12.002 H First Floor Plan Proposed
353.12.003 H Second Floor Plan Proposed
353.12.004 G Third Floor Plan Proposed
353.12.005 G Fourth Floor Plan Proposed
353.12.006 G Fifth Floor Plan Proposed
353.12.007 G Roof Plan Proposed

353.20.001 G Front Elevation Proposed
353.20.002 G West Elevation Proposed
353.20.003 G East Elevation Proposed
353.20.004 H Park Elevation Proposed
353.20.005 G Private Core Lightwell Elevations Proposed
353.20.006 G Social Core Lightwell Elevations Proposed
353.20.007 Colour Rendered Front Elevation Proposed
353.20.008 Colour Rendered West Elevation Proposed
353.20.009 Colour Rendered East Elevation Proposed

353.20.010 Colour Rendered Park Elevation Proposed

353.25.001 G Section AA Proposed
 353.25.002 G Section BB Proposed
 353.25.003 G Section CC Proposed
 353.25.004 G Section Long Proposed
 353.25.005 G Section DD Proposed
 353.25.006 G Section EE Proposed

Heyne Tillett Steel drawings titled "below ground drainage", "foundation layout", "ground floor layout", "first floor layout", "second floor layout", "section AA", "Indicative temporary works".

Air Quality Assessment dated 12th May 2017 by REC
 Arboricultural Impact Assessment by D F Clark Bionomique Ltd ref DFCEP 3627
 BREEAM report revision D dated 03/02/2017 by SGA Consulting
 Daylight & Sunlight Report by eb7 dated 21st July 2016, and letter dated 14 June 2017
 Design and Access Statement Part 1, 2 and 3 by Benedetti Architects dated 02 March 2017 and Addendum dated 02 August 2017
 Desk Study Report J15243 August 2016 (contamination) by Heyne Tillett Steel/G&EA
 Ecological Appraisal by LUC dated September 2015
 Energy Assessment by SGA Consulting ref R1332/4 revision E dated 3/2/17
 Environmental Noise Assessment by Sharps Redmore dated 14 July 2016
 Flood Risk Assessment by Heyne Tillett Steel dated 8/2/17
 Ground Investigation Report J15243A July 2016 by Heyne Tillett Steel/G&EA
 Planning Statement and addendum
 Report on Ventilation/Extract ref R1332/2 by SGA Consulting
 Service, Delivery and Travel Plan by Sanderson Associates
 Structural Feasibility Study dated 26 May 2014 Rev 1-02/06/14 by WCJ, and Addendum Report on Structural Condition dated 18th August 2014
 Surface Water Management Plan by Heyne Tillett Steel dated 8/2/17
 Transport Statement by Sanderson Associates, Stage 1 Road Safety Audit and designers response.
 Utilities Report by SGA Consulting ref R1332-1 revision B dated 10/8/2016
 Viability executive summary

Subject to the following thirty-five conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

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

353.01.001 E Site Location Plan

Demolition drawings:

353.11.001E Site Plan Demolition
 353.11.002E Section AA Demolition
 353.11.003E Front Elevation Demolition
 353.11.004E West Elevation Demolition
 353.11.005E Park Elevation Demolition
 353.11.006E East Elevation Demolition

Proposed:

353.01.002 F Site Plan Proposed
 353.12.001 G Ground Floor Plan Proposed
 353.12.001a G Ground Floor Plan ζ Doctor's surgery layout Proposed
 353.12.002 H First Floor Plan Proposed
 353.12.003 H Second Floor Plan Proposed
 353.12.004 G Third Floor Plan Proposed
 353.12.005 G Fourth Floor Plan Proposed
 353.12.006 G Fifth Floor Plan Proposed
 353.12.007 G Roof Plan Proposed

353.20.001 G Front Elevation Proposed
 353.20.002 G West Elevation Proposed
 353.20.003 G East Elevation Proposed
 353.20.004 H Park Elevation Proposed
 353.20.005 G Private Core Lightwell Elevations Proposed
 353.20.006 G Social Core Lightwell Elevations Proposed
 353.20.007 E Colour Rendered Front Elevation Proposed
 353.20.008 E Colour Rendered West Elevation Proposed
 353.20.009 E Colour Rendered East Elevation Proposed
 353.20.010 E Colour Rendered Park Elevation Proposed

353.25.001 G Section AA Proposed
 353.25.002 G Section BB Proposed
 353.25.003 G Section CC Proposed
 353.25.004 G Section Long Proposed
 353.25.005 G Section DD Proposed
 353.25.006 G Section EE Proposed

Heyne Tillett Steel drawings titled "below ground drainage", "foundation layout", "ground floor layout", "first floor layout", "second floor layout", "section AA", "Indicative temporary works".

Reason:

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

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

- 3 No demolition or development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

- 4 No piling or any other foundation designs using penetrative methods shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, demonstrating there is no resultant unacceptable risk to groundwater, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority (in consultation with Thames Water and the Environment Agency). Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason

The proposed works will be in close proximity to underground water utility infrastructure and underlying groundwaters. Piling has the potential to impact on local underground water utility infrastructure and ground water, and this condition is required in accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. The Environment Agency recommends that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. The Environment Agency will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 5 No below grade works shall commence until details of a surface water drainage strategy, incorporating sustainable drainage principles, which achieves a reduction in surface water run-off rates to 5 L/s as detailed in the Surface Water Management Plan (Heyne Tillett Steel Ltd, February 2017) during a 1% Annual Exceedance Probability (AEP) event (including a 40% allowance for climate change) has been submitted to and approved in writing by Local Planning Authority. The site drainage must be constructed to the approved details.

Reason

To minimise the potential for the site to contribute to surface water flooding in accordance with Saved Policy 3.9 Water of the Southwark Plan 2007, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and guidance in the Sustainable Design and Construction SPD (2009).

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.

- 6 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of above ground works.

No fewer than 4 swift bricks, 4 bird bricks and 3 bat tubes (facing the park) shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies 5.10 and 7.19 of the London Plan 2016, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Core Strategy 2011.

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

Reason

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

- 8 Prior to above grade works commencing, and notwithstanding the detail shown on the approved drawings, material samples and sample-panels/boards of all external facing materials, including 1 sq.m panels of the bricks, brickwork bond, mortar and patterned brickwork, and any pattern to the metal cladding colours to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

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

- 9 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roofs shall be:
- biodiversity based with extensive substrate base (depth 80-150mm);
 - laid out in accordance with agreed plans; and
 - planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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

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 2016, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

- 10 Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities to be provided for the secure and covered storage of cycles for the commercial and residential elements of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order to ensure that satisfactory safe and secure cycle parking facilities for the residential and commercial uses are provided and retained to encourage the use of cycling as an alternative means of transport to the development and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of the Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 11 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including species and plant size/height of the soft landscaping, and for the hard landscaping (to include the roof amenity spaces) scale drawings, cross sections and materials of any parking, access, and pathways layouts, play equipment, materials, railings, boundary walls and edge details), 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 prior to the first occupation of the development and shall be retained for the duration of the use.

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

Reason

So that the Local Planning Authority may be satisfied with the details of the landscaping scheme and playspace in accordance with The National Planning Policy Framework 2012, Strategic Policies 11 Open spaces and wildlife, 12 Design and conservation and 13 High environmental standards of the Core Strategy 2011, and Saved Policies 3.2 Protection of amenity, Policy 3.12 Quality in Design, Policy 3.13 Urban Design and Policy 3.28 Biodiversity of the Southwark Plan 2007.

- 12 The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20. Prior to the commencement of above ground works a written report detailing the proposed design and construction shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval given. The approved scheme shall be implemented prior to the commencement of the residential use hereby permitted and shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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 Before any above grade work hereby authorised begins, detailed drawings at a scale of 1:5, 1:10 or 1:20 to show the elevation and sections of the shopfront fascias, frames, doors, corbels, pilasters, stallrisers, materials, finishes and any artwork to be incorporated to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out other 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 saved policies 3.12 Quality in Design and 3.15 Urban Design of the Southwark Plan 2007.

- 14 Before any above grade work hereby authorised begins, detailed drawings at a scale of 1:5, 1:10 or 1:20 to show the material(s), elevations and sections of;
the heads, cills and jambs of all replacement windows to the retained elevations;
parapet above the retained façade;
heads, cills and jambs of all openings;
entrance canopies;

sliding solar shading screens to the windows facing towards Pasley Park; and
railings/balustrad to the roof terraces and balconies, and privacy screens between roof terraces
to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out other 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 saved policies 3.12 Quality in Design and 3.15 Urban Design of the Southwark Plan 2007.

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

- 15 A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech from the Class D1 and Class A3 uses hereby approved shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 31.5Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given prior to first occupation of the development and shall be permanently maintained thereafter.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities associated with non residential premises in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 16 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development to demonstrate these levels have not been exceeded and the results shall be submitted to and approved by the Local Planning Authority. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

To ensure that occupiers of residential properties within the site and 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 The kitchen extract system shall be designed and operated in accordance with DEFRA's 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (2005) - https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf. Prior to the commencement of Class A3 use, full particulars and details of a scheme for the ventilation of the kitchen (as per Annex B of aforementioned document) including its location, appearance and material(s) shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given.

Reason

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building 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.

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

- Access to and use of building standard M4(2): Unit reference numbers - 1, 2, 4, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 51, 52, 53, 54, 55, 56, 57, 59, 60
- Access to and use of building standard M4(3b): Unit reference numbers - 3, 5, 7

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 Providing new homes, and London Plan 2016 policy 3.8 Housing choice.

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

Reason

To ensure the proposal takes sufficient account of sustainable design and construction measures, 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.

- 20 Any deliveries or collections to the commercial units hereby approved shall only be between the following hours: 08:00 to 20:00 on Monday to Friday, 09:00 to 20:00 on Saturdays and 10:00 to 18:00 on Sundays and Bank Holidays.

Reason

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

- 21 Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh, unless air quality details are submitted to and approved in writing by the Local Planning Authority prior to the installation of the boiler.

Reason

To minimise the impact of the development on local air quality within the designated Air Quality Management Area in accordance with policy 7.14 of the London Plan 2016.

- 22 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

Reason

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

- 23 Details of any external lighting and security surveillance equipment to be installed on the exterior of the building or within the external areas shall be submitted to and approved in writing by the Local Planning Authority before any such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 Design Standards, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of amenity and 3.14 Designing Out Crime of the Southwark Plan 2007.

- 24 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.

- 25 Notwithstanding the provisions of Class D1 (Non-Residential Institutions) and Class B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 and any associated provisions of the Town and Country Planning (General Permitted Development) Order 2015 (including any future amendment of enactment of those Orders) the use hereby permitted of the flexible B1/D1 (office/surgery) ground floor unit identified on the approved drawing ref 353.12.001 Revision G shall only include any use as a doctors surgery, clinic health centre, or office and for no other use within these use classes. Notwithstanding the provisions of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (including any future amendment of enactment of that Order) there shall be no change of use of the flexible B1/D1 (office surgery) ground floor unit identified on the approved drawing ref 353.12.001 Revision G from the Class D1 or Class B1 use hereby permitted.

Reason

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use in accordance with Strategic Policy 13 High environmental standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

Reason

Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater, so this condition is required to ensure compliance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

- 27 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Heyne Tillett Steel with project reference number 1400 - Manor Place Terrace dated 08/02/2017 unless other flood risk assessment details are submitted to and approved by the Local Planning Authority (in consultation with the Environment Agency).

Reason

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

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

Bedrooms - 35dB LAeq T#, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T #

Dining room - 40 dB LAeq T #

* - Night-time - 8 hours between 23:00-07:00

- Daytime - 16 hours between 07:00-23:00

Reason

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

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

Reason

To ensure that risks from land contamination to controlled waters and future occupiers are minimised as there is always the potential for unexpected contamination to be identified during development ground works, 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.

- 30 The windows at first, second, third and fourth floor levels looking into the two lightwells within the building shall be obscure glazed as shown on approved drawings 353.20.005 Revision G and 353.20.006 Revision G and shall not be replaced or repaired otherwise than with obscure glazing. The rooflights to the ground floor roof within the two lightwells within the building shall be obscure glazed as shown on approved drawing 353.12.002 Revision H and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

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

- 31 The use hereby permitted for Class A1 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday and 08:00 to 21:00 on Sundays and Bank Holidays. The use hereby permitted for Class A3 purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Saturday and 08:00 to 21:00 on Sundays and Bank Holidays.

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.

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

Reason

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

- 33 Notwithstanding the provisions of Part 16 The Town & Country Planning [General Permitted Development] Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason

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

- 34 No meter boxes, flues, vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevations of the building.

Reason

To ensure such works do not detract from the appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation of the Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

- 35 The roof level of the ground floor within the two lightwells hereby permitted shall not be used other than as a means of escape or for maintenance purposes and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of the approved residential units may be protected from overlooking from use of these roof areas 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.

Statement of positive and proactive action in dealing with the application

The application was submitted following pre-application advice. The applicant was given the opportunity to respond to the consultation comments resulting in revisions to the proposal during the course of the application to allow a positive recommendation to be made.

Informatives

You are advised to consult the Council's Environmental Protection Team with regard to how best to comply with the terms of conditions relating to noise insulation, extract equipment on this permission, particularly on the need for a 1m kitchen extract discharge from the Class A3 unit as low level discharge is not considered acceptable.

The following informatives are provided by Thames Water:

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

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you email us a scaled ground floor plan of your property showing the proposed work and the complete sewer layout to developer.services@thameswater.co.uk to determine if a building over / near to agreement is required.

Thames Water would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer.

Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.

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

Construction Environmental Management Plan

The CEMP required by a condition above shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

To follow current best construction practice, including the following:-

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

The developer is encouraged to make consideration for the following flood mitigation measures:

- Flood resilience – the proposed development should provide the opportunity to protect inhabitants by adopting flood resilience measures that take into account predicted effects of climate change
- Flood warning – there should be a recommendation to notify residents and encourage them to sign up to the Environment Agency's (EA) flood warning systems to provide them with advanced notice in the unlikely case of a flood event. The EA strongly recommend that occupants register with the

Environment Agency's flood warning service, 'FloodLine', so that they may prepare themselves in case of a flood event. This can be done by calling 0345 988 1188 to register.

- Design considerations including watertight doors or door guards, waterproof construction techniques and storage of sensitive materials above ground should be adhered to.

The EA would strongly recommend that flood resilience is incorporated into the design and construction. Information on flood resilience can be found on the following link:
http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf.



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8-Sep-2017

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Item No. 10.2	Classification: Open	Date: 19 September 2017	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 17/AP/0964 for: Full Planning Application Address: BRAGANZA STREET WORKSHOP 42 BRAGANZA STREET AND LAND ADJACENT TO 26 BRAGANZA STREET, LONDON SE17 3RJ Proposal: Demolition of existing buildings and erection of 5 new blocks, ranging from 3 to 5 storeys in height comprising 33 new homes (5 x intermediate and 28 x private)(Use Class C3) and one new 3 storey block comprising 428sqm of workspace (Use Class B1) with associated landscaping, disabled car parking, cycle parking and public realm works.		
Ward(s) or groups affected:	Newington		
From:	Director of Planning		
Application Start Date 07/04/2017		Application Expiry Date 07/07/2017	
Earliest Decision Date 12/05/2017			

RECOMMENDATIONS

1.
 - a) That planning permission be GRANTED subject to conditions, and the applicant entering into an appropriate legal agreement.
 - b) That in the event that the requirements of (a) are not met by 31st January 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 141.

BACKGROUND INFORMATION

2. This proposal forms part of Southwark council's home building programme where the ambition is to deliver 11,000 new council homes by 2043 and the first 1,500 by 2018. The programme is seeking to deliver homes through a combination of in-fill development and development on land owned by the council as well as making use of under-used or vacant sites. There will be a mix of affordable rent, intermediate and private sale homes across the whole project.

Site location and description

3. The site, which has two distinct parts, measures 0.34 hectares. The main part at no. 42 Braganza Street comprises three buildings set around a central courtyard located behind the street frontage. It contains single and two-storey workshop buildings providing office and workshop space (Class B1), and a former conference hall which also faces onto Doddington Grove.



The vehicle entrance into the site, with Keyworth Primary School beyond

4. The smaller part of the application site is to the east of no. 26 Braganza Street at the junction with Gaza Street and provides 8 private parking spaces.



Smaller part of the application site

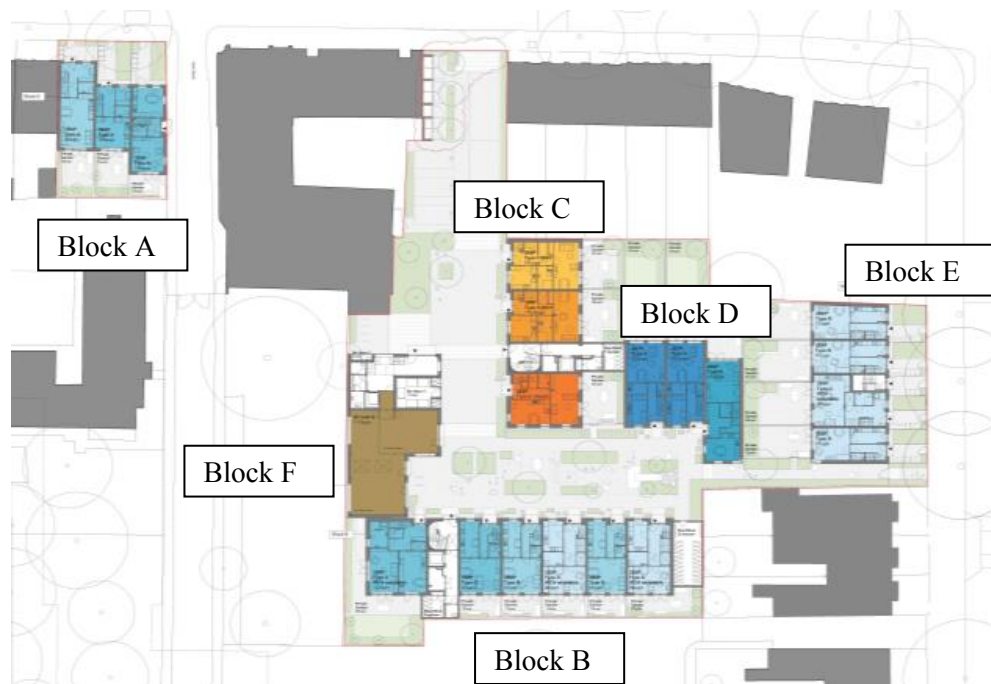
5. The site is within a mainly residential area, with two- and three-storey terraced houses along Braganza Street and mature street trees. The Army Reserves centre and Walworth Garden Farm are to the north-east. To the east and south-east is the Doddington Estate, with the five-storey Arnold House, Burns House and Colet House.
6. To the south and south-west of the application site are the two-storey houses on Doddington Grove, and the four-storey Victorian Keyworth Primary School with its playgrounds and new two-storey school building under construction between Gaza Street and Sharsted Street. To the west and north-west are the three-storey Royal British Legion building, two-storey Sumner Road Chapel Nursery (with outdoor play area), and the two- and three-storey houses along Sharsted Street.
7. The terrace of nos. 46-54 Braganza Street which adjoins the site is grade II listed.

Kennington Underground station and the terraced properties fronting Kennington Park Road are also grade II listed and within the Kennington Park Road Conservation Area.

8. The site is highly accessible by public transport, having a PTAL rating of 6a. Kennington Underground station is 150m to the north-west, with the bus services and cycle superhighway along Kennington Park Road. There is a cycle docking station on Doddington Grove. The site is within the urban density zone, flood zone 3, the air quality management area and a controlled parking zone. It is not within a conservation area, archaeological priority area, nor town centre, and there are no Tree Preservation Orders on the site nor nearby sites.

Details of proposal

9. The proposal seeks to redevelop the site to provide 33 residential units in a mixture of flats, maisonettes and houses contained in five blocks of between three- and five-storeys. A sixth block would provide Class B1 floorspace over three-storeys. Four of the five blocks on the main part of the site would be set around a central garden courtyard that would include paving, planting, trees, seating and play equipment, with the vehicle access retained onto Braganza Street, and a new pedestrian entrance proposed onto Doddington Grove.
10. This application is part of the Southwark Regeneration in Partnership Programme (SRPP), which together with other programmes within the Council seek to deliver more affordable housing within the borough. The proposed housing mix is 5 x intermediate tenure and 28 x private tenure housing.
11. The scheme has been designed by Adam Khan Architects, and the landscaping by Levitt Bernstein.
12. The drawing below shows the location of proposed blocks A to F on the site.



13. The blocks would provide the following number, mix and tenure of units, in buildings of between three- and five-storeys as set out in the table below:

Block	Height(s)	Number of units	Mix	Tenure
A	3-storeys	3	1 x 2-bedroom maisonette 1 x 3-bedroom maisonette 1 x 3-bedroom house	All private
B	3- to 4-storeys	12	4 x 2-bedroom maisonettes 2 x 3-bedroom maisonettes 6 x 1-bedroom flats	All private
C	3- to 5-storeys	9	1 x studio 4 x 1-bedroom flats 1 x 2-bedroom maisonettes 3 x 3-bedroom maisonettes	5 x intermediate (4 x maisonettes and 1 x 1-bedroom flat) 4 x private
D	3-storeys	3	3 x 4-bedroom houses	All private
E	3-storeys	6	4 x 2-bedroom maisonettes 2 x 2-bedroom flats	All private
F	3-storeys	428sqm (GIA) B1	n/a	n/a

14. All blocks would be constructed in brickwork, with pre-cast concrete copings, coloured render to the recessed balconies, and PPC finish aluminium windows, entrance doors and balcony railings. All units would have private amenity space; the ground floor units would have private gardens, and the upper units would have balconies or roof terraces.
15. Six wheelchair adaptable units are proposed and three wheelchair car parking spaces near to the Braganza Street entrance to the site. The houses in Blocks A and E would have their own individual bin and cycle stores, while the other blocks would have a communal refuse storage in Block F and cycle stores within the blocks and gardens of the duplexes.
16. Block F would provide 428sqm GIA office floorspace (Class B1) in a three-storey building, with a pitched roof. The submitted floorplan show how this building could be subdivided into 8 smaller units or 3 larger units as this building would be fitted out to shell and core level only in order to provide flexibility for future occupiers. It would have ground floor cycle and refuse storage.
17. There is a concurrent planning application for the redevelopment of 161-179 Manor Place (ref. 17/AP/0907) which is 120m to the east of the Braganza Street site. The applications are linked in terms of wheelchair housing provision and affordable housing provision. The sites are in close proximity to each other and will come forward together with the same development partner. The Braganza Street application proposes only 15% affordable housing provision (as intermediate tenure) and so relies on the over-provision in the Manor Place scheme to achieve a policy compliant affordable housing provision across the two schemes. The Braganza Street proposal includes an additional 3 wheelchair adaptable units to make up for the shortfall within the Manor Place scheme.

Amendments

18. As the proposal does not provide sufficient space for a refuse vehicle to turn around within the site, the proposed ground floor plan was amended to provide a holding area for the bins, located near the vehicle entrance on Braganza Street.
19. An updated flood risk assessment and drainage strategy were provided following consultation feedback. An updated daylight and sunlight report was provided to

address officer comments.

20. Drawings were reprovided that corrected minor errors in the drawing titles, but did not change the form or design of the proposed scheme.

Planning history

21.

<p>09/EQ/0150 Application type: Pre-Application Enquiry (ENQ) Mixed range of residential accommodation from 1 bed supported housing units to 4 bed town houses in four blocks located respectively in Braganza Street and Doddington Grove with blocks 2 and 3 forming a mews type development at the heart of the site Decision date 21/10/2009 Decision: Pre-application enquiry closed (EQC)</p>
<p>10/EQ/0131 Application type: Pre-Application Enquiry (ENQ) Construction of 28 dwellings and new access road from Doddington Grove. The development will consist of 7 no 1/2 bed and 21 3/4 bed houses Decision date 05/05/2011 Decision: Pre-application enquiry closed (EQC)</p>
<p>12/EQ/0207 Application type: Pre-Application Enquiry (ENQ) Demolition of existing workshops and erection of new housing development to provide 20 houses and 4 flats (details of design). Decision date 22/01/2013 Decision: Pre-application enquiry closed (EQC)</p>
<p>15/EQ/0386 Application type: Pre-Application Enquiry (ENQ) Mixed-use scheme including 33 new residential units and reprovided B1 commercial units Decision date 22/01/2016 Decision: Pre-application enquiry closed (EQC)</p>

Planning history of adjoining sites

22. Keyworth Primary School

15/AP/2963 – Planning permission granted for demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new classrooms, double height hall and kitchen, associated landscaping and re-planting are also proposed. Re-submission of application 14/AP/4715 with additional information on sustainability (decision dated 4/9/15). Under construction.

14/AP/4715 – Planning permission granted for demolition of the existing dining hall and the erection of a new two storey detached school building to accommodate nine new class rooms, double height hall and kitchen; associated landscaping and re-planting are also proposed (decision dated 28/4/15).

14/AP/1371 – Temporary planning permission granted for erection of a new temporary modular classroom block with disabled W/C, pupil W/C and store with new disabled access ramp (decision dated 25/6/14).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) Principle of demolition and land uses
- b) Environmental Impact Assessment
- c) Design (including layout, scale, heights and landscaping)
- d) Heritage impacts including on the setting of nearby listed buildings
- e) Density
- f) Affordable housing
- g) Housing quality and mix
- h) Impact of on the amenity of occupiers of neighbouring properties
- i) Transportation and highways
- j) Trees and ecology
- k) Sustainability (including energy, flood risk, and contamination)
- l) Planning obligations and Community Infrastructure Levy (CIL)

Planning policy

24. The statutory developments plans for the Borough comprise the National Planning Policy Framework 2012, London Plan 2016, Southwark Core Strategy 2011, and saved policies from the Southwark Plan (2007).

25. National Planning Policy Framework 2012

Section 1: Building a strong, competitive economy

Section 4: Promoting sustainable transport

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment.

26. The London Plan 2016

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets

Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes

Policy 3.13 Affordable housing thresholds

Policy 4.2 Offices

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.7 Renewable energy

Policy 5.9 Overheating and cooling

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.14 Water quality and waste water infrastructure

Policy 5.15 Water use and supplies

Policy 6.3 Assessing effects of development on transport capacity

Policy 6.5 Funding Crossrail and other strategically important transport infrastructure

Policy 6.9 Cycling

Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.1 Lifetime neighbourhoods
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 Policy 7.19 Biodiversity and access to nature
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community Infrastructure Levy.

27. Greater London Authority Supplementary Guidance

Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014).

28. Core Strategy 2011

Strategic policy 2 – Sustainable transport
 Strategic policy 5 – Providing new homes
 Strategic policy 6 – Homes for people on different incomes
 Strategic policy 7 – Family homes
 Strategic policy 10 – Jobs and businesses
 Strategic policy 11 – Open spaces and wildlife
 Strategic policy 12 – Design and conservation
 Strategic policy 13 – High environmental standards
 Strategic policy 14 – Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

29. 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 NPPF. 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 1.4 Employment Sites Outside the Preferred Office Locations and Preferred Industrial Locations
 Policy 1.5 Small Business Units
 Policy 2.5 Planning Obligations
 Policy 3.1 Environmental Effects
 Policy 3.2 Protection of Amenity
 Policy 3.3 Sustainability Assessment
 Policy 3.4 Energy Efficiency
 Policy 3.6 Air Quality
 Policy 3.7 Waste Reduction
 Policy 3.9 Water

Policy 3.11 Efficient Use of Land
 Policy 3.12 Quality in Design
 Policy 3.13 Urban Design
 Policy 3.14 Designing Out Crime
 Policy 3.15 Conservation of the Historic Environment
 Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 Policy 3.28 Biodiversity
 Policy 4.2 Quality of residential accommodation
 Policy 4.3 Mix of Dwellings
 Policy 4.4 Affordable Housing
 Policy 4.5 Wheelchair Affordable Housing
 Policy 5.1 Locating Developments
 Policy 5.2 Transport Impacts
 Policy 5.3 Walking and Cycling
 Policy 5.6 Car Parking
 Policy 5.7 Parking Standards for Disabled People and the Mobility Impaired.

30. Southwark Supplementary Planning Documents

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

Principle of demolition and land uses

31. Core Strategy policy 10 “Jobs and businesses” seeks to increase the number of jobs in the borough, and protects business floorspace in certain areas (the Central Activities Zone, town and local centres, strategic cultural areas, action area cores, on classified roads and within Preferred Industrial Locations). Southwark Plan policy 1.4 “Employment sites outside the Preferred Office Locations and Preferred Industrial Locations” of the Southwark Plan protects established Class B use where the site meets the same criteria as Core Strategy policy 10. Southwark Plan policy 1.5 “Small business units” encourages the re-provision of small units in the redevelopment of employment sites.
32. The Kennington Enterprise Centre on the site currently contains Class B1 commercial space totalling 2030sqm internal area, but due to the vacant units and short term tenants only 350sqm is occupied by long-term tenants. The demolition would be a loss of Class B1 commercial floorspace, and the proposed office floorspace proposed in the application results in an overall reduction of 1,600sqm. The applicant has sought to provide a similar area of Class B1 in Block F to that currently occupied by long-term tenants, and has stated that all the tenants will be given the right to return, and efforts would be made to relocate the charity organisations.
33. As the site is not on a classified road, is not in a designated Preferred Industrial Location, the Central Activities Zone, town or local centre, nor action area core, it does not meet any of the criteria of policies 1.4 of the Southwark Plan nor Core Strategy policy 10; therefore there is no policy protection for the existing commercial uses. While not required by planning policies, the proposed Class B1 floorspace within Block F (428sqm GIA providing 323sqm net internal area of workspace) is welcomed, and would be flexible to allow subdivision by floor or divided further to

provided smaller units, as encouraged by Southwark Plan policy 1.5. Being of lesser quantum than the existing floorspace in this out of town centre location, the proposed floorspace would not cause harm to the vitality and viability of the designated town centres and local centres. The quality of the proposed workspace is acceptable with good daylight provision and outlook.

34. The site next to 26 Braganza Street has no open space designation and is currently used for private parking with each space secured by a locked chain and posts. There is no policy protection for private parking, and so no in principle objection to its loss.
35. The buildings within the site are of limited architectural or historic merit and no objection is raised to their demolition.
36. The redevelopment of both parts of the site for housing would contribute towards the borough's housing targets, and as one of the Southwark Regeneration in Partnership Programme sites, the scheme would assist the council in providing new housing and new affordable housing. Given the residential character of the area, the redevelopment of the site for residential use is acceptable in principle, and would accord with London Plan policy 3.3 "Increasing housing supply" and Core Strategy policy 5 "Providing new homes".

Environmental impact assessment

37. The scale of development proposed here does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant environmental impacts in this urban setting, nor when the cumulative impacts are considered with other developments in the area, and an EIA is not required.

Design (including layout, scale, height and landscaping)

38. Core Strategy policy 12 "Design and conservation" requires development to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. Policies 3.12 "Quality in design" and 3.13 "Urban design" of the Southwark Plan seek a high quality of architectural and urban design, and policy 3.14 "Designing out crime" states that development should be designed to improve community safety and crime prevention. The architects have sought to achieve a small-scale cohesive character across the proposal which responds to its context and provides high quality, tenure blind housing.

Site layout

39. The basic approach and layout of this redevelopment by infilling the Braganza Street and Doddington Grove gaps in the street frontages and creating a backland "mews" on the larger site is supported.
40. Block A would continue the row of terrace housing along the southern side of Braganza Street, although the front building line has been staggered to allow the corner Royal British Legion building to retain its prominence in the street and to allow the large street tree to be retained. Block E would continue the building line and ridge height of Doddington Grove. The layout of these two blocks is acceptable.
41. The layout of the mews site is a pragmatic one based on back-to-back building separation distances with the existing buildings and neighbouring properties. This produces an informal layout of Blocks B, C, D and F which is appropriate for a mews

development. The building-to-building distances within the mews are quite tight, and at 11.8m the separation is just short of the 12m sought by the Residential Design Standards SPD, but appropriate to its mews character. The existing vehicle access would be retained for the wheelchair parking, and a new pedestrian route through the site would be created.

42. The ground floor elevations of the blocks interact well with the public realm. The mews space would be divided into several subsidiary spaces (the entrance way, entrance square, central mews garden space) appropriate to their position within the layout, and with accordingly different landscaping concepts, and this is capable of creating an attractive sequence of spaces and experiences.

Scale, height and massing

43. The Design and Access statement states that the “*underlying strategy is to respect the lower scale of surrounding streets and increase the mass of development at the centre of the site whilst breaking down the massing to achieve a more picturesque quality*”. In general, this strategy is successful. The perimeter infill buildings of Blocks A and E are modest and would fit in well with the prevailing townscape in the area.
44. The taller five-storey part of Block C would be set well within the site, reducing its impact on the streetscene, and would not impose itself on the surrounding townscape, whilst the varying heights of the central blocks would produce an attractive “picturesque” quality.



Visual showing the view from the Braganza Street entrance looking south Block C on the left-hand side, Block B in the centre at the back and Block F at the centre front



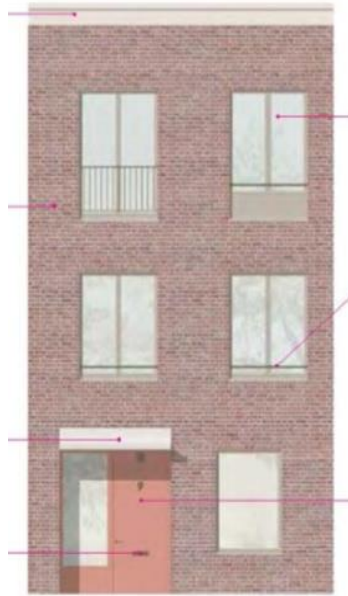
View of Block A from Braganza Street with the Royal British Legion building beyond



View of Block E from the junction of Braganza Street and Doddington Grove

Detailed design

45. A consistent use of materials and architectural language is proposed across the blocks with precast concrete copings (in a Portland Stone colour), grey-brown brickwork in a broken and stretcher bonds, painted aluminium framed windows, steel railings to windows and balconies, painted aluminium doors with precast concrete canopies.



Detail of a typical elevation

46. The utilitarian nature of the design concept is appropriate for what might be expected within a backland mews development. However the design is lifted above the ordinary by well considered detailing that extends to the specification of brick bonding patterns, stonework coping, and recessed entrances. The result would be restrained but high quality architecture which demonstrates the craft of building. This aspect is strongly supported. Although very plain, the proposed street buildings are carefully proportioned such that they appear as modernist versions of adjacent Georgian buildings, which is supported.
47. Conditions are recommended requiring the submission of material samples, and listing the detailed drawings provided as approved drawings, in order to ensure that the intended quality is carried through to completion.
48. The scheme would achieve a secured by design silver standard, and may achieve a gold standard now that a gate is proposed to Doddington Grove access. A condition is proposed regarding Secured by Design.

Landscaping and public realm

49. The landscaping across the main site would include feature trees and sett paving in the landscaping leading from the shared surface where the parking would be located at the entrance to Braganza Street, to an entrance “square” in front of Block C, through to the central mews courtyard. The pedestrian access to the centre of the site would be located between Block E and no. 10 Doddington Grove. Seating, lighting and play equipment are proposed in the main courtyard area.



Landscaping masterplan for the site

50. From the information on the materials, finishes, planting and play equipment included in the design and access statement and drawings, the proposed landscaping is considered to be high quality, accessible and of a suitable scale for the redevelopment to provide amenity for future residents and as a publicly accessible amenity. Further information would be required by a condition.

Conclusion on design

51. The layout, scale, heights and detailed design of the proposed buildings are considered to be appropriate for this site and for the streetscene, with high quality architecture. The quality of the detailed design would be secured by recommended conditions for the materials and detailed drawings. The area of landscaping across the main site and quality of planting, surfacing and play equipment shown are acceptable and would be secured by suggested conditions. The proposal has successfully addressed the design policies 7.3, 7.4, 7.5 and 7.6 of the London Plan, policy 12 of the Core Strategy and 3.12, 3.13 and 3.14 of the Southwark Plan.

Heritage impacts including on the setting of nearby listed buildings

52. The site is adjacent to and behind nos. 46-54 Braganza Street which are attractive grade II listed Georgian buildings, and the impact upon the setting of these listed buildings is a statutory consideration.
53. In considering the impact of a proposal on a heritage asset such as a listed building, the local planning authority must have regard to planning legislation in its determination of a planning application. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. In this context, "preserving", means doing no harm.
54. The National Planning Policy Framework states at paragraph 131 that in determining a planning application, the local planning authority should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
55. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Similarly Southwark Plan policy 3.15 "Conservation of the historic environment" requires development to preserve or enhance the special interest or historic character or appearance of buildings and areas of historical or architectural significance, and this is repeated in Core Strategy policy 12. Policy 3.18 "Setting of listed buildings, conservation areas and world heritage sites" states that permission will not be granted for developments that would not preserve or enhance the immediate or wider setting of a listed building, and important view of a listed building or the setting of a conservation area.
56. The existing workshop buildings do not positively contribute to the setting of the listed buildings. The proposed development takes cues from the listed Georgian terrace with its tall vertical windows of varied heights, front doors with large windows on the ground floor, quiet brickwork and light coloured decorative elements. The townscape assessment within the Design and Access Statement includes three visuals to show the proposed views along Braganza Street, looking from the entrance to the main part of the site, from the junction of Doddington Grove and Braganza Street, and a view from within the courtyard in the scheme.
57. The material provided with the application demonstrates that the scale and architecture of the proposed scheme is quite "polite" and would preserve the setting of these neighbouring listed buildings. Block C is set reasonably well within the site such that it would not loom or be overbearing on these listed buildings when viewed from the surrounding streets. The proposal is considered to accord with the NPPF by preserving the setting of the grade II listed buildings.
58. The site is not within the GLA viewing corridors or assessment areas. Due to the distance of the application site from the listed Kennington Underground station and the Kennington Park Road conservation area, the proposal would not affect the setting of these heritage assets.
59. The site is not within an archaeological priority zone, and from the records and information available, no further archaeological assessment, fieldwork or conditions are required in consideration of this application. The proposal would comply with the NPPF, 7.4 and 7.8 of the London Plan, Core Strategy policy 12 and policies 3.15 and 3.18 of the Southwark Plan.

Density

60. London Plan policies 3.3 and 3.4 seek to increase housing supply and optimise housing potential through intensification and mixed use redevelopment. Table 3.2 of the London Plan suggests a density range of 200-700 units per hectare for an urban setting with a PTAL rating of 4-6. Core Strategy policy 5 "Providing new homes" sets the expected density range for new residential development across the borough. This site is within the urban density zone, where a density of 200-700 habitable rooms per hectare is anticipated. Southwark Plan policy 3.11 requires developments to ensure they maximise efficient use of land.
61. With a total site area of 3,340sqm and taking into account the commercial space, the

proposal has a density of 392 habitable rooms per hectare. This is in the middle of the 200-700 habitable rooms per hectare range for the urban zone and suggests an acceptable quantum of development is proposed.

Affordable housing

62. London Plan policy 3.8 states that the provision of affordable family housing should be a strategic priority for borough policies, and policy 3.9 promotes mixed and balanced communities (by tenure and household income). Further detail on the definition of affordable housing, targets, and requiring the maximum reasonable amount of affordable housing on major schemes are included in policies 3.10, 3.11, 3.12, and 3.13 of the London Plan. Core Strategy policy 6 “Homes for people on different incomes” requires as much affordable housing on developments of 10 or more units as is financially viable, and at least 35%. Saved policy 4.4 “Affordable housing” of the Southwark Plan seeks at least 35% of all new housing as affordable within the urban density zone.
63. This scheme will be delivered through the Southwark Regeneration in Partnership Programme whereby a number of sites have been packaged together to be delivered by a development partner. This scheme forms part of Lot A (along with the Manor Place site forming Lot A1) which will be tendered to be on site in early 2018.

Tenure	Intermediate habitable rooms (units)	Private habitable rooms (units)	Total
Studio	0 (0)	1 (1)	1 (1)
1 bedroom	2 (1)	18 (9)	20 (10)
2 bedroom	4 (1)	42 (11)	46 (12)
3 bedroom	15 (3)	15 (3)	30 (6)
4 bedroom	0 (0)	18 (4)	18 (4)
Total habitable rooms (units)	21 (5)	94 (28)	115 (33)

64. Five intermediate tenure units are proposed (1 x 1-bedroom flat, 1 x 2-bedroom maisonette, and 3 x 3-bedroom maisonettes) which is 15% of the number of proposed dwellings. In terms of habitable rooms, the affordable units would contain 21 habitable rooms (representing 18.2% of the habitable rooms). Policy allows for one less affordable habitable room to be required for each affordable unit which complies with the wheelchair design standards (in this case two such units are proposed). Even so, a 23 habitable room provision would be only a 20% affordable provision, and therefore the scheme is not providing a policy compliant affordable housing percentage.
65. The executive summary of the viability assessment shows that the scheme would generate a £7.023m surplus, showing that the scheme could support further affordable housing on-site. However, as mentioned above this application and that at 161-179 Manor Place are submitted to be considered together as linked applications, and form part of the wider SRPP project “lot A” of 8 sites across the north of the borough.
66. The applicant would like this application and the Manor Place planning application ref. 17/AP/0907 to be considered as linked applications. This Braganza Street application proposes 18% intermediate tenure by habitable rooms which is an under-provision of affordable homes. The Manor Place application proposes 53% of the habitable rooms as affordable housing in social rent and intermediate tenures, but also has a surplus of £791,000. The table below sets out the tenure mix for each

application and the cumulative figures. By combining the housing proposed by the two applications, a total of 40.4% affordable provision is proposed in terms of habitable rooms, and 59.6% as private tenure.

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Braganza Street	0 (0)	21 (5)	94 (28)	115 (33)
Manor Place	77 (19)	31 (9)	96 (28)	204 (56)
Total habitable rooms (units)	77 (19)	52 (14)	190 (56)	319 (89)
Percentage of total habitable rooms (units)	24.1% (21.3%)	16.3% (15.7%)	59.6% (62.9%)	100% (100%)

67. When taken together, the two schemes would comply with policies by exceeding the minimum 35% affordable housing provision in terms of the number of units and habitable rooms, at 40.4% affordable housing proposed by habitable room, and 37% by units. The affordable housing across the two schemes would be mostly concentrated in one core of the Manor Place site, which assists in managing the affordable housing and keeping the service charge levels low. Focusing most of the affordable housing provision on one site of these two linked applications is considered not to harm the policy aims of creating mixed communities, given the proximity of the two application sites and the varied context around the sites of privately owned properties and council owned housing.
68. The council intends to tender the two sites as a joint bid, and both would be developed by the same developer. Consideration would be given in the drafting of the unilateral undertaking of an appropriate mechanism to ensure the affordable housing within the Manor Place scheme is provided before the Braganza Street site is completed or occupied, to ensure the link between the two sites is maintained through the tendering and build phases; the Braganza Street proposal would not be allowed to go ahead alone without the Manor Place scheme (and its affordable housing) also being built.
69. However, these two schemes also generate a surplus of £7.8m. Instead of using this surplus to provide additional affordable housing on the Braganza Street and/or Manor Place sites, the Council as applicant would use this surplus to fund other SRPP projects that are in deficit. Two SRPP projects have been highlighted for using the surplus - the Albion Primary School residential development under consideration in ref. 17/AP/1234 (shown to be £7.33m in deficit), and the Rotherhithe Civic Centre commercial and residential development proposed in application ref. 17/AP/1255 (shown to be £3.4m in deficit).

These four planning applications for SRPP schemes propose the following percentages of affordable housing (by habitable room): 74% of the 50 units at Albion Primary School (50 units proposed), 100% at the Civic Centre (26 units proposed), 18% at Braganza Street (33 units proposed) and 53% at Manor Place (56 units proposed). When combined these four SRPP applications significantly exceed the 35% minimum affordable housing sought by policy, and as part of the wider SRPP proposals would provide an acceptable level of affordable housing. Also, the eight schemes within the wider SRPP "lot A" aim to deliver a total of 586 units of which 244 units (41%) would be affordable, and require cross-subsidising of the unviable or marginal sites by the more viable ones. For these reasons specific to these schemes as part of the council's wider project, the percentage of affordable housing proposed

within the Braganza Street and Manor Place applications are considered acceptable. It should be noted that the freehold of the various developments within the SRPP programme will be retained by the Council and built out in accordance with development agreement/s at the consented level of affordable housing.

71. Policy 4.4 of the Southwark Plan seeks a 70%/30% split between social rented and intermediate units. This Braganza Street application proposes only intermediate tenure affordable housing. Across the two applications the split of affordable tenure by habitable room is 60% social rent 40% intermediate, implying too much intermediate tenure is proposed. If the “additional” intermediate tenure within the 5.4% affordable provision above the 35% minimum policy requirement is excluded, the schemes would be one social rent habitable room away from achieving the 70%/30% split and so are very close to being policy compliant. The applicant is investigating how social rent provision could be increased on the Manor Place scheme (by changing the tenure of one unit from intermediate to social rent) and an update will be provided on this at the committee meeting. As these two schemes forms part of the wider SRPP project to provide predominantly affordable housing, the tenure split is acceptable in this instance.

Housing quality and mix

72. London Plan policy 3.5 requires housing developments to be of the highest quality internally, externally and in relation to their context, and policy 3.8 encourages a choice of different sizes and types of dwellings. Policy 4.2 of the Southwark Plan provides guidance on what constitutes good residential development and states that planning permission will be granted for mixed use schemes where they achieve good quality living conditions including high standards of accessibility, privacy and outlook, natural daylight, ventilation, amenity space, safety and security and protection from pollution. The Residential Design Standards and Sustainable Design and Construction SPDs provide detailed guidance. Policy 4.3 of the Southwark Plan and Core Strategy policy 7 set out the preferred housing mix of at least 60% 2 or more bedrooms, and at least 20% 3-, 4- or 5- bedroom units in the urban zone.

Mix and unit size

73. This application proposes the following unit size mix:

Unit size	Number of units	Percentage
Studio	1	3%
One bedroom	10	30%
Two bedroom	12	36%
Three bedroom	7	21%
Four bedroom	3	9%
Total	33	100

74. The percentage of studio units (3%), of two-bedrooms or larger (66%), and of three-bedrooms or larger (30%) accord with the policy requirements.
75. All units would meet or exceed the minimum internal size standards for the flats and houses, and wheelchair houses as set out in the Residential Design Standards SPD.

Accessibility

76. London Plan policy 3.8 provides specific targets for inclusive accessibility requiring 90% of new housing to meet Building Regulation requirement M4(2) ‘accessible and

adaptable dwellings and 10% should meet Building Regulation requirement M4(3) 'wheelchair user dwellings', that is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. The submitted Design and Access Statement describes the considerations that have gone into the access and circulation arrangements and layout of proposal.

77. Two flats can only achieve M4(1) standard as they are on the second floor of Block E (above the maisonettes) where no lift is proposed within this small block. All other units will be built to M4(2) standard and the six wheelchair dwellings will be built to M4(3) in accordance with the Residential Design Guidance SPD and London Plan policy 3.8. By linking this application with the Manor Place proposal, the Braganza Street proposals includes three "additional" wheelchair units to make up for the under-provision on the Manor Place scheme, and ensures that cumulatively the two schemes comply with policy. The Braganza Street site is better able to provide wheelchair units as ground floor units can be provided and on-site parking spaces can be provided, unlike the Manor Place site. The delivery of the units to these accessibility standards would be secured by condition, and the marketing of the intermediate wheelchair units in a planning obligation.
78. The houses and all but one maisonette would have their own ground floor entrance (one maisonette is at second in Block C) and level thresholds would be provided to all buildings, cycle stores and refuse stores. The proposal includes separate kitchen/dining rooms to all larger dwellings, storage accessed from dwelling circulation areas and has sought to maximise the number of living/kitchen/dining rooms fronting onto private amenity areas.
79. In terms of cores, 6 flats in Block B would share a core, seven sharing the core in Block C and two sharing the core in Block E.
80. The arrangement, size and accessibility of the proposed units are acceptable.

Daylight and sunlight

81. All habitable rooms in Blocks A, C, D and E would receive good levels and distribution of daylight. In Block B, the five ground floor kitchens to the maisonettes would have ADF values of 1.59% to 1.85% (below the 2% minimum) but good levels of daylight distribution, with the adjoining living rooms and bedrooms on the first floor receiving good daylight levels. The daylight and sunlight levels to the proposed units are considered to be of a good level.
82. All office rooms in Block F would receive good levels and distribution of daylight.

Aspect, outlook and privacy

83. All maisonettes, houses and flats would be dual or triple aspect, and none would be solely north facing. Two flats on the second floor of Block B would their secondary aspect provided by windows opening onto the walkway access on the southern side of the block (to give cross-ventilation and sunlight). These windows would have limited privacy however, with the small number of flats using this walkway (three) the amenity of these two flats is considered acceptable.
84. The windows and rear gardens of Blocks A and E are orientated in line with the building lines of Braganza Street and Doddington Grove, and as terraced houses these properties would have an acceptable level of privacy even once the mutual overlooking across the street and from upper level windows are considered.
85. Block B would face onto Blocks C and D across the central part of the site with a

separation distance of 11.8m. This is below the 21m sought between the rear elevations sought by the Residential Design Standards SPD, and below the 12m sought where fronting a highway, however as all units are dual or triple aspect and so benefit from alternative outlooks, the quality of residential accommodation is considered acceptable for future occupiers.

86. The separation distance between flats in the western end of Block B and the offices in Block F would be 8m, however the windows have been arranged to be staggered and not directly face square onto each other. The affected units in Block B would be triple aspect and so would enjoy good outlook.
87. The southern end of Block C would be 8m from Block F, although the windows of block C affected at ground, first and second floors would be hallway/stairwell windows or serve rooms that have a secondary outlook and windows.
88. The proposed residential units are considered to have acceptable levels of privacy and outlook.

Amenity space

89. The Residential Design Standards SPD sets the minimum amenity space requirement for new dwellings. All units would have some form of private amenity space. The maisonettes in Block A would have rear gardens and first floor terraces, and the house would have a rear 13sqm garden and a 21sqm roof terrace as well as a front garden area. Due to the location of the house it is not possible to provide it with a 50sqm rear garden at least 10m long; the proposal is considered to strike an appropriate balance between the layout of this terrace in the streetscene while providing a suitable quantum of private amenity space for this three-bedroom house.
90. Two houses in block D would have rear gardens of size and depth greater than the requirements of the SPD; the third house would have a 32sqm rear garden across the width of the house, and a first floor roof terrace of 16sqm. This is below the 50sqm and 10m depth sought by the SPD due to the arrangement of the site at this corner, but is considered a suitable quantum of amenity space especially with the location of the new courtyard in front of the house. The maisonettes in Block E would have private rear gardens of 33-45sqm. These amenity spaces would receive good levels of sunlight and daylight.
91. Ten flats in Blocks B and C and the two flats in Block E would have private amenity space smaller than the 10sqm sought, with a shortfall of 1-5sqm for these studio, one-bedroom and two-bedroom flats. The communal courtyard amenity space would provide more than the minimum needed to address this 54sqm shortfall and the 50sqm communal garden size, so that the scheme would comply with policy.
92. The submitted daylight and sunlight report shows some of the private gardens would receive limited sunlight on 21 March, particularly those to the north of the tall boundary wall with Keyworth School, however the central courtyard would receive good levels of sunlight. All the private gardens would receive much better sunlight levels on 21st June, with between 61% and 91% of the private garden areas receiving at least two hours of sunshine.
93. Overall, the quantum and quality of the private and communal amenity space across the scheme is acceptable.

Playspace

94. Policy 3.6 of the London Plan and Core Strategy policy 11 part 5 set out the

requirement for children's play. Using the GLA playspace calculator, a total of 70sqm of children's play space would be required (40sqm for under 5 year olds, 20sqm for 5 to 11 years and 10sqm for 12+). Play features for 0-5 year olds would be incorporated within the courtyard area, taking inspiration from the Surrey Zoological Garden which was located nearby, to include a slide, animal "footprints" laid flush with the setts, steel posts to form a "zoo playful cage". This area would be overlooked by the blocks. The drawings submitted showing these details would form part of the approved plans. The shortfall of 30sqm playspace for older children would need to be provided off-site, and funding would be secured through a planning obligation. Subject to this requirement, the proposal would comply with policy.

Impact on the amenity of occupiers of neighbouring properties

95. Policy 3.1 "Environmental effects" of the Southwark Plan seeks to prevent development from causing material adverse effects on the environment and quality of life. Policy 3.2 "Impact on amenity" of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Similarly Core Strategy policy 13 "High environmental standards" seeks to avoid amenity and environmental problems.

Daylight and sunlight

96. A daylight, sunlight and overshadowing analysis has been provided with the application to demonstrate the impact of the proposed blocks on surrounding properties. This analysis was undertaken in accordance with the Building Research Establishment's 2011 guidelines, and considered the windows, gardens and playgrounds of following properties:

- 26 Braganza Street
- Royal British Legion building (34 Braganza Street)
- 1 Gaza Street (a children's nursery)
- 46-62 Braganza Street (no. 46, 48, 50, 52, 54, 56, 58, 60 and 62)
- 15-27 Braganza Street (no. 15, 17, 19, 21, 23, 25 and 27)
- 1-39 Doddington Grove (Arnold House)
- 10-20 Doddington Grove (no. 10, 12, 14, 16, 18 and 20)
- Keyworth Primary School (Victorian building)
- Keyworth Primary School's new building on Gaza Street

97. Three BRE tests were applied to the windows and assumed room arrangements of these properties; the vertical sky component (VSC), the no sky line (NSL) and annual probable sunlight hours (APSH). The overshadowing of the neighbouring garden areas were considered for 21 March and 21 June.

Assessment of daylight and sunlight impacts

98. The tables below summarise the results of the daylight (VSC and NSL) tests:

Daylight impacts to windows – Vertical Sky Component

Address	Number of windows assessed	Passes VSC test	Fails the VSC test
26 Braganza Street	5	5 (100%)	0
Royal British Legion building (34 Braganza Street)	15	15 (100%)	0
1 Gaza Street	31	30 (97%)	1 (3%)
15-27 Braganza Street	65	50 (77%)	15 (23%)
46-62 Braganza Street	61	61 (100%)	0
1-39 Doddington Grove	50	50 (100%)	0
10-20 Doddington Grove	102	100 (98%)	2 (2%)
Keyworth Primary School Victorian building	40	40 (100%)	0
Keyworth Primary School new building	69	62 (90%)	7 (10%)
Totals	438	413 (94.3%)	25 (5.7%)

Daylight distribution impacts to rooms- No Sky Line test

Address	Number of habitable rooms assessed	Passes NSL test	Fails the NSL test
26 Braganza Street	5	5 (100%)	0
Royal British Legion building (34 Braganza Street)	12	10 (%)	2 (17%)
1 Gaza Street	13	12 (92%)	1 (8%)
15-27 Braganza Street	41	39 (%)	2 (5%)
46-62 Braganza Street	47	40 (%)	7 (15%)
1-39 Doddington Grove	29	29 (100%)	0
10-20 Doddington Grove	41	41 (100%)	0
Keyworth Primary School Victorian building	13	13 (100%)	0
Keyworth Primary School new building	10	10 (100%)	0
Totals	211	199 (94.3%)	12 (5.7%)

99. These results show that the proposal would have an acceptable impact on neighbouring properties:
100. No. 26 Braganza Street – all windows pass the VSC, NSL and APSH tests. The proposal would not cause noticeable overshadowing of the rear garden.
101. Royal British Legion building – all windows pass the VSC and APSH tests. Two rooms at first floor level facing onto block A across Gaza Street would have a 22% reduction in NSL which is slightly above the 20% reduction that is considered noticeable. As the proposal seeks to create a typical across-street relationship, and the VSC results show good levels of daylight reaching the window, the impact on these rooms is considered not to be a constraint on the proposed development. All rooms pass the sunlight test.

102. No. 1 Gaza Street – one ground floor room of this nursery (which is apparently used as a sleeping area for infants, with the curtains drawn most of the time) that faces south onto Block F fails the VSC, NSL and APSH tests. There would not be noticeable overshadowing impact to the outdoor play area. The proposal would not significantly affect the overall amenity of this children’s nursery.
103. Nos. 15-27 Braganza Street – while 15 windows fail the VSC test these serve non-habitable rooms (hallways and bathrooms). All habitable rooms pass the VSC and APSH tests. Two ground floor rooms would fail the NSL test but would retain good levels of daylight distribution to these rooms. By establishing typical across-street relationship, the impact on daylight distribution to these properties opposite is not considered to be a constraint on the development of the smaller part of the application site.
104. Nos. 46-62 Braganza Street – all windows to the 5 houses nos. 46-54 pass the VSC and APSH tests, although 7 rooms fail the NSL test with up to a 42% reduction in the room area with visible sky: the overall daylight provision of these three-storey houses is considered to remain acceptable for the amenity of these properties. The sun-on-ground test results for the rear gardens show a positive result with a reduction in overshadowing compared with the existing buildings. All rooms to the flats in nos. 56-62 Braganza Street would pass the VSC, NSL and APSH tests and there would be a reduction in overshadowing to the gardens.
105. Nos. 1-39 Doddington Grove – all rooms in Arnold House pass the VSC, NSL and APSH tests.
106. Nos. 10, 12, 14, 16, 18 and 20 Doddington Grove – all rooms pass the VSC, NSL and APSH tests. There would be no noticeable overshadowing impact to the rear gardens.
107. Keyworth Primary School main building – all rooms would pass the VSC, NSL and APSH tests. The proposal would not have a noticeable overshadowing effect to the play areas around the school buildings.
108. Keyworth Primary School new building – 7 windows serving 3 rooms would experience a noticeable reduction in VSC. These ground floor windows are located under a canopy and so receive low VSC results of less than 5%; all rooms would pass NSL indicating a good level of daylight overall. The loss of sunlight to these three rooms is a high percentage change as they currently receive very low levels of annual sunlight (only 2 to 4 hours) due to the canopy. Such an impact is considered not to cause harm to the overall amenity of this new school building, nor to be a constraint on the proposed development.

Privacy and outlook

109. The Residential Design Standards SPD requires developments to achieve a minimum of 12m at the front of the building and any elevation that fronts onto a highway, and a minimum of 21m at the rear of the building.
110. The western-most part of Block A would generally align with the footprint of the existing adjacent terraced houses, although the ground floor would project 2.2m further beyond the rear wall. This projection would not be overbearing, and a condition to require screening of the first floor roof terrace is proposed in the interest of neighbour privacy. The eastern most part of Block A would be set 9m from the boundary so that its projection (5m beyond no. 26’s rear wall) would not be intrusive to this neighbour, and screening to the second floor roof terrace would be required by

condition.

111. Block B would be set 3m from the southern boundary of the site with Keyworth Primary School (and the boundary wall rebuilt to a height of 3.3m), with windows to the first floor and above 4m from the boundary overlooking the school grounds and set 15m from the north-facing windows of the school. In terms of the overlooking of the school, the council must have regard to its safeguarding duty of protecting children and vulnerable adults. The school is set behind the houses along Doddington Grove and Sharsted Grove and so is already overlooked from the east and west. When compared with the existing overlooking from surrounding properties in this urban area, the additional overlooking from Block B at a distance of 15m is considered not to be harmful to the privacy and overall amenity of the school. The cycle store for Block B would be set on the rear boundary with nos. 10-14 Doddington Grove, with the proposed first and second floors set 3.5m back. When compared with the massing of the existing building in this corner of the site, the proposal is considered to have an acceptable impact to these Doddington Grove properties.
112. The three-storey northern end of Block C would be set on the boundary with nos. 46 and 48 Braganza Street's rear gardens, and 15m from the rear windows, with the higher parts of Block C set further from the boundary. The two windows proposed to the flank wall would be obscure glazed (and secured by condition). At this distance and when compared with the existing two-storey building along the boundary, this would not have an overbearing impact. The proposed bin store would be sited mainly alongside the flank wall of the Royal British Legion building and part of the outdoor area of the nursery; its siting and massing would not affect the outlook of neighbouring properties.
113. The rear windows of Block D would be 30m from the rear windows of nos. 46-54 Braganza Street and 15m from the garden boundary, although the first floor roof terraces would reduce these distances by 2m. This separation is considered sufficient to prevent an intrusive impact or material loss of privacy for these neighbours.
114. Block E would be set 16m from the rear windows of nos. 56-62 Braganza Street, and 4m from the flank of no. 10 Doddington Grove. The north-facing side windows shown at first and second floors (secondary windows) would be required to be obscure glazed to protect neighbour privacy, and the terrace at the northern end would require screening along its northern side to prevent views into the rear gardens of the Braganza Street properties. When compared with the massing of the existing building, the proposed Block E is considered not to have an overbearing impact on the outlook of the Doddington Grove and Braganza Street properties, and with the proposed conditions would not cause a material loss of privacy.
115. Block F would be set away from residential properties, but would have glass block openings facing the new school building on Gaza Street (22m to the west) and windows towards the nursery building to the north. With the restricted views through glass blocks, distance to the new school, and the current commercial use of the site looking onto the nursery, the proposed relationship with these educational sites is considered to be acceptable.

Pollution

116. The redevelopment of the site from Class B1 use and car parking to mainly residential with a reduced element of Class B1 is considered not to raise pollution risks for neighbouring properties. The proposed residential use sited next to existing residential use would be a neighbourly relationship, and Block F's location next to adjoining non-residential uses is appropriate. The proposal does not raise noise or

disturbance concerns for neighbouring properties when compared with the existing uses of the application site.

117. Conditions are recommended regarding internal noise levels for the residential properties, plant noise, servicing hours, air quality mitigation, boiler NOx emissions, lighting, land contamination, a construction environmental management plan to protect future and neighbouring occupiers from pollution during the construction and operational phases. Subject to these conditions the proposal would comply with policies 7.14 and 7.15 of the London Plan, 13 of the Core Strategy, and 3.1, 3.2, and 3.6 of the Southwark Plan.

Transportation and highways

118. The London Plan policies in chapter 6 seek to ensure major developments are located in accessible locations, and support improvements to sustainable transport modes. Core Strategy policy 2 “Sustainable transport” encourages sustainable transport to reduce congestion, traffic and pollution. Policies 5.1 “Locating developments”, 5.2 “Transport impacts”, 5.3 “Walking and cycling”, 5.6 “Car parking” and 5.7 “Parking standards for disabled people and the mobility impaired” seek to direct major developments towards transport nodes, provide adequate access, servicing, facilities for pedestrians and cyclists, and to minimise car parking provision while providing adequate parking for disabled people.
119. There are currently 20 parking spaces across both parts of the site, while the proposal provides just 3 spaces which would be disabled parking spaces. A Transport Statement has been provided with adequate evidence to support the proposal. The site has a PTAL rating of 5/6a due to the close proximity of Kennington Underground station and walking distance to bus services. There is no transport policy objection subject to the planning obligations and conditions suggested, and highways approvals where relevant.

Parking

120. Evidence for the implications of losing the on-site parking spaces has been provided using parking surveys during May 2016. The proposed development would be car free except for the provision of three wheelchair accessible parking spaces. Evidence has been provided to demonstrate that parking pressure on the site is not significant. All new dwellings would be made permit free, and a condition for this is proposed. There are five car club spaces located within 500m walking distance and zip car membership is proposed for new eligible residents (to be secured by a planning obligation).

Cycle Parking

121. The cycle parking proposals are satisfactory, and the detailed design would be conditioned. Future residents and staff would have ready access to the Santander Cycles docking station (which houses 35 bikes) in nearby Doddington Grove.

Servicing and delivery, and site access

122. The smaller site would have no vehicle access and would be serviced from Braganza Street. The main part of the site has an existing vehicular access which would be retained in the redevelopment to provide access to the three wheelchair parking spaces. There would not be sufficient space within the site for a refuse collection vehicle to turn, so an enclosure has been added next to the vehicle entrance for the bins to be taken to on collection days by the site management. Further details of the appearance of the enclosure and the management arrangements would be required

by a suggested condition, and the landscaping details would need to confirm the heights of planting and boundaries within the visibility splays of the vehicle entrance, and show adequate manoeuvring space to the wheelchair parking spaces following comments from the Highways team.

123. A construction environmental management plan would be required by condition. The necessary highway works to Braganza Street and Doddington Grove to repave the footways, remove the redundant crossover, construct the retained crossover to standard and install yellow lines, relocate a lighting column, would be secured by a planning obligation. Subject to these requirements, the proposal would comply with the transport policies within the Core Strategy and saved Southwark Plan.

Trees and ecology

124. Policies 5.10 and 5.11 of the London Plan encourage urban greening, and green walls and roofs, and policy 7.19 seeks positive contributions to biodiversity. Core Strategy policy 11 "Open spaces and wildlife" requires new developments to avoid harming protected species and to improve habitat. Policy 3.28 "Biodiversity" of the Southwark Plan encourages the inclusion of features which enhance biodiversity, and does not permit developments that would damage habitats or populations of protected species.
125. A semi-mature low amenity cherry tree and a group of elder and sycamore saplings are proposed for removal. These are not a constraint to development and their loss can be more than adequately mitigated via new landscaping (further details of which would be secured by condition). There are several mature trees on the street and in rear gardens that adjoin the site, therefore a tree protection measures condition is recommended.
126. The existing buildings have the potential to support foraging and roosting bats and additional bat survey work was undertaken during the course of this application. This additional survey found no bat roosts on the site, and no further surveys are required.
127. The proposal accord with planning policies by incorporating green roofs, bat boxes, and bird boxes as ecology improvements, and further details would be secured by condition to ensure compliance with Core Strategy policy 11 and policy 3.28 of the Southwark Plan.

Sustainability

128. Core Strategy policy 13 "High environmental standards" requires developments to meet the highest possible environmental standards, to minimise greenhouse gas emissions, increase recycling, minimise water use, mitigate flood risk and reduce air and land pollution. Southwark Plan policies 3.3 "sustainability assessment", 3.4 "energy efficiency", 3.6 "air quality", 3.7 "waste reduction" and 3.9 "water" similarly relate to sustainability measures in developments, and the London Plan policies in chapter 5 address the same topics. The Sustainability Assessments SPD, and Sustainable Design and Construction SPD provide further information.

Energy

129. Policy 5.2 of the London Plan requires residential buildings to be zero carbon, and commercial buildings to achieve Building Regulations compliance.
130. An outline energy statement has been submitted, which shows how the development would achieve a 36% reduction in carbon emissions beyond Building Regulations Part L 2013 through energy efficiency measures, and photovoltaic panels. A

contribution to the council's Carbon Off-set Fund of £53,604 would be required to achieve the zero carbon target of the London Plan for the residential elements of the proposal. This would be secured by a planning obligation.

BREEAM

131. The submitted BREEAM pre-assessment for office Block F shows that a "very good" rating can be secured, but that the targeted credits needed to achieve an "excellent" rating are dependent upon the fit out selection and may be difficult to obtain. A condition to secure at least a "very good" rating is proposed, to ensure compliance with policy 5.3 of the London Plan and Southwark Plan policy 3.4.

Flooding and drainage

132. The site is within flood zone 3, but benefits from flood defences. No flood mitigation measures are considered necessary and no bedrooms are proposed on the ground floors of any of the blocks.
133. The proposal would result in an overall reduction in the footprint of buildings on the site, and creation of garden areas and central landscaping would introduce more soft landscaping on the site. The revised drainage strategy addressed the queries from the Flood and Drainage Scheme, and provides a suitable level of sustainable drainage measures.
134. The revised flood risk assessment has addressed the Environment Agency's earlier objection, and shows that the proposal has taken sufficient consideration of the flood risk to future residents and surrounding properties. Conditions are proposed to ensure compliance with the flood and drainage documents.
135. The proposal would comply with London Plan policies 5.12 and 5.13, Core Strategy policy 13, and saved policy 3.9 of the Southwark Plan.

Contamination

136. A soil investigation report was provided which details the results of the intrusive soil investigations. An area of contaminated soil was identified in the small car park part of the site, so it is proposed to replace the top metre of soil and replace it with clean fill, and for the soft landscaping to be finished with 30cm of clean topsoil. A condition to require further details of the contamination and any necessary remediation is included in the proposal to ensure compliance with policies 3.2 of the Southwark Plan and 13 of the Core Strategy.

Planning obligations and Community Infrastructure Levy (CIL)

137. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. In this instance it is estimated that a Mayoral CIL payment and Southwark CIL payment would be payable in the event planning permission is granted.
138. The Mayoral CIL is levied in Southwark at £35 per sqm and Southwark CIL at £200 per square metre in this location for residential, and £0 per square metre for office; both CIL charges are subject to indexation. However, affordable housing relief is

available and in the event that planning permission is granted an application should be made to secure this prior to the commencement of development. The estimates are as follows (once affordable housing relief is applied): Mayoral CIL £32,768 and Southwark CIL £161,220. Payment of the Mayoral CIL would accord with policy 8.3 of the London Plan.

139. The development would either be delivered by the council or by a private developer pursuant to a development agreement. As the council owns the land, it is necessary for the council to enter into a unilateral undertaking confirming that the planning obligations will be paid and/or provided. A unilateral undertaking is a type of planning agreement that will bind the land in the same way that a section 106 agreement does. A unilateral undertaking is considered appropriate here because the council cannot covenant with itself, which would be necessary if a section 106 agreement was required. Should the land be disposed of in the future, the unilateral undertaking to be provided would require any successor in title to enter into a section 106 agreement in the usual way. This is the approach the council has adopted on all Hidden Home, Direct Delivery and SRPP schemes.
140. The following table sets out the required site specific mitigation and the applicant's position with regard to each point:

Planning obligation	Mitigation	Applicant's position
Affordable housing	Provision of 5 affordable units to be provided (1 x 1-bedroom flat, 1 x 2-bedroom maisonette and 3 x 3-bedroom maisonettes) as intermediate tenure, with the eligibility criteria and income thresholds defined. Linking this application to the Manor Place planning application ref. 17/AP/0907 to ensure the total affordable housing and wheelchair housing provision are provided across the two sites.	Agreed
Carbon offset Green Fund	Payment of £53,604 (indexed) based on the shortfall of 29.78 tones of carbon per year over a 30 year period.	Agreed
Car club	Provision of three years membership for each eligible resident	Agreed
Car parking	A car parking management plan detailing the management and allocation of off-street wheelchair parking bays	Agreed
Children's play space	Payment of £4,530 (indexed) to address the 30sqm shortfall of play-space for children aged 5-12+ years.	Agreed
Employment and enterprise	Local procurement and supply chain measures for the construction phase and end use.	Agreed
Highway works	Section 278 agreement to: <ul style="list-style-type: none"> • Repave the footway fronting the development including new kerbing on Braganza Street, Gaza Street and Doddington Grove using materials in accordance with Southwark's Streetscape Design Manual (concrete paving slabs and granite kerbs). • Construct the vehicle crossover on Braganza Street to current SSDM 	Agreed

	<p>standards.</p> <ul style="list-style-type: none"> • Reinstate redundant vehicle crossover on Braganza Street as footway. • Upgrade pedestrian crossing at Gaza Street's junction with Braganza Street to current standards • Repair any damages to the highway within the vicinity of the development resulting from construction vehicles. • Relocate existing street lighting column on Gaza Street. • Install a length of parking restrictions (double yellow lines) across the vehicular entrance on Braganza Street. 	
Administration charge (2%)	Payment to cover the costs of monitoring these necessary planning obligations (2% of £58,134 = £1,162.68).	Agreed

141. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with policies 2.5 of the Southwark Plan, Core Strategy policy 14, London Plan policy 8.2, and the Section 106 Planning Obligations and CIL SPD.

142. In the event that a satisfactory legal agreement has not been entered into by 31st January 2018 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

"The proposal, by failing to provide for appropriate planning obligations secured through the completion of a planning obligations agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015)."

Other matters

143. None

Conclusion on planning issues

144. The existing workshops and private parking uses on the site are not protected by planning policies. The proposed redevelopment of this brownfield site would accord with policies in the NPPF, London Plan, Core Strategy and saved Southwark Plan. The proposed housing would form part of the Southwark Regeneration in Partnership Programme across the borough, and would provide a high quality design and accommodation for future residents in a mix of private and affordable housing. While this scheme proposes less than a policy-compliant proportion of affordable housing, when the 53% affordable provision is considered in the nearby 161-179 Manor Place proposal as a linked SRPP scheme, the two proposals together provide 40.4% affordable housing. The surplus for these two schemes would be used to cross subsidise other SRPP projects that are otherwise unviable or marginal sites.

145. The contemporary design references the scale of the surrounding houses and elements of the listed buildings, and is an acceptable layout, scale and high quality, detailed design. The proposal would not cause harm to neighbour amenity, and

complies with policies in terms of transport, sustainability, and ecology impacts.

146. The application is recommended for approval subject to the conditions set out below, and completion of a unilateral undertaking to secure the obligations identified above (to provide necessary mitigation and ensure policy compliance).

Community impact statement

147. 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

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

Consultation replies

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

Summary of responses from the consultation undertaken

150. 2 letters were received objecting to the proposal on the following summarised grounds:

Objection: The design of Block A is not in keeping and should be amended to have a pitched roof to match the rest of the Braganza Street terrace, and remove the roof terrace.

Response: It is not considered necessary for the design of block A to replicate the existing terrace. There is a variety of architectural styles in Braganza Street. The proposed height, layout and detailed design of block A are acceptable for the streetscene.

Objection: Overlooking to nos. 60-62 Braganza Street.

Response: The side windows to Block E would be conditioned to be obscure glazed. Windows to Block D are at sufficient distance to prevent a material loss of privacy.

Objection: Block A will cause loss of daylight and privacy.

Response: There would not be a noticeable loss of daylight or sunlight to neighbouring properties from this block. The existing terraced housing has mutual overlooking from first floor windows, which would be continued by the window arrangement of the proposed block. Screening to the roof terrace would be required by condition.

Objection: Impact of Block E on nos. 58-62 Braganza Street's garden by requiring the removal of the garden wall, impact on the wildlife during the building process.

Response: A construction management plan would be developed by the contractor

prior to construction, in consultation with neighbouring parties and to develop ways to minimise the impact of the construction on the neighbouring properties. The contractors and client will seek to protect trees and specific plants, and to minimise the impact on wildlife.

Objection: Questioning how many of the affordable units would be maintained by Southwark Council and not sold on.

Response: None would be maintained by the council but by a registered social housing provider with restrictions on their sale.

Objection: The new houses in block A should be restricted to prevent them being converted into flats or rented out.

Response: Converting a house into flats would require planning permission. It is not possible to condition a property to prevent a private house being rented out.

151. 3 letters of support were received with the following summarised comments:

Comment: The new buildings are attractive and will provide much needed new housing.

Response: N/a

Comment: Support but disappointed with the small proportion of social housing.

Response: The affordable housing within this scheme is below policy requirements, however the project is linked with the redevelopment of 161 Manor Place. A policy compliant 40% affordable housing (by habitable rooms) would be provided when the two schemes are combined.

Comment: Support overall but concerns of overlooking from a balcony of Block B to Doddington Grove.

Response: Screening would be required by a condition.

Comment: The gate should have a slow-closing, quiet mechanism to avoid disturbance, and consideration given to how to ensure this area does not become a new focal point for local children/youths. Concern that the cycle store roof may be used by people climbing into the Doddington Grove rear gardens.

Response: The proposal would be required to comply with the Secured by Design scheme. The potential for noise from a closing gate goes beyond the level of detail the planning system can consider, and is not a reason to refuse the application nor require details by condition.

Comment: Consideration of child safety is needed while the construction takes place.

Response: The construction environmental management plan would need to consider the impact of construction traffic on the safety of school children.

Comment: Concerns about the impacts on the boundary walls, whether they would need strengthening, what will replace it and what will be done to ameliorate the dirt and disruption during demolition.

Response: Party wall matters regarding the state of a boundary wall are not planning considerations. A construction management plan will be developed by the contractor

in consultation with neighbouring properties to try to minimise dirt and disruption. Some limited access might be needed and a separate boundary wall might be beneficial to neighbouring properties during the construction of the actual party wall.

Summary of the responses received to the reconsultation

152. One objection received:

Comment: Repeating the earlier objection to Block A and its height in comparison to no 26 Braganza, and the proposed roof terraces which would affect neighbour privacy and noise in area where no other houses have such terraces.

Response: As set out above, is not considered necessary for the design of block A to replicate the existing terrace and the proposed height and detailed design are considered acceptable. The terraces would have screening to restrict views out and their use by residential properties in a residential area is considered unlikely to result in a significant increase in noise to surrounding properties.

Environment Agency

153. The revised flood risk assessment is acceptable and addresses the EA's earlier objection. Sleeping areas have floor levels set above the modelled flood depths.

Flood and Drainage Team

154. The revised drainage strategy is acceptable.

Highways

155. Requested further information on the vehicle tracking movements for the disabled parking spaces and for a refuse vehicle. If permission is granted the developer must enter into a s278 agreement for works to the pavement and kerb on Braganza Street, Gaza Street and Doddington Grove, relocate a lighting column and upgrade the pedestrian crossing at Gaza Street, add yellow lines across the vehicle entrance. A CEMP should be required by condition.

Local Economy Team

156. The proposal does not meet the threshold for construction employment or end user employment obligations. LET hold the council's approved workspace provider list which can be shared with the applicant to allow them to consider which provider or providers they wish to approach for Block F.

London Underground

157. Has no objection.

Metropolitan Police

158. Condition recommended for Secured by Design.

Natural England

159. No comment on this proposal.

Transport for London

160. Has no objection.

Human rights implications

161. 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.

162. This application has the legitimate aim of providing new homes and new office space through the redevelopment of a brownfield 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

Background Papers	Held At	Contact
Site history file: TP/1027-42 Application file: 17/AP/0964 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 1412 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Crosby, Senior Planner	
Version	Final	
Dated	5 September 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	7 September 2017	

APPENDIX 1**Consultation undertaken****Site notice date:** 13/04/2017**Press notice date:** 13/04/2017**Case officer site visit date:** 13/04/2017**Neighbour consultation letters sent:** 12/04/2017**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

EDF Energy
 Environment Agency
 Historic England
 London Fire & Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region & South East Region
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

26a Doddington Grove London SE17 3TT
 26b Doddington Grove London SE17 3TT
 36a Doddington Grove London SE17 3TT
 Flat 97 Dickens House SE17 3SZ
 Flat 98 Dickens House SE17 3SZ
 Flat 99 Dickens House SE17 3SZ
 43c De Laune Street London SE17 3UR
 43a De Laune Street London SE17 3UR
 Flat 119 Dickens House SE17 3SZ
 Flat 120 Dickens House SE17 3SZ
 Flat 121 Dickens House SE17 3SZ
 Flat 116 Dickens House SE17 3SZ
 Flat 117 Dickens House SE17 3SZ
 Flat 118 Dickens House SE17 3SZ
 Flat 122 Dickens House SE17 3SZ
 Flat 126 Dickens House SE17 3SZ
 Flat 127 Dickens House SE17 3SZ
 Flat 96 Dickens House SE17 3SZ
 Flat 123 Dickens House SE17 3SZ
 Flat 124 Dickens House SE17 3SZ
 Flat 125 Dickens House SE17 3SZ

114 Alberta Street London SE17 3RT
 116 Alberta Street London SE17 3RT
 118 Alberta Street London SE17 3RT
 108 Alberta Street London SE17 3RT
 110 Alberta Street London SE17 3RT
 112 Alberta Street London SE17 3RT
 12 Braganza Street London SE17 3RJ
 14 Braganza Street London SE17 3RJ
 16 Braganza Street London SE17 3RJ
 73 Braganza Street London SE17 3RD
 9 Braganza Street London SE17 3RD
 10 Braganza Street London SE17 3RJ
 18 Braganza Street London SE17 3RJ
 26 Braganza Street London SE17 3RJ
 46 Braganza Street London SE17 3RJ
 20 Braganza Street London SE17 3RJ
 22 Braganza Street London SE17 3RJ
 24 Braganza Street London SE17 3RJ
 14 Ambergate Street London SE17 3RX
 18 Ambergate Street London SE17 3RX
 2 Ambergate Street London SE17 3RX

34 De Laune Street London SE17 3UU
 35 De Laune Street London SE17 3UU
 36 De Laune Street London SE17 3UU
 31 De Laune Street London SE17 3UU
 32 De Laune Street London SE17 3UU
 33 De Laune Street London SE17 3UU
 Flat 1 37a De Laune Street SE17 3UU
 26-28 Ambergate Street London SE17 3RX
 30-32 Ambergate Street London SE17 3RX
 54-56 Ambergate Street London SE17 3RX
 37b De Laune Street London SE17 3UU
 34-40 Braganza Street London SE17 3RJ
 24 Ambergate Street London SE17 3RX
 24 De Laune Street London SE17 3UU
 29 De Laune Street London SE17 3UU
 30 De Laune Street London SE17 3UU
 Flat 1 53 De Laune Street SE17 3UR
 23 De Laune Street London SE17 3UU
 76 Colet House Doddington Grove SE17 3SY
 77 Colet House Doddington Grove SE17 3SY
 78 Colet House Doddington Grove SE17 3SY
 73 Colet House Doddington Grove SE17 3SY
 74 Colet House Doddington Grove SE17 3SY
 75 Colet House Doddington Grove SE17 3SY
 79 Colet House Doddington Grove SE17 3SY
 83 Colet House Doddington Grove SE17 3SY
 84 Colet House Doddington Grove SE17 3SY
 85 Colet House Doddington Grove SE17 3SY
 80 Colet House Doddington Grove SE17 3SY
 81 Colet House Doddington Grove SE17 3SY
 82 Colet House Doddington Grove SE17 3SY
 63 Burns House Doddington Grove SE17 3SX
 64 Burns House Doddington Grove SE17 3SX
 65 Burns House Doddington Grove SE17 3SX
 60 Burns House Doddington Grove SE17 3SX
 61 Burns House Doddington Grove SE17 3SX
 62 Burns House Doddington Grove SE17 3SX
 66 Colet House Doddington Grove SE17 3SY
 70 Colet House Doddington Grove SE17 3SY
 71 Colet House Doddington Grove SE17 3SY
 72 Colet House Doddington Grove SE17 3SY
 67 Colet House Doddington Grove SE17 3SY
 68 Colet House Doddington Grove SE17 3SY
 69 Colet House Doddington Grove SE17 3SY
 Flat 106 Dickens House SE17 3SZ
 Flat 107 Dickens House SE17 3SZ
 Flat 108 Dickens House SE17 3SZ
 Flat 103 Dickens House SE17 3SZ
 Flat 104 Dickens House SE17 3SZ
 Flat 105 Dickens House SE17 3SZ
 Flat 109 Dickens House SE17 3SZ
 Flat 113 Dickens House SE17 3SZ
 Flat 114 Dickens House SE17 3SZ
 Flat 115 Dickens House SE17 3SZ
 Flat 110 Dickens House SE17 3SZ
 Flat 111 Dickens House SE17 3SZ
 Flat 112 Dickens House SE17 3SZ
 89 Colet House Doddington Grove SE17 3SY
 90 Colet House Doddington Grove SE17 3SY
 91 Colet House Doddington Grove SE17 3SY
 86 Colet House Doddington Grove SE17 3SY
 87 Colet House Doddington Grove SE17 3SY
 88 Colet House Doddington Grove SE17 3SY
 92 Colet House Doddington Grove SE17 3SY
 Flat 100 Dickens House SE17 3SZ
 Flat 101 Dickens House SE17 3SZ
 Flat 102 Dickens House SE17 3SZ
 93 Colet House Doddington Grove SE17 3SY
 94 Colet House Doddington Grove SE17 3SY
 95 Colet House Doddington Grove SE17 3SY
 Flat Ta Centre SE17 3RD
 Flat A 60-62 Braganza Street SE17 3RJ
 Flat B 60-62 Braganza Street SE17 3RJ
 44b De Laune Street London SE17 3UR
 First Floor Flat 45 De Laune Street SE17 3UR
 54b De Laune Street London SE17 3UR
 Flat C 60-62 Braganza Street SE17 3RJ
 Flat C 56-58 Braganza Street SE17 3RJ
 46a De Laune Street London SE17 3UR
 97 Alberta Street London SE17 3RU
 10 Ambergate Street London SE17 3RX
 12 Ambergate Street London SE17 3RX
 20 Ambergate Street London SE17 3RX
 4 Ambergate Street London SE17 3RX
 40 Ambergate Street London SE17 3RX
 42 Ambergate Street London SE17 3RX
 34 Ambergate Street London SE17 3RX
 36 Ambergate Street London SE17 3RX
 38 Ambergate Street London SE17 3RX
 77 Alberta Street London SE17 3RU
 79 Alberta Street London SE17 3RU
 81 Alberta Street London SE17 3RU
 120 Alberta Street London SE17 3RT
 73 Alberta Street London SE17 3RU
 75 Alberta Street London SE17 3RU
 83 Alberta Street London SE17 3RU
 91 Alberta Street London SE17 3RU
 93 Alberta Street London SE17 3RU
 95 Alberta Street London SE17 3RU
 85 Alberta Street London SE17 3RU
 87 Alberta Street London SE17 3RU
 89 Alberta Street London SE17 3RU
 2a Braganza Street London SE17 3RJ
 Building 3 Rooms 15 And 16 42 Braganza Street SE17 3RJ
 Building 1 Rooms 1 To 2 And 4 To 12 42 Braganza Street SE17 3RJ
 Flat 3 Braganza Street SE17 3RD
 Building 3 Room 14 42 Braganza Street SE17 3RJ
 Flat 1 122 Alberta Street SE17 3RT
 Ground Floor And Part First Floor Flat 50a De Laune Street SE17 3UR
 Building 3 Room 17 42 Braganza Street SE17 3RJ
 Building 3 Units 6 42 Braganza Street SE17 3RJ
 Building 3 Unit 8 42 Braganza Street SE17 3RJ
 Building 3 Units 9 To 12 42 Braganza Street SE17 3RJ
 Building 2 First Floor 42 Braganza Street SE17 3RJ
 Building 2 Ground Floor 42 Braganza Street SE17 3RJ
 Building 3 Unit 14 42 Braganza Street SE17 3RJ
 Building 3 Unit 4 42 Braganza Street SE17 3RJ
 Building 3 Room 13 42 Braganza Street SE17 3RJ
 Building 3 Room 3 42 Braganza Street SE17 3RJ
 Building 3 Units 3 And 5 42 Braganza Street SE17 3RJ
 Building 3 Unit 2 42 Braganza Street SE17 3RJ
 Building 3 Unit 1 42 Braganza Street SE17 3RJ
 29 Braganza Street London SE17 3RD
 31 Braganza Street London SE17 3RD
 33 Braganza Street London SE17 3RD
 23 Braganza Street London SE17 3RD
 25 Braganza Street London SE17 3RD
 27 Braganza Street London SE17 3RD
 35 Braganza Street London SE17 3RD
 43 Braganza Street London SE17 3RD
 7 Braganza Street London SE17 3RD
 37 Braganza Street London SE17 3RD
 39 Braganza Street London SE17 3RD
 41 Braganza Street London SE17 3RD
 8 Doddington Grove London SE17 3TT
 49b De Laune Street London SE17 3UR
 Flat 2 122 Alberta Street SE17 3RT
 49a De Laune Street London SE17 3UR
 22 Ambergate Street London SE17 3RX
 17 Braganza Street London SE17 3RD
 19 Braganza Street London SE17 3RD
 21 Braganza Street London SE17 3RD
 11 Braganza Street London SE17 3RD
 13 Braganza Street London SE17 3RD
 15 Braganza Street London SE17 3RD
 Flat 30 Arnold House SE17 3SU
 Flat 31 Arnold House SE17 3SU
 Flat 32 Arnold House SE17 3SU
 Flat 28 Arnold House SE17 3SU
 Flat 29 Arnold House SE17 3SU
 Flat 3 Arnold House SE17 3SU
 Flat 33 Arnold House SE17 3SU
 Flat 37 Arnold House SE17 3SU
 Flat 38 Arnold House SE17 3SU
 Flat 39 Arnold House SE17 3SU
 Flat 34 Arnold House SE17 3SU
 Flat 35 Arnold House SE17 3SU
 Flat 36 Arnold House SE17 3SU

47a De Laune Street London SE17 3UR
 Flat D 60-62 Braganza Street SE17 3RJ
 Flat A 56-58 Braganza Street SE17 3RJ
 Flat B 56-58 Braganza Street SE17 3RJ
 First Floor And Second Floor Flat 4 Braganza Street SE17 3RJ
 46b De Laune Street London SE17 3UR
 47b De Laune Street London SE17 3UR
 5a Braganza Street London SE17 3RD
 5b Braganza Street London SE17 3RD
 56 Ambergate Street London SE17 3RX
 First Floor And Second Floor Flat 50 De Laune Street SE17 3UR
 40b De Laune Street London SE17 3UR
 42b De Laune Street London SE17 3UR
 41b De Laune Street London SE17 3UR
 First Floor And Second Floor Flat 51 De Laune Street SE17 3UR
 Flat B 52 De Laune Street SE17 3UR
 Flat B 39 De Laune Street SE17 3UR
 40c De Laune Street London SE17 3UR
 42c De Laune Street London SE17 3UR
 41c De Laune Street London SE17 3UR
 Flat B 51a De Laune Street SE17 3UR
 Second Floor Flat 45 De Laune Street SE17 3UR
 Flat C 39 De Laune Street SE17 3UR
 44c De Laune Street London SE17 3UR
 1 Gaza Street London SE17 3RJ
 54c De Laune Street London SE17 3UR
 Basement And Ground Floor 1c Braganza Street SE17 3RD
 Rear Of 1c Braganza Street SE17 3RD
 Flat A 51a De Laune Street SE17 3UR
 Flat A 39 De Laune Street SE17 3UR
 40a De Laune Street London SE17 3UR
 Ground Floor And First Floor Flat 50 De Laune Street SE17 3UR
 Ground Floor And First Floor Flat 51 De Laune Street SE17 3UR
 Flat A 52 De Laune Street SE17 3UR
 42a De Laune Street London SE17 3UR
 54a De Laune Street London SE17 3UR
 48b De Laune Street London SE17 3UR
 First Floor And Second Floor Flat 50a De Laune Street SE17 3UR
 41a De Laune Street London SE17 3UR
 44a De Laune Street London SE17 3UR
 Ground Floor Flat 45 De Laune Street SE17 3UR
 27 De Laune Street London SE17 3UU
 28 De Laune Street London SE17 3UU
 38 De Laune Street London SE17 3UR
 Flat 117a Dickens House SE17 3SZ
 25 De Laune Street London SE17 3UU
 26 De Laune Street London SE17 3UU
 54 Sharsted Street London SE17 3TN
 62 Sharsted Street London SE17 3TN
 64 Sharsted Street London SE17 3TN
 66 Sharsted Street London SE17 3TN
 56 Sharsted Street London SE17 3TN
 58 Sharsted Street London SE17 3TN
 60 Sharsted Street London SE17 3TN
 Flat 1 37 De Laune Street SE17 3UU
 Flat 2 37 De Laune Street SE17 3UU
 Flat 3 37 De Laune Street SE17 3UU
 48a De Laune Street London SE17 3UR
 School House Faunce Street SE17 3TR
 Flat 4 37 De Laune Street SE17 3UU
 61a Burns House Doddington Grove SE17 3SX
 61b Burns House Doddington Grove SE17 3SX
 95a Colet House Doddington Grove SE17 3SY
 Flat 5 37 De Laune Street SE17 3UU
 Flat 6 37 De Laune Street SE17 3UU
 Flat 22a Arnold House SE17 3SU
 Flat 3 37a De Laune Street SE17 3UU
 Building 3 Units 7 42 Braganza Street SE17 3RJ
 Flat 1 Keystone House SE17 3RT
 Flat 6 53 De Laune Street SE17 3UR
 43b De Laune Street London SE17 3UR
 Flat 2 37a De Laune Street SE17 3UU
 Flat 2 Keystone House SE17 3RT
 Flat 19 Arnold House SE17 3SU
 Flat 2 Arnold House SE17 3SU
 Flat 20 Arnold House SE17 3SU
 Flat 16 Arnold House SE17 3SU
 Flat 17 Arnold House SE17 3SU
 Flat 18 Arnold House SE17 3SU
 Flat 21 Arnold House SE17 3SU
 Flat 25 Arnold House SE17 3SU
 Flat 26 Arnold House SE17 3SU
 Flat 27 Arnold House SE17 3SU
 Flat 22 Arnold House SE17 3SU
 Flat 23 Arnold House SE17 3SU
 Flat 24 Arnold House SE17 3SU
 50 Burns House Doddington Grove SE17 3SX
 51 Burns House Doddington Grove SE17 3SX
 52 Burns House Doddington Grove SE17 3SX
 47 Burns House Doddington Grove SE17 3SX
 48 Burns House Doddington Grove SE17 3SX
 49 Burns House Doddington Grove SE17 3SX
 53 Burns House Doddington Grove SE17 3SX
 57 Burns House Doddington Grove SE17 3SX
 58 Burns House Doddington Grove SE17 3SX
 59 Burns House Doddington Grove SE17 3SX
 54 Burns House Doddington Grove SE17 3SX
 55 Burns House Doddington Grove SE17 3SX
 56 Burns House Doddington Grove SE17 3SX
 Flat 7 Arnold House SE17 3SU
 Flat 8 Arnold House SE17 3SU
 Flat 9 Arnold House SE17 3SU
 Flat 4 Arnold House SE17 3SU
 Flat 5 Arnold House SE17 3SU
 Flat 6 Arnold House SE17 3SU
 40 Burns House Doddington Grove SE17 3SX
 44 Burns House Doddington Grove SE17 3SX
 45 Burns House Doddington Grove SE17 3SX
 46 Burns House Doddington Grove SE17 3SX
 41 Burns House Doddington Grove SE17 3SX
 42 Burns House Doddington Grove SE17 3SX
 43 Burns House Doddington Grove SE17 3SX
 52 Sharsted Street London SE17 3TN
 33 Sharsted Street London SE17 3TP
 35 Sharsted Street London SE17 3TP
 46 Sharsted Street London SE17 3TN
 48 Sharsted Street London SE17 3TN
 50 Sharsted Street London SE17 3TN
 37 Sharsted Street London SE17 3TP
 45 Sharsted Street London SE17 3TP
 47 Sharsted Street London SE17 3TP
 49 Sharsted Street London SE17 3TP
 39 Sharsted Street London SE17 3TP
 41 Sharsted Street London SE17 3TP
 43 Sharsted Street London SE17 3TP
 50 Ambergate Street London SE17 3RX
 52 Ambergate Street London SE17 3RX
 58 Ambergate Street London SE17 3RX
 44 Ambergate Street London SE17 3RX
 46 Ambergate Street London SE17 3RX
 48 Ambergate Street London SE17 3RX
 6 Ambergate Street London SE17 3RX
 66 Ambergate Street London SE17 3RX
 68 Ambergate Street London SE17 3RX
 8 Ambergate Street London SE17 3RX
 60 Ambergate Street London SE17 3RX
 62 Ambergate Street London SE17 3RX
 64 Ambergate Street London SE17 3RX
 36 Doddington Grove London SE17 3TT
 1a Braganza Street London SE17 3RD
 1b Braganza Street London SE17 3RD
 30 Doddington Grove London SE17 3TT
 32 Doddington Grove London SE17 3TT
 34 Doddington Grove London SE17 3TT
 Flat 1 Arnold House SE17 3SU
 Flat 13 Arnold House SE17 3SU

22a Doddington Grove London SE17 3TT
22b Doddington Grove London SE17 3TT
Keyworth Primary School Faunce Street SE17 3TR
Flat 3 Keystone House SE17 3RT
Flat 39a Arnold House SE17 3SU
38a De Laune Street London SE17 3UR
68 Sharsted Street London SE17 3TN
70 Sharsted Street London SE17 3TN
72 Sharsted Street London SE17 3TN
1 Braganza Street London SE17 3RD
Flat 3 53 De Laune Street SE17 3UR
Flat 4 53 De Laune Street SE17 3UR
Flat 5 53 De Laune Street SE17 3UR
3 Braganza Street London SE17 3RD
2 Braganza Street London SE17 3RJ
Flat 2 53 De Laune Street SE17 3UR
54 Braganza Street London SE17 3RJ
48 Braganza Street London SE17 3RJ
50 Braganza Street London SE17 3RJ
52 Braganza Street London SE17 3RJ
8 Braganza Street London SE17 3RJ

Flat 14 Arnold House SE17 3SU
Flat 15 Arnold House SE17 3SU
Flat 10 Arnold House SE17 3SU
Flat 11 Arnold House SE17 3SU
Flat 12 Arnold House SE17 3SU
41 Faunce Street London SE17 3TR
10 Doddington Grove London SE17 3TT
12 Doddington Grove London SE17 3TT
35 Faunce Street London SE17 3TR
37 Faunce Street London SE17 3TR
39 Faunce Street London SE17 3TR
14 Doddington Grove London SE17 3TT
24 Doddington Grove London SE17 3TT
28 Doddington Grove London SE17 3TT
16 Doddington Grove London SE17 3TT
18 Doddington Grove London SE17 3TT
20 Doddington Grove London SE17 3TT

C/O Members Room x
42 Fleming Road London SE17 3QR

Re-consultation: 16/8/17

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

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

Statutory and non-statutory organisations

Environment Agency
Historic England
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Natural England
Transport for London
Thames Water - Development Planning

Neighbours and local groups

Flat D 60-62 Braganza Street SE17 3RJ
12 Doddington Grove London SE17 3TT
42 Fleming Road London SE17 3QR
54 Braganza Street London SE17 3RJ
72 Sharsted Street London SE17 3TN

**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

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

Applicant	Ms Wing Lau Southwark Council	Reg. Number	17/AP/0964
Application Type	Council's Own Development - Reg. 3	Case Number	TP/1027-42
Recommendation	Grant With Unilateral Undertaking		

Draft of Decision Notice

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

Demolition of existing buildings and erection of 5 new blocks, ranging from 3 to 5 storeys in height comprising 33 new homes (5 x intermediate and 28 x private)(Use Class C3) and one new 3 storey block comprising 428sqm of workspace (Use Class B1) with associated landscaping, disabled car parking, cycle parking and public realm works.

At: BRAGANZA STREET WORKSHOP 42 BRAGANZA STREET AND LAND ADJACENT TO 26 BRAGANZA STREET, LONDON SE17 3RJ

In accordance with application received on 03/03/2017

and Applicant's Drawing Nos. AKA/061/BRG/P/020/RevP2 Location Plan

Existing

AKA/061/BRG/P/000/RevP2 Existing Ground Floor Plan
AKA/061/BRG/P/001/RevP2 Existing First Floor Plan
AKA/061/BRG/P/002/RevP1 Existing Buildings Elevations

Demolition

AKA/061/BRG/P/010/RevP2 Ground Floor Demolition Plan
AKA/061/BRG/P/011/RevP2 First Floor Demolition Plan

Proposed

AKA/061/BRG/P/100/RevP3 Ground floor plan
AKA/061/BRG/P/101/RevP2 First floor plan
AKA/061/BRG/P/102/RevP2 Second floor plan
AKA/061/BRG/P/103/RevP2 Third floor plan
AKA/061/BRG/P/104/RevP3 Fourth floor plan
AKA/061/BRG/P/105/RevP2 Roof plan

AKA/061/BRG/P/150/RevP1 Block B, GFL, 1FL and 2FL
AKA/061/BRG/P/151/RevP1 Block B, GFL, 1FL and 2FL
AKA/061/BRG/P/152/RevP1 Block B, 3FL and Roof
AKA/061/BRG/P/153/RevP2 Block C, GFL, 1FL, 2FL, 3FL, 4FL and Roof
AKA/061/BRG/P/154/RevP1 Block D, GFL, 1FL, 2FL and Roof
AKA/061/BRG/P/155/RevP1 Block E, GFL, 1FL, 2FL and Roof
AKA/061/BRG/P/156/RevP1 Block F, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/200/RevP1 Sections A-A/B-B

AKA/061/BRG/P/300/RevP1 Elevations A-A/B-B/C-C
AKA/061/BRG/P/301/RevP1 Elevations D-D/E-E
AKA/061/BRG/P/302/RevP2 Elevations G-G/H-H/I-I
AKA/061/BRG/P/303/RevP1 Elevations A-A/B-B/C-C
AKA/061/BRG/P/304/RevP2 Elevations Block A
AKA/061/BRG/P/305/RevP1 Elevations Block B
AKA/061/BRG/P/306/RevP1 Elevations Block C

AKA/061/BRG/P/307/RevP1 Elevations Block D
 AKA/061/BRG/P/308/RevP1 Elevations Block E
 AKA/061/BRG/P/309/RevP1 Elevations Block F

AKA/061/BRG/P/400/RevP2 2b3p Type A WCH Adapted - Block B - Private sale GFL & FFL Plan
 AKA/061/BRG/P/401/RevP2 2b4p Type B - Block B - Private sale GFL & FFL Plan
 AKA/061/BRG/P/402/RevP2 3b5p Type C WCH Adapted - Block B - Intermediate tenure GFL & FFL Plan
 AKA/061/BRG/P/403/RevP2 3b4p Type A WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
 AKA/061/BRG/P/404/RevP2 2b4p Type C WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
 AKA/061/BRG/P/405/RevP1 2b3p Type B - Block E - Private Sale - GFL & FFL Plan
 AKA/061/BRG/P/407/RevP1 2b3p Type C WCH Adaptable - Block E - Private Sale GFL & FFL Plan adapted
 AKA/061/BRG/P/408/RevP2 4b7p Type A - Block D - Private Sale GFL, FFL and SFL Plan
 AKA/061/BRG/P/409/RevP1 3b4p Type B - Block A - Private Sale GFL, FFL and SFL Plan
 AKA/061/BRG/P/410/RevP2 1b2p Type B - Block B - Private Sale SFL Plan
 AKA/061/BRG/P/411/RevP1 2b4p Type E - Block C - Private Sale SFL Plan
 AKA/061/BRG/P/412/RevP1 2b4p Type A
 AKA/061/BRG/P/413/RevP1 3b5p Type A - GFL + 1FL Plan
 AKA/061/BRG/P/414/RevP1 3b5p Type A - 2FL Plan
 AKA/061/BRG/P/415/RevP1 3b5p Type D
 AKA/061/BRG/P/416/RevP1 3b5p Type E
 AKA/061/BRG/P/417/RevP1 4b6p Type A
 AKA/061/BRG/P/419/RevP1 1b2p Type A
 AKA/061/BRG/P/421/RevP1 1b2p Type C
 AKA/061/BRG/P/422/RevP1 1b2p Type D
 AKA/061/BRG/P/423/RevP1 1b2p Type F
 AKA/061/BRG/P/424/RevP1 1b2p Type E
 AKA/061/BRG/P/425/RevP2 3b4p Type B
 AKA/061/BRG/P/426/RevP1 Studio Type A
 AKA/061/BRG/P/427/RevP1 2b4p Type F
 AKA/061/BRG/P/428/RevP1 1b2p Type G

Details

AKA/061/BRG/P/600/RevP1 Private Residential Entrance Study
 AKA/061/BRG/P/601 Corner and Projecting Balcony Study
 AKA/061/BRG/P/602 Residential Communal Entrance and Deck Accesses
 AKA/061/BRG/P/604/RevP1 Block F Study
 AKA/061/BRG/P/605/RevP1 Brick bonds

AKA/061/BRG/P/650 Residential Block Sketch Details Sheet 1
 AKA/061/BRG/P/655 Commercial Block F Sketch Details Sheet 1
 AKA/061/BRG/P/656/RevP1 Commercial Block F Sketch Detail Sheet 2
 AKA/061/BRG/P/657/RevP1 Commercial Block F Sketch Detail Sheet 3

Drainage

15578/BRG/300 B Below Ground Drainage Layout Strategy Plan
 15578/BRG/301 Below Ground Drainage Layout
 15578/BRG/310 Drainage Typical Details Sheet 1 of 6
 15578/BRG/311 Drainage Typical Details Sheet 2 of 6
 15578/BRG/312 Drainage Typical Details Sheet 3 of 6
 15578/BRG/313 Drainage Typical Details Sheet 4 of 6
 15578/BRG/314 Drainage Typical Details Sheet 5 of 6
 15578/BRG/315 Drainage Typical Details Sheet 6 of 6
 15578/BRG/400 Typical Pavement Details Sheet 1 of 1

Landscaping

3287CLU_L_900 P5
 3287CLU_L_901 P9
 3287CLU_L_902 P5
 3287CLU_L_903 P2
 3287CLU_L_904 P5
 3287CLU_L_905 P4

Documents

Design and Access Statement by Adam Khan Architects and Levitt Bernstein Associates March 2017
 Arboricultural Site Appraisal 28.07.16 by D F Clark Bionomique Ltd, Tree Protection Plan DFCP 3602 TPP, and
 TreeSurvey/Removal Plan DFCP 3602 TPP
 Air Quality Assessment September 2016 by MLM

Bat Emergence Survey by ASW Ecology May 2017 and Phase 1 Bat Survey December 2016 by ASW Ecology
 BREEAM New Construction SD5076: 4.0-2014 12 January 2017 by MLM
 Capacity Report by MLM
 Daylight, Sunlight and Overshadowing May 2017 v.3 by Point 2 Surveyors
 Drainage Design Report Stage 3 February 2017 by Ellis + Moore, surface water manhole schedules 1, 2 and 3, foul water manhole schedule 1 and 2
 Extended phase 1 habitat survey 28th October 2016 by D F Clark Bionomique Ltd
 Flood Risk Assessment February 2017 by ESI revision REV2 dated 23/06/2017
 Internal Daylight and Sunlight Addendum Report February 2017 v.3 by Point 2 Surveyors
 Noise report August 2016 by MLM
 Outdoor Lighting Report 16 August 2016 by Lighting Reality Ltd, Pole top luminaire data sheet, Floodlight data sheet, and Surface washer data sheet
 Outline Energy Statement by MLM
 Planning Statement version 1.0 by Southwark Council
 Residential Waste Management Guidance February 2017 by Project Centre
 Site Investigation Summary Rev.A 18/08/16 by Ellis + Moore
 Statement of Community Involvement
 Transport Statement February 2017 by Project Centre
 Utility Services Report by MLM and Utility Survey plan P395J820.3A
 Viability Report executive summary

Subject to the following thirty conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

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

AKA/061/BRG/P/020/RevP2 Location Plan

Demolition

AKA/061/BRG/P/010/RevP2 Ground Floor Demolition Plan

AKA/061/BRG/P/011/RevP2 First Floor Demolition Plan

Proposed

AKA/061/BRG/P/100/RevP3 Ground floor plan

AKA/061/BRG/P/101/RevP2 First floor plan

AKA/061/BRG/P/102/RevP2 Second floor plan

AKA/061/BRG/P/103/RevP2 Third floor plan

AKA/061/BRG/P/104/RevP3 Fourth floor plan

AKA/061/BRG/P/105/RevP2 Roof plan

AKA/061/BRG/P/150/RevP1 Block B, GFL, 1FL and 2FL

AKA/061/BRG/P/151/RevP1 Block B, GFL, 1FL and 2FL

AKA/061/BRG/P/152/RevP1 Block B, 3FL and Roof

AKA/061/BRG/P/153/RevP2 Block C, GFL, 1FL, 2FL, 3FL, 4FL and Roof

AKA/061/BRG/P/154/RevP1 Block D, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/155/RevP1 Block E, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/156/RevP1 Block F, GFL, 1FL, 2FL and Roof

AKA/061/BRG/P/200/RevP1 Sections A-A/B-B

AKA/061/BRG/P/300/RevP1 Elevations A-A/B-B/C-C

AKA/061/BRG/P/301/RevP1 Elevations D-D/E-E

AKA/061/BRG/P/302/RevP2 Elevations G-G/H-H/I-I

AKA/061/BRG/P/303/RevP1 Elevations A-A/B-B/C-C

AKA/061/BRG/P/304/RevP2 Elevations Block A

AKA/061/BRG/P/305/RevP1 Elevations Block B

AKA/061/BRG/P/306/RevP1 Elevations Block C

AKA/061/BRG/P/307/RevP1 Elevations Block D

AKA/061/BRG/P/308/RevP1 Elevations Block E

AKA/061/BRG/P/309/RevP1 Elevations Block F

AKA/061/BRG/P/400/RevP2 2b3p Type A WCH Adapted - Block B - Private sale GFL & FFL Plan
 AKA/061/BRG/P/401/RevP2 2b4p Type B - Block B - Private sale GFL & FFL Plan
 AKA/061/BRG/P/402/RevP2 3b5p Type C WCH Adapted - Block B - Intermediate tenure GFL & FFL Plan
 AKA/061/BRG/P/403/RevP2 3b4p Type A WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
 AKA/061/BRG/P/404/RevP2 2b4p Type C WCH Adapted - Block C - Intermediate tenure GFL & FFL Plan
 AKA/061/BRG/P/405/RevP1 2b3p Type B - Block E - Private Sale - GFL & FFL Plan
 AKA/061/BRG/P/407/RevP1 2b3p Type C WCH Adaptable - Block E - Private Sale GFL & FFL Plan adapted
 AKA/061/BRG/P/408/RevP2 4b7p Type A - Block D - Private Sale GFL, FFL and SFL Plan
 AKA/061/BRG/P/409/RevP1 3b4p Type B - Block A - Private Sale GFL, FFL and SFL Plan
 AKA/061/BRG/P/410/RevP2 1b2p Type B - Block B - Private Sale SFL Plan
 AKA/061/BRG/P/411/RevP1 2b4p Type E - Block C - Private Sale SFL Plan
 AKA/061/BRG/P/412/RevP1 2b4p Type A
 AKA/061/BRG/P/413/RevP1 3b5p Type A - GFL + 1FL Plan
 AKA/061/BRG/P/414/RevP1 3b5p Type A - 2FL Plan
 AKA/061/BRG/P/415/RevP1 3b5p Type D
 AKA/061/BRG/P/416/RevP1 3b5p Type E
 AKA/061/BRG/P/417/RevP1 4b6p Type A
 AKA/061/BRG/P/419/RevP1 1b2p Type A
 AKA/061/BRG/P/421/RevP1 1b2p Type C
 AKA/061/BRG/P/422/RevP1 1b2p Type D
 AKA/061/BRG/P/423/RevP1 1b2p Type F
 AKA/061/BRG/P/424/RevP1 1b2p Type E
 AKA/061/BRG/P/425/RevP2 3b4p Type B
 AKA/061/BRG/P/426/RevP1 Studio Type A
 AKA/061/BRG/P/427/RevP1 2b4p Type F
 AKA/061/BRG/P/428/RevP1 1b2p Type G

Details

AKA/061/BRG/P/600/RevP1 Private Residential Entrance Study
 AKA/061/BRG/P/601 Corner and Projecting Balcony Study
 AKA/061/BRG/P/602 Residential Communal Entrance and Deck Accesses
 AKA/061/BRG/P/604/RevP1 Block F Study
 AKA/061/BRG/P/605/RevP1 Brick bonds

AKA/061/BRG/P/650 Residential Block Sketch Details Sheet 1
 AKA/061/BRG/P/655 Commercial Block F Sketch Details Sheet 1
 AKA/061/BRG/P/656/RevP1 Commercial Block F Sketch Detail Sheet 2
 AKA/061/BRG/P/657/RevP1 Commercial Block F Sketch Detail Sheet 3

Drainage

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 15578/BRG/312 Drainage Typical Details Sheet 3 of 6
 15578/BRG/313 Drainage Typical Details Sheet 4 of 6
 15578/BRG/314 Drainage Typical Details Sheet 5 of 6
 15578/BRG/315 Drainage Typical Details Sheet 6 of 6
 15578/BRG/400 Typical Pavement Details Sheet 1 of 1

Landscaping

3287CLU_L_900 P5
 3287CLU_L_901 P9
 3287CLU_L_902 P5
 3287CLU_L_903 P2
 3287CLU_L_904 P5
 3287CLU_L_905 P4

Reason:

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

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

- 3 Prior to the commencement of development, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

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

Reason

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

- 4 No development shall take place, including any works of demolition, until a written Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

- 5 a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site.
- i) The Phase 1 (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
- ii) Any subsequent Phase 2 (site investigation and risk assessment) shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.

b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development, other than works required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification

of commencement of the remediation scheme works.

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

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

Reason

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

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.

- 6 Details of bird and bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to above grade works commencing. The details shall include the number of nesting boxes / bricks, exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained. The nesting boxes / bricks shall be installed strictly in accordance with the details so approved, shall be maintained as such thereafter.

Reason

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies 5.10 and 7.19 of the London Plan 2016, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Southwark Core Strategy 2011.

- 7 Prior to above grade works commencing, section drawings at scale 1:10 or 1:20 to show the height, appearance and materials of bin enclosure to be installed next to the vehicle entrance from Braganza Street, and details of the management arrangements for bringing the bins to and from this enclosure on collection day(s) shall be submitted to and approved in writing by the Local Planning Authority. The bin enclosure shall be installed in accordance with the approved details prior to the first occupation of the development and shall be retained for the duration of the use, and the management arrangements shall be carried out through the duration of the use.

Reason

To ensure appropriate waste collection arrangements from the development, ensure a good design, and in order to protect the amenity of the occupiers and users of the neighbouring 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.

- 8 Before any above grade work hereby authorised begins, and notwithstanding the detail shown on the approved drawings, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including species and plant size/height of the soft landscaping, and for the hard landscaping scale drawings, cross sections and materials of any parking, access, and pathways layouts, play equipment, materials, railings, boundary walls and edge details), 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 prior to the first occupation of the development and shall be retained for the duration of the use. The details shall include the height(s) of the boundary treatment and planting within the visibility splays of the Braganza Street vehicle access, and show the dimensions of the wheelchair parking bays (length, width, margins and width of carriageway) with at least 500mm between the body of the vehicle and any adjacent structures.

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

Reason

So that the Council may be satisfied with the details of the landscaping and playspace scheme, ensure adequate manoeuvring space for the wheelchair parking spaces and in the interest of highway safety in accordance with The National Planning Policy Framework 2012, policies SP11 Open spaces and wildlife, SP12 Design and conservation, SP13 High environmental standards of the Core Strategy 2011, and saved policies 3.2 Protection of amenity, 3.12 Quality in Design, 3.13 Urban Design and 3.28 Biodiversity of the Southwark Plan 2007.

- 9 Notwithstanding the detail shown on the approved drawings, prior to above grade works commencing, details of the height, appearance and materials of screening to be installed to the roof terraces at the first and second floors of block A, to the south-eastern end of the balconies at the first and second floors of block B, and the second floor roof terrace on the north-west corner of block E shall be submitted to and approved in writing by the Local Planning Authority. The screening shall be installed in accordance with the approved details prior to the first occupation of the development and shall be retained for the duration of the use.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at Braganza Street and Gaza Street from undue overlooking from use of the roof areas in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of the Core Strategy 2011 and saved policy 3.2 Protection of Amenity of the Southwark Plan 2007.

- 10 Before any above grade work hereby authorised begins, details of the biodiversity green/brown roofs shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity green/brown roofs shall be:
- biodiversity based with extensive substrate base (depth 80-150mm);
 - laid out in accordance with agreed plans; and
 - planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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

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, saved policy 3.28 of the Southwark Plan 2007 and Strategic Policy 11 of the Core Strategy 2011.

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

Reason

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

- 12 Prior to above grade works commencing, material samples and 1 sq.m. panels of the brickwork including its brick/s, bond(s) and mortar, pre-cast concrete coping, window frames, railings, door frames, and roof materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

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

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

Reason

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

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.

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

Access to and use of building standard M4(1):

Block E

2b4p Type E and 2b4p Type F

Access to and use of building standard M4(2):

Block A

2b4p Type A

3b5p Type A

3b5p Type B

Block B

3b5p Type D

2b4p Type B x 2

1b2P Type A x 2

1b2P Type B

1b2P Type C

1b2P Type D

1b2P Type F

Block C

3b5p Type E

1b2p Type E x 3

1b2p Type F

3b4p Type B

Studio Type A

1b2p Type G

Block D

4b7p Type A x 2

4b6p Type A

Block E

2b3p Type B x 3

Access to and use of building standard M4(3a and 3b):

Block B

2b3p Type A x 2 and 3b5p Type C

Block C

3b4p Type A and 2b4p Type C

Block E

2b3p Type C

Reason

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 Providing new homes and London Plan 2016 policy 3.8 Housing choice.

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

Reason

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 16 The residential use hereby permitted shall not be begun until full particulars and details of a scheme for the internal ventilation of the development which shall include; appropriately located plant, inlets and outlets; filtration and treatment of incoming air to ensure it meets the national standards for external air quality; plant noise output levels; and a management and maintenance plan have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approval given.

Reason

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with 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 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the Local Planning Authority for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason

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

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

Bedrooms - 35dB LAeq T#, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T #

Dining room - 40 dB LAeq T #

* - Night-time - 8 hours between 23:00-07:00

- Daytime - 16 hours between 07:00-23:00

Reason

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

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.

- 19 Details of any external lighting and security surveillance equipment to be installed on the exterior of the building or within the external areas shall be submitted to and approved in writing by the Local Planning Authority before any

such lighting or security equipment is installed. The development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the safety and security of persons using the area and the amenity and privacy of adjoining occupiers in accordance with Strategic Policy 12 Design Standards, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policies 3.2 Protection of amenity and 3.14 Designing Out Crime of the Southwark Plan 2007.

- 20 The development hereby permitted shall be carried out in accordance with the approved Drainage Design Report Stage 3 prepared by ellis+moore with project reference number 15578 dated February 2017 (received 6 July 2017) and associated drawing reference 15578/BRG/300 revision B, unless other drainage details are submitted to and approved by the Local Planning Authority.

Reason

To ensure the development is constructed with sustainable surface water drainage measures in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.9 Water of the Southwark Plan 2007.

- 21 The third floor green roof of block A, roof of the ground floor cycle store of Block B, third floor green roof of Block B, fourth floor roof of Block B, third floor green roof of Block C, fifth floor roof of Block C, third floor green roof of Block D, third floor green roof of Block E, and first floor green roof of Block F hereby permitted shall not be used other than as a means of emergency escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of the Braganza Street, Doddington Grove and Gaza Street properties may be protected from overlooking from use of the roof area 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.

- 22 Notwithstanding the provisions of Schedule 2 Part 1 of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to any dwellinghouse hereby approved.

Reason

To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 High environmental standards and Strategic Policy 12 Design and conservation of the Core Strategy 2011 and saved policies 3.2 Protection of Amenity and 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 23 The windows on the north-eastern elevation of the block E at first and second floor levels, and to the north-eastern elevation of block C at first and second floor levels as shown on the approved drawings shall be obscure glazed and fixed shut and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

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

- 24 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by esi with project reference number 63957R1REV2 dated June 2017, unless other flood risk assessment details are submitted to and approved by the Local Planning Authority (in consultation with the Environment Agency).

Reason

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

- 25 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.

- 26 Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILP) Guidance for the Reduction of Obtrusive Light (January 2012).

Reason

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

- 27 Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh, unless air quality details are submitted to and approved by the Local Planning Authority prior to the installation of the boiler.

Reason

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

- 28 Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 to 20:00 on Monday to Friday, 09:00 to 20:00 on Saturdays and 10:00 to 18:00 on Sundays and Bank Holidays.

Reason

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

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

Reason

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

- 30 Notwithstanding the provisions of Part 16 The Town & Country Planning [General Permitted Development] Order 2015 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason

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

Statement of positive and proactive action in dealing with the application

The application was submitted following the provision of pre-application advice, and further information was provided during the course of the application to address consultation responses and to allow a positive recommendation.

Informatives

The Construction Environment Management Plan shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- Site perimeter continuous automated noise, dust and vibration monitoring;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic – Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- Site waste Management – Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

To follow current best construction practice, including the following:-

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

Applicants will be required to enter into a s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

The elevation of Block A fronting Gaza Street appears to show a projecting canopy. This will overhang the highway and as such the applicant is advised to procure a S177 licence from the highway authority prior to implementation of the development. The distance between the underside of the structure (canopy) and the footway level should be 5m and the distance from the edge of the structure (canopy) to the edge of footway to be 500mm. Please contact Iaan Smuts, Group Manager – Community Projects on 020 7525 2135 to arrange.

The applicant is to note that surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Iaan Smuts, Highway Development Manager on 020 7525 2135 to arrange.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm.

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