

Planning Committee

Tuesday 10 October 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

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

Access

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

Contact

Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk
Webpage: <http://www.southwark.gov.uk>

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 2 October 2017



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Planning Committee

Tuesday 10 October 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	
	To approve as a correct record the minutes of the open section of the meeting held on 19 September 2017.	
	The minutes will be circulated separately to this agenda.	
6.	MAYFLOWER PARK - TO RELEASE £264,138.42 FROM THE S106 AGREEMENT ASSOCIATED WITH THE BELOW DEVELOPMENT, TOWARDS THE NEW PUBLIC PARK MAINTENANCE FUND	3 - 6

Item No.	Title	Page No.
7.	DEVELOPMENT MANAGEMENT	7 - 11
7.1.	GUINNESS COURT, SNOWFIELDS STREET , LONDON SE1 3TA	12 - 40

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: 2 October 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

Item No. 6.	Classification: Open	Date: 10 October 2017	Meeting Name: Planning Committee
Report title:		Mayflower Park - To release £264,138.42 from the S106 agreement associated with the below development, towards the new public park maintenance fund.	
Ward(s) or groups affected:		Project: Surrey Docks Funds: Surrey Docks	
From:		Director of Planning	

RECOMMENDATION

1. To authorise the release of £264,138.42 of Section 106 funding, from the below development, towards the new public park maintenance fund, as set out in paragraphs 5-6.

Permission Ref	Account No	Address	Amount
14/AP/0309	728	Former Surrey Docks Stadium And Depot Adjacent To Stadium, Salter Road, Rotherhithe, London, SE16	£264,138.42
TOTAL			£264,138.42

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. Fairview Homes Limited, the developer of 14/AP/0309 obtained planning permission for the redevelopment of the Surrey Docks depot, council land and the creation of a new public park on the site previously known as the Surrey Docks Stadium.
4. As part of the s106 agreement associated with the above planning agreement, the developer agreed to create a new public park on the site. This park has now been named Mayflower Park.
5. In addition to the creation of Mayflower Park, the developer was also obliged to provide £250,000.00 to the council, toward the costs of maintaining this park. The park has now been delivered and the maintenance contribution can now be released.
6. This park will be added to the council's portfolio of parks and will be maintained by our grounds maintenance contractor 'id Verde'. The park will be maintained by way of

regularly cutting the grass areas, weeding and seeding annually, maintaining the plants beds and ensuring our tree stock is pruned and kept in good condition.



KEY ISSUES FOR CONSIDERATION

7. This money is clearly defined in the legal agreement as for the ongoing maintenance of the newly created park and as such cannot be released for any other purpose.

Community impact statement

8. This project will support the council's commitment to meet the needs of Southwark's diverse community.
9. The proposed fund has been designed to maintain the attractiveness of the newly created public amenity, as a place which people choose to use. By creating the Mayflower Park, the council is improving the environment and social 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.
10. The ongoing maintenance of the new park is designed to maintain full accessibility to all, without prejudice or discrimination.
11. The proposal has no negative impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
12. With the exception of those benefits identified, the proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

13. Full consultation was carried out prior to the creation of the park, but no further consultation has taken place, in relation to the release of the maintenance fund.

Resource implications

Permission Ref	Account No	Purpose	Principle Amount	Indexation/Interest
14/AP/0309	728	PPOS	£250,000.00	£14,138.42
TOTAL				£264,138.42

14. The above mentioned developments secured £264,138.42, combined, in contributions towards public realm, site specific transport and strategic transport improvements. All £264,138.42 is currently unallocated and available.
15. The proposed allocation accords with the above mentioned agreement and would provide appropriate mitigation for the impacts of the specific and future developments.
16. All costs arising from implementing the recommendations above will be met from the S106 agreement attached to the planning permission for the development.
17. The project will be managed by the parks and leisure service, which has an extensive experience of this work in Southwark. Staffing and any other costs connected with this recommendation are to be contained within existing departmental revenue budgets.

Policy implications

18. The proposal meets 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

19. The section 106 planning obligations agreement with Fairview Developments was entered into on 13 August 2014 and referred to the creation of a new public park and required Fairview to make a contribution of £250,000 towards the cost of maintaining the park.
20. In this case, the proposed use of the funds was very specific and the funds are clearly being used solely for the intended purpose. Indeed, it would be an unlawful use of the monies to utilise them for any other purpose.
21. The report refers to the consultation which has been undertaken. Following this, the allocation of monies paid in compliance with section 106 obligations is a matter for the Planning Committee and members may therefore confirm the release of the funds 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 £264,138.42 section106 (s106) funds from the legal agreement listed in the body of this report, for the ongoing maintenance of Mayflower Park.

23. The director of planning confirms the section 106 funds required to deliver this project are available, and the proposed expenditure accords with the terms of the section 106 agreement.
24. The strategic director of finance and governance notes the council has received the related s106 funds and they are available for the maintenance works outlined in this report.
25. 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	John Wade, Parks and Leisure Services	
Report Author	Max Nakrani, Parks and Leisure Services	
Version	Final	
Dated	25 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
Date final report sent to Constitutional Team		28 September 2017

tem No. 10.	Classification: Open	Date: 10 October 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	Virginia Wynn-Jones 020 7525 7055
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 10 October 2017

Appl. Type Full Planning Application
Site GUINNESS COURT, SNOWFIELDS STREET , LONDON SE1 3TA

Reg. No. 16-AP-3819
TP No. TP/43-C
Ward Grange
Officer Sonia Watson

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.1

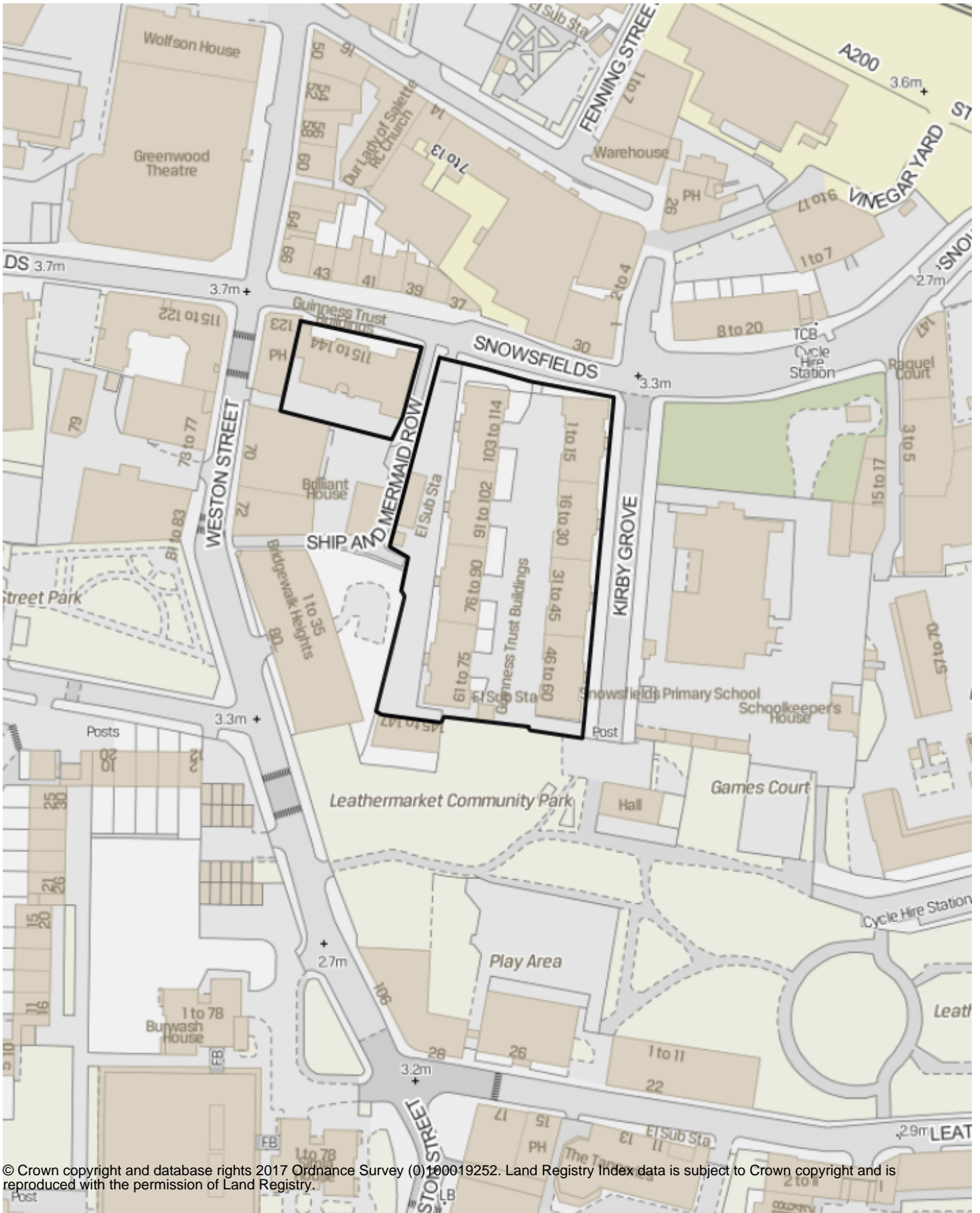
Proposal

Erection an external lift core to Block C from ground to 4th floor level and double mansard roof extension over Blocks A, B and C to provide 30 residential units (2 x 1bed, 24 x 2 bed,4 x 3bed) together with associated ancillary works.


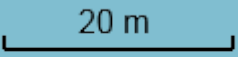
Agenda Item 7.1



AGENDA 7.1 - GUINNESS COURT, SNOWFIELDS STREET, LONDON, SE1 3TA



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 Scale = 1 : 1250
 28-Sep-2017

Item No. 7.1	Classification: Open	Date: 10 October 2017	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/3819 for: Full Planning Permission Address: GUINNESS COURT, SNOWFIELDS STREET , LONDON SE1 3TA Proposal: Erection an external lift core to Block C from ground to 4th floor level and double mansard roof extension over Blocks A, B and C to provide 30 residential units (2 x 1bed, 24 x 2bed,4 x 3bed) together with associated ancillary works.		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 20/09/2016		Application Expiry Date 20/12/2016	
Earliest Decision Date 05/11/2016			

RECOMMENDATIONS

1.
 - a) That planning permission be granted subject to the completion of a S106 legal agreement.
 - b) That in the event that the requirements of 1 are not met by 31 January 2018, the director of planning be authorised to refuse planning permission for the reasons set out under paragraph 68.

BACKGROUND INFORMATION

2. This item is referred to the planning committee because it is a major application and has received more than five objections.

Site location and description

3. The Guinness Trust buildings comprise a series of imposing five storey mansion blocks of considerable townscape value within the Bermondsey Street conservation area. The main block on Snowfields and Kirby Grove is palatial in style, its two four-storey wings linked by an arcade of five brick arches that give access to its central court. The whole development is surrounded by heavy iron railings to protect a half basement floor. A smaller block in similar style adjoins the Rose pub. Together the buildings form a significant section of the street with their railings and the block of shops and flats opposite, they contribute to a strong urban character. Originally these buildings had mansard roofs containing one and a half storeys of accommodation. These were removed in the 1970s.
4. The site lies within the following Southwark Core Strategy designations

- Central Activities Zone;
- Bankside, Borough and London Bridge Opportunity Area;
- Air Quality Management Area; and
- Archaeological Priority Zone.

Details of proposal

5. Permission is sought to extend the existing buildings by two additional floors in the form of a double mansard to provide a total of 30 residential units comprising:

2 x 1bed
24 x 2bed
4 x 3bed

6. The single building fronting Snowfields, Block C would have an external lift added to the rear extending over 5 floors. Within Blocks A and B lifts will be added internally within the building.

Unit	Block.	Floor	Tenure Size	Size	Floor Area sq m	National Standards sq m	Amenity Space sq m
1	A	4&5	PRIVATE	3B5P	100	93	
2	A	4&5	PRIVATE	2B3P	70	70	
3	A	4&5	PRIVATE	2B4P	85	79	
4	A	4&5	SOCIAL	2B3P	79	70	
5	A	4&5	SHARED/OW	2B3P	74	70	
6	A	4&5	SOCIAL	2B4P	85	79	
7	A	4&5	SOCIAL	2B4P	85	79	
8	A	4&5	SHARED/OW	2B3P	74	70	
9	A	4&5	SOCIAL	2B3P	79	70	
10	A	4&5	PRIVATE	2B4P	85	79	
11	A	4&5	PRIVATE	2B3P	70	70	
12	A	4&5	PRIVATE	3B5P	100	93	
13	B	4&5	PRIVATE	3B5P	100	93	21
14	B	4&5	PRIVATE	2B3P	70	70	
15	B	4&5	PRIVATE	2B4P	85	79	
16	B	4&5	SOCIAL	2B3P	79	70	
17	B	4&5	SHARED/OW	2B3P	74	70	
18	B	4&5	SOCIAL	2B4P	85	79	
19	B	4&5	SOCIAL	2B4P	85	79	
20	B	4&5	SHARED/OW	2B3P	74	70	
21	B	4&5	SOCIAL	2B3P	79	70	
22	B	4&5	PRIVATE	2B4P	85	79	
23	B	4&5	PRIVATE	2B3P	70	70	
24	B	4&5	PRIVATE	3B5P	100	93	21
25	C	4&5	PRIVATE	2B3P	76	70	
26	C	4&5	PRIVATE	2B4P	83	79	
27	C	4&5	PRIVATE	1B2P	55	58	
28	C	4&5	PRIVATE	1B2P	55	58	
29	C	4&5	PRIVATE	2B3P	72	70	
30	C	4&5	PRIVATE	2B4P	81	79	

7. Density

Core strategy policy 5 sets out that in the urban density zone densities should be within the range of 650-1000 habitable rooms per hectare. Due to the existence of the original units and without access to the details of those units it has not been possible

to accurately calculate the density. The agent has provided a calculation to include the existing and proposed units and this demonstrates a maximum density of 1175hrph. This is discussed further at paragraph 23 of the report.

8. Affordable Housing

The proposal would provide a total of 40% of the total number of units as affordable 12. (8 x 2 bed social rent and 4 x 2 bed intermediate), By habitable room, the level of affordable is at 39 % exceeding the minimum levels set out within strategic policy 6 of the core strategy.

9. Dwelling mix

Policy SP7 promotes the delivery of family housing. It states that for residential schemes of 10 or more units, at least 60% of units should have 2 or more bedrooms and at least 20% should have 3 or more bedrooms. No more than 5% of units will be acceptable as studios.

10. In this case The proposal would provide a mix of 2 x 1 bed (7%) 24 x 2 bed (80%) and 4 x 3 bed (13%). Whilst more than 60% of the units would have 2 or more bedrooms the proposal would have a shortfall of 7% of flats with 3 + bedrooms.

11. Wheelchair accommodation

Due to the constraints of the existing buildings the proposal has not been able to incorporate wheelchair accessible units. The applicant has indicated that they would adapt some of their existing ground floor stock, however no details of this are provided and in line with the Section 106 planning obligations and community infrastructure levy SPD the method for dealing with any shortfall in wheelchair housing is by way of a financial contribution of £90,000.

12. Access to the proposed units would be from the existing entrances within the three blocks, with a lift added to Block C to serve the existing floors only. Residents of the new dwellings would have to use the lift and then walk up the stairwell to access their units.

13. The accommodation schedule show that all of the units meet or exceed the national flat size standards and the minimum room floor sizes.

14. **Planning history**

13/EQ/0186 Application type: Pre-Application Enquiry (ENQ) Upgrades to landscaping and amenity area between two main blocks of estates Decision date 24/01/2014 Decision: Pre-application enquiry closed (EQC)
14/AP/1276 Application type: Full Planning Permission (FUL) Upgrades to the courtyard including: installation of new reinforced brick planters; new paving; new decorative gates to enhance privacy at the entrance to match existing site railings; and new private garden boundaries (dwarfed wall with railings). Decision date 04/07/2014 Decision: Granted (GRA)
15/EQ/0275 Application type: Pre-Application Enquiry (ENQ) Roof top/mansard development to provide 32 no. 1, 2 and 3 bedroom flats, provision of internal and external lifts and associated landscaping Decision date 03/02/2016 Decision: Pre-application enquiry closed (EQC)
16/EQ/0171 Application type: Pre-Application Enquiry (ENQ) Roof mansard extension to form 30 No residential units and inclusion of 9 No. new lifts (follow up request) Decision date 05/09/2016 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

15. None relevant.

Summary of main issues

16. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies
 - b) Tenure split, affordable housing and financial viability
 - c) Impact of proposed extension upon the amenity of adjoining occupiers and surrounding area
 - d) Impact of the proposed extension and new dwellings upon the adjoining and nearby uses on occupiers and users of proposed development
 - e) Transport impacts
 - f) Design and setting of nearby listed buildings
 - g) Impacts on infrastructure and consideration of planning obligations (S.106 undertaking or agreement)
 - h) Mayoral and Southwark Community Infrastructure levy
 - i) Sustainable development implications.

Summary of consultation responses.

17. Residents have raised a number of issues during the course of the application with a total of 38 responses having been received, 20 from Guinness Court and 18 from Snowfields and Weston Street. The comments raised range from the Trust as a landlord and implications on daylight / sunlight to the adjoining properties. The implications of the proposed development upon residents is set out within paragraphs 31-50 of the officer report. The issues raised include:

Disruption during building works.
 Poor condition of the existing flats
 Loss of natural light to stairwells to accommodate lift
 Out of character with the area
 Impact on daylight and sunlight to rooms and outside space
 No assessment has been made of 36 Snowfields, which was under construction and is now occupied.
 Guinness have not properly consulted on their scheme

Planning policy

18. National Planning Policy Framework (the Framework)
- Part 4 Promoting sustainable transport
 Part 6 Delivering a wide choice of high quality homes

Part 7 Requiring good design

Part 11 Conserving and enhancing the natural environment in particular paras 118, 123, 121 and 124 (biodiversity, noise, contamination, air quality)

Part 12 Conserving and enhancing the historic environment

Para 173 – 177 – Ensuring viability and deliverability

Para 203-206 Planning obligations and conditions

19. The London Plan 2016

Policy 3.1 Ensuring equal life chances for all

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.8 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 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

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 6.11 Smoothing traffic flow and tackling congestion

Policy 6.13 Parking

Policy 7.1 Building London's neighbourhoods and communities

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 7.14 Improving air quality

20. Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth

Strategic Targets Policy 2 - Improving places

Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport

Strategic Policy 5 - Providing new homes

Strategic Policy 6 - Homes for people on different incomes

Strategic Policy 7 - Family homes

Strategic Policy 10 - Jobs and businesses

Strategic Policy 12 - Design and conservation

Strategic Policy 13 - High environmental standards

Strategic Policy 14 - Implementation

21. Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National

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

Principle of development

22. The principle of residential is accepted provided the proposal provides good quality units which do not cause unacceptable levels of harm to adjoining residences.
23. Density
Core strategy policy 5 sets out that in the central activities zone densities should be within the range of 650 -1100 habitable rooms per hectare, (hrph). The density of 1175hrph would be marginally in excess of the maximum density levels. In accordance with the core strategy, the development must be considered to be of exemplary design quality in order to justify the higher density. Further guidance on the criteria that will be used to assess this are set out in the residential design standards SPD.
24. The SPD criteria require that the scheme makes a positive contribution to local context, character and communities, including contribution to the streetscape. In this case, as assessed in the design section of this report below, the scale, massing and detailed design of the scheme are considered to be appropriate to the local townscape and context. In addition the scheme would adequately address policies on mixed and balanced communities in relation to affordable housing.
25. The SPD also says that to be 'exemplary development, the scheme should significantly exceed minimum floor area standards, be predominantly dual aspect, exceed amenity space standards, minimise noise nuisance by having appropriate stacking, minimising corridor lengths by having an increased number of cores, have natural light and ventilation in bathrooms and kitchens and meet good sunlight and daylight standards and maximise the potential of the site.
26. On the whole, officers consider that many of the criteria are met. The dwelling mix is appropriate, generally meeting the requirements of strategic policy 7 and saved Southwark Plan policy 4.3. In addition the quality of accommodation being provided is considered to be generously proportioned with good levels of light and outlook.
27. Strategic policy 6 of the core strategy requires a minimum of 35% affordable housing for all schemes of 10 or more residential units. The 2011 Affordable Housing SPD gives further guidance on the issue and clarifies that we will consider this in relation to the proportion of habitable rooms that are provided across the development. The proposal would provide 12 flats (40%) of the total number of units as affordable. 8 units would be for social rent and 4 for shared ownership which roughly meets the 70:30 tenure split. This would represent 39% of the total number of habitable rooms exceeding the minimum 35% threshold for affordable housing and meeting the requirements for split of tenure types.
28. The 2015 Technical Update to the residential design standards states that all new residential development must provide an adequate amount of useable outdoor amenity space, with the nature and scale appropriate to the location of the development. The proposed scheme would provide a limited amount of private amenity space 21 sq metres to two of the 3-bedroom duplexes. It is noted that no additional communal space would be provided.

29. The reasons for the lack of private and communal amenity space are the importance of a design that relates well to the existing buildings and the constraint that these buildings provide. Further, benefits arising from the development, including good affordable housing, would outweigh this failing. There are contributions that can be put in place to mitigate any potential harm. In addition the buildings are located within 100 metres of Leathermarket Community Park and Guy Street Park.

Environmental impact assessment

30. The proposal is not of a size that would warrant a full EIA assessment.

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

31. Residents have raised issues during the course of the application with a total of 38 responses having been received, 20 from Guinness Court and 18 from Snowfields and Weston Street
32. Guinness Court - The residents within Guinness Court raised concerns about the construction noise as there has been a lot of building work ongoing in the area for a number of years. Concern was also raised about the loss of natural light and ventilation as a result of the provision of the lift removing the existing landing windows. General comments were also raised about the trust as a landlord.
33. It is acknowledged that the main impacts of the proposal will be experienced by existing residents and the issues around the disruption experienced would have to be addressed by the trust as the landlord. Due to the narrowness of the immediate road network a construction management plan condition is suggested as this may alleviate some of the wider impacts experienced locally as a result of the proposed build.
34. In terms of physical impacts to residents as a result of the build, the proposed lift to the rear of Block C would result in the most noticeable change and a separate daylight assessment has been undertaken. It demonstrates that 13 windows serving 10 kitchens to 10 dwellings will experience a level of daylight that would be both less than the recommended 27% Vertical Sky Component (VSC) value and would be less than 0.8 times the existing level. This suggests that the reduction in daylight is likely to be noticeable by the residents.
35. The results however can not account for the fact that the lift shaft will be entirely glazed and will allow some light to penetrate through. It is noted that the units most affected will be on the ground floor and therefore do not benefit from the provision of a lift. The proposed lift would however benefit a greater number of existing residents and thus the overall benefit is considered to outweigh the potential harm.
36. In terms of the impacts arising from the rooftop extension the daylight and sunlight study demonstrates that this would lead to a loss of daylight to 11 windows which the applicant states are either bathrooms or stairwell windows. Overall the levels of sunlight to the Trust buildings would be maintained and the extension would not be considered to result in harm to residential amenity.
37. 123 Snowfield
The upper floors of the pub appear to be used as flats and lie to the east of Block C (115-144). It was found that 2 windows - one on the first and one on the second floor - would be impacted in terms of daylight, with levels at 0.45 and 0.55 original values,

according to the applicant the affected windows serve stairwells, in which case the level of impact is acceptable. It also showed that 2 windows would be impacted in terms of sunlight as a result of the proposed extension, one is to a stairwell and the other is a bathroom window. The impacts to the proposed building are therefore unlikely to cause significant harm to the amenity of occupants.

38. Snowsfields

The properties opposite the Guinness Trust flats would be impacted in terms of daylight and sunlight, particularly in respect of Block C which fronts onto Snowsfields. Residents commissioned their own daylight and sunlight report to respond to the document provided by the applicants in respect the impacts to flats within the buildings at 38 - 42 (inclusive) Snowsfields. The objectors have submitted their own daylight and sunlight assessment and this is referred to together with the report submitted with the planning application.

39. 38 Snowsfields

Both consultants find that the proposed extension would not have a harmful impact to the daylight or sunlight to residents within the flats of this building.

40. 39 Snowsfields

The objectors report found four windows on the first and second floors would not meet the VSC or 0.8 times is original value meaning there would be some noticeable loss of daylight to the rooms they serve, the report submitted with the application has the same findings. The impacts are marginal as the figures show that the windows are only just under the 0.8 times the original value with the lowest at 0.76. Both reports agree that the level of sunlight would be acceptable.

41. 40 Snowsfields

Both reports find that four windows on the first and second floors of this property would fail the BRE daylight tests being below the (VSC) set at 27% and less than 0.8 times its existing value. It is noted however that the level of fail is just slightly the original value with the lowest level given as 0.74 by the objectors consultant and 0.75 by the applicant. Both reports agree the level of sunlight would be acceptable.

42. 41 Snowsfields

Both reports find that four windows on the first and second floors of this property would fail the BRE daylight tests being below the (VSC) set at 27% and less than 0.8 times its existing value. It is noted however that the level of fail is just slightly below 0.8 of the existing value with the lowest levels given as 0.74 by the objectors consultant and 0.75 by the applicant. Both reports agree the level of sunlight would be acceptable.

43. 42 Snowsfields

The objectors report finds that two windows - 1 on the first and 1 on the second floor would fail, whereas the applicant find that only one window on the first floor would fail. The level of fail would be 0.78 of the existing value for both windows, just below the 0.8 recommendation. Both reports agree the level of sunlight would be acceptable.

44. The objectors daylight and sunlight study provides an average daylight factor (ADF) which takes account the room use and size. This additional information demonstrates that Nos. 38, 39 and 42 Snowsfields across all floors either meet or exceed 0.8 times the existing value. In respect of no 40 it demonstrates that the first and second floors fail at 0.70 and 0.71 respectively but that the third and fourth floors exceed. Number 41 also fails on the first and second floors with figures at 0.62 and 0.55 the original value.

45. 66 Weston Street
This building lies on the corner of Weston Street and Snowfields. Windows over the first, second and third floors have been tested in respect of daylight and sunlight and although there were slight losses of daylight and sunlight experienced the information provided show that these are remain both above 27% VSC and more than 0.8 times the original value. Further the levels of sunlight were compliant with the BRE guidelines.
46. 70 Weston Street
The building shares a side boundary with the rear of Block C and looks out toward the longer blocks. Windows were tested on the ground, first, second and third floors and in respect of daylight they all tested at more than 0.8 times the original value. The sunlight were also found to be compliant with the BRE guidelines.
47. 72 Weston Street
The building adjoins no. 72 Weston Street and windows were tested from the ground to the fifth floor in terms of daylight and sunlight. Of the windows tested all met or exceeded 0.8 times their original value and the sunlight levels were found to meet the BRE guidelines.
48. 1-35 Bridgewalk House - 80 Weston Street
This block is slightly further along but looks out onto the long block to the rear. Windows over the ground, first, second and third floors were tested in respect of daylight and all of the windows tested retained levels of light that were over 0.8 times their original value, as such it is concluded that the proposal would not impact on the daylight of these properties.
49. Snowfield Primary School
Due to the proximity of the school to the buildings the daylight and sunlight study has assessed daylight into windows on the ground, first and second floors of the school building. The results show that the windows tested would continue to receive good levels of daylight.
50. The proposal would due to its roof top location and the extent of its coverage over the existing buildings have some impact on residential amenity in terms of daylight and sunlight and outlook. Having assessed the impact to the daylight and sunlight with the information provided and from visiting some of the properties affected, it is considered that the level of harm resulting would not outweigh the overall benefits of the proposed scheme.

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

51. The area is mixed and the site is residential; there are no uses nearby that would adversely affect future occupiers of the development.

Transport issues

52. Car Parking
The site is located within a CPZ benefits from a high PTAL (6B) and is located within a CAZ. The applicant has proposed a car free development this is welcomed, and a condition will be imposed to ensure that all occupiers of the development will be ineligible from obtaining on street parking permits.
53. Car Clubs
There are two on street car club spaces in close proximity to the site. The applicant will be required to provide a minimum of three years free membership for all eligible

residents of the proposed development.

54. Cycle Parking

A total of 60 new cycle parking stands would be provided for the scheme, with 2 cycle parking stands required for each 2bed + flat (28 x 2=48) and 2 for the 1 bed flats there would be 10 additional spaces available for existing residents. This would be compliant with the London Plan standards and is considered acceptable.

55. Servicing/Refuse

The servicing arrangements for the new flats will be identical to that of the existing units, additional bins 6 x 1280L Eurobins would be provided to meet the requirements of the new dwellings.

Design issues

56. Policy 7.4 of the London Plan states that developments should maximise the potential of sites and provide developments that are attractive to look at and respect the context and character of the locality. Saved Policy 3.12 of the Southwark Plan seeks to ensure that a high standard of architecture and design are achieved in order to enhance the quality of the built environment in order to create attractive, high amenity environments. More specifically, Saved Policy 3.13 requires that the principles of good design are taken into account in all developments in terms of height, scale, massing, layout, streetscape and landscaping and inclusive design. Development proposals should be designed with regard to their local context, making a positive contribution to the character of the area's townscape and providing active frontages.

57. Core Strategy SP12 - Design and conservation also seeks to ensure that developments will 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.

58. The NPPF underlines the importance of good design and its contribution to the delivery of sustainable development including its social aspect by "*providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment*"; and its environmental aspect by: "*contributing to protecting and enhancing our natural, built and historic environment*".

59. Further, in paragraph 56 the NPPF states that: "*Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*"

60. The proposal has been sympathetically designed to reinstate a roof form on this building. The drawings however are on a small scale and the detail of the dormer windows does need to be more comprehensively presented. It is suggested that full details of the dormer windows are conditioned as part of any planning permission. It is also suggested that a large scale detail drawing of key elevations is also conditioned.

61. Overall the roof extension is considered to be an improvement on the original submission and subject to the details including materials is likely to be acceptable.

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

62. The buildings form an integral part of the Bermondsey Street conservation area and reflects the move towards social and improved housing in the late 19th and early 20th century. It is considered that the significance of the existing heritage asset lies in the group value and the contribution of their facades, the proportions and quality of design

and materials make to the townscape. In assessing the overall impact of the proposals on the significance of the designated heritage asset, due consideration needs to be given to paragraph 131 of the National Planning Policy Framework (NPPF). This requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets. The main impact of the proposal on the significance of these buildings will be on the visual character and appearance of the exterior.

63. It is considered that the two storey roof extension will improve the setting of the street. It is acknowledged these building originally had mansard roofs. The proposal manages to retain the proportions of the original buildings in their scale and detailed design.

Impact on trees

64. The proposal will not impact on any trees.

Planning obligations (S.106 undertaking or agreement)

65. Both the Southwark Plan and the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy 2.5 of the Southwark Plan is reinforced by the supplementary planning document (SPD) on Section 106 planning obligations, which sets out in detail the type of development that qualifies for planning obligations. The NPPF advises that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Strategic Policy 14 – Implementation and delivery of the core strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The proposal is liable for Southwark and Mayoral CIL on the private housing the calculations given below do not take account of the relief from the affordable element.

MCIL chargeable area = $Gr - Kr - (Gr \times E/G) = 2770 - 0 - (2770 \times 0/2770) = 2770\text{sqm}$
 MCIL (pre-relief) = $2770 \text{ sqm} \times \text{£}35/\text{sqm} \times 286/223 = \text{£}124,339$

SCIL (Resi Zone2) chargeable area = $Gr - Kr - (Gr \times E/G) = 2770 - 0 - (2770 \times 0/2770) = 2770\text{sqm}$
 SCIL Resi Zone2 (pre-relief) = $2770 \text{ sqm} \times \text{£}200/\text{sqm} \times 286/259 = \text{£}611,753$

66. In line with the viability SPD a viability assessment was undertaken as part of the assessment of the scheme to ensure the proposed affordable housing could be delivered. Valuers have agreed the assessment and agree that the level of affordable proposed can be delivered with this scheme.
67. The heads of terms are set out below.

In summary, the affordable accommodation comprises of the following.

8 x 2 bed social rented units

4 x 2 bed intermediate units

Child playspace - £16,610

Private amenity space - £67,650

Wheelchair Housing contribution - £90,000

Carbon off-set contribution - £35,380

68. Should a Section 106 agreement not be completed by the 31st January 2018 there would be no mechanism in place to avoid or mitigate the impact of the proposed development in relation to the provision of the necessary infrastructure. In the absence of a completed s106 the proposal would be contrary to Saved policy 2.5 Planning obligations of the Southwark Plan 2007 and Strategic Policy 14 implementation of the core strategy, and Policy 8.2 planning obligations of the London Plan, and should be refused for this reason.

Sustainable development implications

69. Due to the constraints of the building it is not possible to include renewable energy on site. It is noted that the proposal would adopt energy efficient mechanisms to reduce energy use with better insulation to walls, floors and roofs as well as energy efficient lighting and boilers.
70. The introduction of additional floors to existing buildings represents an efficient way to increase housing within areas where there is a shortage of potential development sites.

Other matters

71. Flood Risk
Whilst the site is within a flood risk zone the accommodation proposed is at roof top level as such it would not give rise to any additional risk in terms of building or to future residents.

Quality of accommodation

72. The overall size and layout of the units would ensure a high standard of accommodation is provided. Due to the design of the units private amenity space is only available to two of the 3-bed units, given the preference from officers to ensure a more authentic extension treatment this is considered acceptable in this instance.
73. The proposal would result in a lack of 3+ bedroom units with a shortfall of 7%, it is considered that the increased contribution of affordable housing and the number of larger 2 bed units the small shortfall would not be detrimental to the overall aims of the policy to ensure a range of housing types and tenures are available within new developments.

Conclusion on planning issues

74. This proposal seeks to extend the existing buildings with a two storey mansard roof extension, similar to the original building. It is acknowledged that this will impact on daylight and, to a lesser degree, sunlight on some of the adjoining properties and whilst the extension may have existed in the past, since its removal the area has undergone changes and the once commercial uses surrounding are now residential. Any harm to residential amenity must therefore be weighed against the benefits resulting from the scheme.
75. The development is within the central activities zone where densities and hence development tends to be higher and achieving levels of daylight and sunlight fully compliant with the BRE guidelines is more challenging, particularly as the targets set were designed for a more suburban setting. Within this context it is considered that the impact of the proposal would not be unusual in a central London context.

76. Due to design constraints some elements of policy have are not met, as discussed above. The proposal would however provide 30 new dwellings including 12 affordable homes and a sensitive extension of the existing building - it would be a positive contribution to the Bermondsey Street Conservation Area.
77. In weighing up the benefits of the scheme versus the potential harm, officers are of the opinion that the proposal should be supported subject to a planning legal agreement put in place to ensure the relevant contributions are met and that the affordable housing is provided.

Community impact statement

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

Consultations

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

Consultation replies

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

Human rights implications

81. 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.
82. This application has the legitimate aim of providing new residential development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/43-C Application file: 16/AP/3819 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 5406 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application advice
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Sonia Watson, Team Leader	
Version	Final	
Dated	27 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	28 September 2017	

Consultation undertaken

Site notice date: 11/10/2016

Press notice date: 13/10/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 10/10/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

EDF Energy

Neighbour and local groups consulted:

76 Guinness Court Snowsfields SE1 3TA	100 Guinness Court Snowsfields SE1 3TA
75 Guinness Court Snowsfields SE1 3TA	9 Guinness Court Snowsfields SE1 3SX
77 Guinness Court Snowsfields SE1 3TA	101 Guinness Court Snowsfields SE1 3TA
79 Guinness Court Snowsfields SE1 3TA	103 Guinness Court Snowsfields SE1 3TA
78 Guinness Court Snowsfields SE1 3TA	102 Guinness Court Snowsfields SE1 3TA
71 Guinness Court Snowsfields SE1 3TA	41 Guinness Court Snowsfields SE1 3SX
70 Guinness Court Snowsfields SE1 3TA	40 Guinness Court Snowsfields SE1 3SX
72 Guinness Court Snowsfields SE1 3TA	42 Guinness Court Snowsfields SE1 3SX
74 Guinness Court Snowsfields SE1 3TA	44 Guinness Court Snowsfields SE1 3SX
73 Guinness Court Snowsfields SE1 3TA	43 Guinness Court Snowsfields SE1 3SX
86 Guinness Court Snowsfields SE1 3TA	37 Guinness Court Snowsfields SE1 3SX
85 Guinness Court Snowsfields SE1 3TA	36 Guinness Court Snowsfields SE1 3SX
87 Guinness Court Snowsfields SE1 3TA	38 Guinness Court Snowsfields SE1 3SX
89 Guinness Court Snowsfields SE1 3TA	4 Guinness Court Snowsfields SE1 3SX
88 Guinness Court Snowsfields SE1 3TA	39 Guinness Court Snowsfields SE1 3SX
81 Guinness Court Snowsfields SE1 3TA	50 Guinness Court Snowsfields SE1 3SX
80 Guinness Court Snowsfields SE1 3TA	5 Guinness Court Snowsfields SE1 3SX
82 Guinness Court Snowsfields SE1 3TA	51 Guinness Court Snowsfields SE1 3SX
84 Guinness Court Snowsfields SE1 3TA	53 Guinness Court Snowsfields SE1 3SX
83 Guinness Court Snowsfields SE1 3TA	52 Guinness Court Snowsfields SE1 3SX
115 Guinness Court Snowsfields SE1 3TA	46 Guinness Court Snowsfields SE1 3SX
114 Guinness Court Snowsfields SE1 3TA	45 Guinness Court Snowsfields SE1 3SX
116 Guinness Court Snowsfields SE1 3TA	47 Guinness Court Snowsfields SE1 3SX
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112 Guinness Court Snowsfields SE1 3TA	Flat 1 38 Snowsfields SE1 3SU
66 Guinness Court Snowsfields SE1 3TA	Flat 8 40 Snowsfields SE1 3SU
65 Guinness Court Snowsfields SE1 3TA	Flat 3 38 Snowsfields SE1 3SU
67 Guinness Court Snowsfields SE1 3TA	Flat 2 38 Snowsfields SE1 3SU
69 Guinness Court Snowsfields SE1 3TA	Flat 5 42 Snowsfields SE1 3SU
68 Guinness Court Snowsfields SE1 3TA	Flat 5 40 Snowsfields SE1 3SU
61 Guinness Court Snowsfields SE1 3TA	Flat 7 40 Snowsfields SE1 3SU
119 Guinness Court Snowsfields SE1 3TA	Flat 6 40 Snowsfields SE1 3SU
62 Guinness Court Snowsfields SE1 3TA	40-40a Snowsfields London SE1 3SU
64 Guinness Court Snowsfields SE1 3TA	Flat 8 38 Snowsfields SE1 3SU
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	Flat 5 38 Snowsfields SE1 3SU

90 Guinness Court Snowsfields SE1 3TA
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 Block K 106 Guinness Buildings SE1 3TA
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 Flat 1 123 Snowsfields SE1 3ST
 123 Snowsfields London SE1 3ST
 Flat 2 123 Snowsfields SE1 3ST
 Flat 4 123 Snowsfields SE1 3ST
 Flat 3 123 Snowsfields SE1 3ST
 14 Ship And Mermaid Row London SE1 3QN
 Arthurs Mission Hall Snowsfields SE1 3SU
 13 Guinness Court Snowsfields SE1 3SX
 12 Guinness Court Snowsfields SE1 3SX
 14 Guinness Court Snowsfields SE1 3SX
 16 Guinness Court Snowsfields SE1 3SX
 15 Guinness Court Snowsfields SE1 3SX
 1 Melior Place London SE1 3SZ
 Flat 5 123 Snowsfields SE1 3ST
 1 Guinness Court Snowsfields SE1 3SX
 11 Guinness Court Snowsfields SE1 3SX
 10 Guinness Court Snowsfields SE1 3SX
 35 Guinness Court Snowsfields SE1 3SX
 Flat 4 38 Snowsfields SE1 3SU
 Flat 7 38 Snowsfields SE1 3SU
 Flat 6 38 Snowsfields SE1 3SU
 39 Snowsfields London SE1 3SU
 38 Snowsfields London SE1 3SU
 43 Snowsfields London SE1 3SU
 41 Snowsfields London SE1 3SU
 Basement To Third Floor 37-37a Snowsfields SE1 3SU
 66 Weston Street London SE1 3QJ
 Flat 3 42 Snowsfields SE1 3SU
 Flat 3 40 Snowsfields SE1 3SU
 Flat 4 42 Snowsfields SE1 3SU
 Flat 4 40 Snowsfields SE1 3SU
 Flat 1 42 Snowsfields SE1 3SU
 Flat 1 40 Snowsfields SE1 3SU
 Flat 2 42 Snowsfields SE1 3SU
 Flat 2 40 Snowsfields SE1 3SU
 Flat 2 72 Weston Street SE1 3QG
 Flat 5 70 Weston Street SE1 3HJ
 Flat 7 72 Weston Street SE1 3QG
 Flat 8 72 Weston Street SE1 3QG
 Flat 8 70 Weston Street SE1 3HJ
 Flat 9 70 Weston Street SE1 3HJ
 Flat 6 70 Weston Street SE1 3HJ
 Flat 7 70 Weston Street SE1 3HJ
 Flat 6 72 Weston Street SE1 3QG
 33a Bridgewalk Heights 80 Weston Street SE1 3QZ
 35 Bridgewalk Heights 80 Weston Street SE1 3QZ
 32 Bridgewalk Heights 80 Weston Street SE1 3QZ
 33 Bridgewalk Heights 80 Weston Street SE1 3QZ
 Flat 4 72 Weston Street SE1 3QG
 Flat 5 72 Weston Street SE1 3QG
 Flat 3 72 Weston Street SE1 3QG
 14a The Grain Store 70 Weston Street SE1 3HJ
 Unit 1 The Grain Stores SE1 3HJ
 Flat 20 70 Weston Street SE1 3HJ
 6 Bridgewalk Heights 80 Weston Street SE1 3QZ
 Unit 2 The Grain Stores SE1 3QH
 Units 3 And 4 The Grain Stores SE1 3HJ
 Flat 19 70 Weston Street SE1 3HJ
 Flat 12 70 Weston Street SE1 3HJ
 Flat 14 70 Weston Street SE1 3HJ
 Flat 10 70 Weston Street SE1 3HJ
 Flat 11 70 Weston Street SE1 3HJ
 Flat 17 70 Weston Street SE1 3HJ
 Flat 18 70 Weston Street SE1 3HJ
 Flat 15 70 Weston Street SE1 3HJ
 Flat 16 70 Weston Street SE1 3HJ
 9 Bridgewalk Heights 80 Weston Street SE1 3QZ
 10 Bridgewalk Heights 80 Weston Street SE1 3QZ
 7 Bridgewalk Heights 80 Weston Street SE1 3QZ
 8 Bridgewalk Heights 80 Weston Street SE1 3QZ
 12a Bridgewalk Heights 80 Weston Street SE1 3QZ
 13a Bridgewalk Heights 80 Weston Street SE1 3QZ
 11 Bridgewalk Heights 80 Weston Street SE1 3QZ
 12 Bridgewalk Heights 80 Weston Street SE1 3QZ
 5 Bridgewalk Heights 80 Weston Street SE1 3QZ
 145 Guinness Court Snowsfields SE1 3TB
 146 Guinness Court Snowsfields SE1 3TB
 Unit 1 72 Weston Street SE1 3QH
 3a Bridgewalk Heights 80 Weston Street SE1 3QZ
 2 Bridgewalk Heights 80 Weston Street SE1 3QZ
 3 Bridgewalk Heights 80 Weston Street SE1 3QZ
 147 Guinness Court Snowsfields SE1 3TB
 1 Bridgewalk Heights 80 Weston Street SE1 3QZ
 26 Bridgewalk Heights 80 Weston Street SE1 3QZ
 27 Bridgewalk Heights 80 Weston Street SE1 3QZ
 23a Bridgewalk Heights 80 Weston Street SE1 3QZ
 25 Bridgewalk Heights 80 Weston Street SE1 3QZ
 30 Bridgewalk Heights 80 Weston Street SE1 3QZ
 31 Bridgewalk Heights 80 Weston Street SE1 3QZ
 28 Bridgewalk Heights 80 Weston Street SE1 3QZ
 29 Bridgewalk Heights 80 Weston Street SE1 3QZ
 23 Bridgewalk Heights 80 Weston Street SE1 3QZ
 17 Bridgewalk Heights 80 Weston Street SE1 3QZ
 18 Bridgewalk Heights 80 Weston Street SE1 3QZ
 15 Bridgewalk Heights 80 Weston Street SE1 3QZ
 16 Bridgewalk Heights 80 Weston Street SE1 3QZ

6 Guinness Court Snowsfields SE1 3SX
59 Guinness Court Snowsfields SE1 3SX
60 Guinness Court Snowsfields SE1 3SX
8 Guinness Court Snowsfields SE1 3SX
7 Guinness Court Snowsfields SE1 3SX
55 Guinness Court Snowsfields SE1 3SX
54 Guinness Court Snowsfields SE1 3SX
56 Guinness Court Snowsfields SE1 3SX
58 Guinness Court Snowsfields SE1 3SX
57 Guinness Court Snowsfields SE1 3SX
105 Guinness Court Snowsfields SE1 3TA
104 Guinness Court Snowsfields SE1 3TA
106 Guinness Court Snowsfields SE1 3TA
108 Guinness Court Snowsfields SE1 3TA
107 Guinness Court Snowsfields SE1 3TA

21 Bridgewalk Heights 80 Weston Street SE1 3QZ
22 Bridgewalk Heights 80 Weston Street SE1 3QZ
19 Bridgewalk Heights 80 Weston Street SE1 3QZ
20 Bridgewalk Heights 80 Weston Street SE1 3QZ
30 Snowsfields London SE1 3SU
Snowsfields Primary School Kirby Grove SE1 3TD
Flat 4, The Grainstore 72 Weston Street SE1 3QG
Waldrams Ltd Chartered Surveyors SW18 4GQ
Flat 6 The Grain Store SE1 3HJ
105 Constantine Road London NW32LR
8 Carrick Drive Sevenoaks TN13 3BA
22 Bridgewalk Heights 80 Weston Street SE1 3QZ
36 Snowsfields Apt 14 SE1 3SU
Apt 21 Snowsfields Yard 36 Snowsfields SE1 3SU

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Apt 21 Snowfields Yard 36 Snowfields SE1 3SU
 Flat 1 38 Snowfields SE1 3SU
 Flat 1 38 Snowfields SE1 3SU
 Flat 1 38 Snowfields SE1 3SU
 Flat 1 38 Snowfields SE1 3SU
 Flat 1 42 Snowfields SE1 3SU
 Flat 17 70 Weston Street SE1 3HJ
 Flat 18 70 Weston Street SE1 3HJ
 Flat 2 38 Snowfields SE1 3SU
 Flat 2 40 Snowfields SE1 3SU
 Flat 2 42 Snowfields SE1 3SU
 Flat 4, The Grainstore 72 Weston Street SE1 3QG
 Flat 5 40 Snowfields SE1 3SU
 Flat 5 40 Snowfields SE1 3SU
 Flat 5 42 Snowfields SE1 3SU
 Flat 6 70 Weston Street SE1 3HJ
 Flat 7 40 Snowfields SE1 3SU
 Waldrams Ltd Chartered Surveyors SW18 4GQ
 101 Guinness Court Snowfields SE1 3TA
 105 Constantine Road London NW32LR
 106 Guinness Court Snowfields SE1 3TA
 106 Guinness Court Snowfields SE1 3TA
 106 Guinness Court Snowfields SE1 3TA
 106 Guinness Court Snowfields SE1 3TA
 106 Guinness Court Snowfields SE1 3TA
 106 Guinness Court Snowfields SE1 3TA
 106 Guinness Court Snowfields SE1 3TA
 13 Guinness Court Snowfields SE1 3SX
 13 Guinness Court Snowfields SE1 3SX
 13 Guinness Court Snowfields SE13SX
 131 Guinness Court Snowfields SE1 3TB
 133 Guinness Court Snowfields SE1 3TB
 14 Guinness Court Snowfields SE1 3SX
 142 Guinness Court Snowfields SE1 3TB
 144 Guinness Court Snowfields SE1 3TB
 16 Guinness Court Snowfields SE1 3SX
 2 Guinness Court Snowfields SE1 3SX
 21 Bridgewalk Heights 80 Weston Street SE1 3QZ
 21 Guinness Court Snowfields SE1 3SX

22 Bridgewalk Heights 80 Weston Street SE1 3QZ
29d Guinness Court Snowsfields SE13SX
29d Guinness Court Snowsfields SE13SX
36 Snowsfields Apt 14 SE1 3SU
42 Guinness Court Snowsfields SE1 3SX
42-42a Snowsfields London SE1 3SU
8 Carrick Drive Sevenoaks TN13 3BA
80 Guinness Court Snowsfields SE1 3TA
89 Guinness Court Snowsfields SE1 3TA
89 Guinness Court Snowsfields SE1 3TA
90 Guinness Court Snowsfields SE1 3TA
95 Guinness Court Snowsfields SE1 3TA
98 Guinness Court Snowsfields SE1 3TA
98 Guinness Court Snowsfields SE1 3TA
98 Guinness Court Snowsfields SE1 3TA



Chief executive's department

Planning division
Development management (5th floor -
hub 2) PO Box 64529
LONDON SE1P 5LX

Mr R Russo
Gardner
Partnership 125
Church Road
London
SE19 2PR

Your Ref:

Our Ref: 16/EQ/0171

Contact: Sonia Watson

Telephone: 020 7525 5434

E-Mail: planning.applications@southwark.gov.uk

Web Site: <http://www.southwark.gov.uk>

Date: 05/09/2016

Dear Mr Russo

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

At: 1-144 GUINNESS COURT, SNOWFIELDS, LONDON, SE1 3SX

Proposal: Roof mansard extension to form 30 No residential units and inclusion of 9 No. new lifts (follow up request)

I write in connection with your pre-application enquiry received on 24/05/2016 regarding a scheme to redevelop the site above. This letter summarises the council's written advice on your proposal and whether, based on the details submitted, it meets local planning requirements

This enquiry follows on from the original pre-application letter sent to you on 26 November 2015 and takes into account the revisions submitted and the meeting held at the Council Offices with myself on 11 August 2016.

Planning Policy

The key policy changes since the last correspondence is the adopted Development Viability Supplementary Planning Document 2016.

Detailed design

The main issue arising from the original submission was the proposed design details and elevation treatment proposed for the roof, these have since been amended and now demonstrate a more traditional form of dormer extension. The drawings are on a small scale and the detail of the dormer windows does need to be more comprehensively presented. It is suggested that full details of the dormer windows are included within your planning application submission to a scale of 1:5. Your suggestion to provide a large scale detail drawing of key elevations is also welcomed. Overall the roof extension is considered to be an improvement on the original submission and subject to the details including materials is likely to be acceptable.

Density

A density calculation of the scheme has not been made as insufficient information about the existing units within the buildings has been provided, it is likely however that the proposal would exceed the expected density range of **650** to 1,100 set out within Core Strategy Policy 5.

Maximum densities may be exceeded where developments achieve the highest standard of design, exceeding minimum internal space standards as well as providing an acceptable standard of daylight and sunlight, privacy, good outlook and amenity space. It is considered that there are specific considerations in respect to the historic background to the building however this should be drawn out within the accompanying planning statement and a justification should be given.

Housing Mix

The proposed dwelling mix would include 2x1 bed units (7%), 24 x 2 bed units (80%) and 4 X 3 bed units (13%). As the combined total of the two and three bed units would exceed the minimum requirement of 60% as set out under Core Strategy Policy 7 the proposed dwelling mix is considered to be acceptable.

Housing tenure

The proposal would provide 12 units as affordable housing which equates to 40% by units. This amount of affordable housing meets the Core Strategy Policy 6 which requires 35% affordable housing on site.

The proposed tenure split equates to 27% social rent / 13% intermediate / 60% private when measured by units. This tenure split is in accordance with saved policy 4.4 of the Southwark Plan.

Housing Quality

There are no significant concerns regarding the layout or arrangement of the proposed units.

The internal unit sizes proposed for new dwellings would generally be in accordance with the 2015 Technical Update to the Residential Design Standards SPD (2011). The Council will require all non wheelchair user dwellings to be built to M4(2) standard. Where this is not practical or viable, applicants will need to provide evidence to justify any homes which are built to M4(1) standard. The council encourage all M4(1) homes to meet the design and accesses standards of M4(2) standard where possible.

No wheelchair units are proposed. In accordance The London Plan 2015 and saved policy 4.3 of the Southwark Plan 10% of the total number of units should be wheelchair adaptable. All affordable wheelchair units should be designed to meet Approved Document M4(3) of the Building Regulations. The Council encourages applicants to continue to meet the South East London Housing Partnership Wheelchair Housing Design Guide space standards. Technical Guidance on these standards is set out in the 2015 Technical Update to the Residential Design Standards SPD (2011) on the Councils website dated October 2015.

It was indicated at the meeting that due to the existing constraints of the building it may not be possible to provide on site wheelchair housing. The design and access and planning statements must detail why this is not possible and provide a full justification. In exceptional circumstances, where it is demonstrated that this is not possible, the Council will seek a monetary contribution based on a charge of £10,000 per habitable room unit, the payments would be used to adapt existing properties.

http://www.southwark.gov.uk/downloads/download/2257/residential_design_standards_spd

Dwellings should be designed to have integral bulk storage facilities and should have a mix of open plan living-kitchen-diners and units with separate kitchen diners to offer choice to potential occupiers. Some dwellings are shown with rooms uses adjacent to with other uses (for example, bedrooms next to or above/below living rooms) in which case an increase in sound insulation above that required by the building regulations would be required.

The proposed new dwellings do not all benefit from sufficient private amenity space in accordance with Southwark's 2015 Technical Update to the Residential Design Standards SPD (2011). In addition the existing level of communal amenity space is already unutilized by the existing residents within the estate. The planning application should detail the existing amount of communal space. A total of 50 sq metres communal space is required per development with 10 sq metres of private amenity for individual flats, if it is not possible to meet the amenity space levels then any shortfall can be calculated at £205 per sq. metre, this is set out in the Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

The proposal does not include any child playspace, a calculation should be made in accordance with the Mayors Play and Informal Recreation SPG, any shortfall in the required amount of child play space will be charged at £151 per sq metre. It was indicated at the meeting that there was a possibility of providing play space on site which may be acceptable subject to sufficient communal space being available to all residents.

Amenity impacts

The proposed height of the building demonstrates some noticeable impact on neighbouring occupiers in terms of daylight and sunlight. The submitted daylight and sunlight report refers to impacts upon 59 windows although of these 5 of these are considered to be significant and these lie outside of the application site. It may be worth exploring further the true extent of impact on these properties (40 and 41 Snowfields) by checking the sizes and uses of the rooms affected.

All new residential units should be designed to achieve good levels of internal daylight and sunlight in accordance with the BRE guidelines. It is recommended that calculations for the proposed new spaces are provided with any formal submission.

Sustainable development implications

Energy

Based on the information provided it is unclear if the scheme is likely to comply with London Plan Policy 5.2. The policy requires a reduction in carbon emissions of 35% below Part L 2013 target, with a target of 0% from October 2016. Where schemes fail to meet the development plan target contributions will be sought and placed in a green fund and used to reduce carbon dioxide emissions in projects elsewhere in the borough.

A detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined are to be met within the framework of the energy hierarchy should be provided.

Air Quality

The site is in an Air Quality Management Area and potential air quality impacts may arise as a result of construction impacting on nearby sensitive receptors. Details of appropriate mitigation should be provided with any formal application to demonstrate that the effects of construction on air quality would not be significant and would be in accordance with the Mayors guidance.

Planning obligations (S.106 undertaking or agreement)

The submission fails to fully account for policy compliant planning obligations in accordance with the Planning Obligations SPD. Planning obligations will be required to offset the negative impacts of any development on the site. The Councils SPD on S106 Planning Obligations (2015) sets out the general expectations in relation to the type of obligations that will be sought. It is important to ensure that all future development is sustainable and contributes towards the provision of appropriate infrastructure and services in the area that future residents may use. Draft Heads of Terms should be submitted in accordance with the SPD as part of any formal application and are required for the purposes of validation.

Community Infrastructure Levy

This development will be subject to the Mayoral CIL and Southwark CIL. The charge will be calculated according to the amount of new floor space the development will provide. The chargeable rate for Southwark is

£35 per square metre under MCIL and £200 per square metre for SCIL (both subject to indexation). It is necessary to complete a 'Planning Application Additional Information Requirement Form' to determine the amount of chargeable floorspace on the site and submit this with any formal planning application on the site. The amount to be paid is calculated when planning permission is granted and it is paid when development starts. Further details about the CIL can be found using the links below.

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

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

Conclusion

Redevelopment of the site would provide new private and affordable housing, the replacement of the roof of the existing building would be a welcome addition, subject to information on the specific details on the proposed dormer windows. Concerns are raised in relation to the following key issues the lack of wheelchair units and lack of child play space. Should it not be possible to meet policy requirements you are advised that a full justification should be included within the design and access statement, additionally where necessary you should include financial contributions within the heads of terms within the planning statement.

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

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

Yours sincerely

Dipesh Patel
GroupManager- Major Applications

RECOMMENDATION

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

Applicant	The Guinness Partnership The Guinness Partnership	Reg. Number	16/AP/3819
Application Type	Full Planning Application	Case Number	TP/43-C
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Erection an external lift core to Block C from ground to 4th floor level and double mansard roof extension over Blocks A, B and C to provide 30 residential units (2 x 1bed, 24 x 2 bed,4 x 3bed) together with associated ancillary works.

At: GUINNESS COURT, SNOWFIELDS STREET , LONDON SE1 3TA

In accordance with application received on 19/09/2016 08:01:08

and Applicant's Drawing Nos. EXISTING

9561_PA_BLOCK-A_01 EXISTING PLAN AND ELEVATIONS

9561_PA_BLOCK-B_02 EXISTING PLAN AND ELEVATIONS

9561_PA_BLOCK C_07 EXISTING PLANS AND ELEVATIONS

PROPOSED

0561_PA_00 _ A BLOCKS A, B & C EXISTING AND PROPOSED SITE PLAN

9541_PA_BLOCK-A-04- A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561_PA_BLOCK B_05 _A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561_PA_BLOCK C_08 _A PROPOSED PLANS AND ELEVATIONS

DOCUMENTS

DESIGN AND ACCESS STATEMENT, HERITAGE STATEMENT, PLANNING STATEMENT, DAYLIGHT /SUNLIGHT ASSESSEMENT, CONSTRUCTION MANAGEMENT PLAN, TRANSPORT STATEMENT, ENERGY STATEMENT

Subject to the following eight conditions:

Time limit for implementing this permission and the approved plans

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

0561_PA_00 _ A BLOCKS A, B & C EXISTING AND PROPOSED SITE PLAN

9541_PA_BLOCK-A-04- A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561_PA_BLOCK B_05 _A PROPOSED PLANS, ELEVATIONS AND 3D VISUALISATION

9561_PA_BLOCK C_08 _A PROPOSED PLANS AND ELEVATIONS

Reason:

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

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

Reason

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

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

- 3 Before any above grade work hereby authorised begins (excluding demolition) section detail-drawings at a scale of 1:5 through:

parapets;
roof edges;
balconies

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

Reason:

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

- 4 Shop drawings (scale 1:5) for all new dormers and rooflights shall be submitted to this Local Planning Authority and approved in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas of The Southwark Plan 2007.

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

- 5 Prior to above grade works commencing, material samples of all external facing materials to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

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.

- 6 Before the first occupation of the building/extension the cycle storage facilities as shown on drawing 9561_PA_00 rev A shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 7 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 9561_PA_00 rev A shall be provided and made available for use by the occupiers of the [dwellings/premises] and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

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

- 8 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.

Statement of positive and proactive action in dealing with the application

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

—

OPEN

MUNICIPAL YEAR 2017-18

COMMITTEE:

PLANNING COMMITTEE

NOTE:

Original held in Constitutional Team; all amendments/queries to Gerald Gohler/Beverley Olamijulo, Constitutional Team, Tel: 020 7525 7234/7420

OPEN

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List Updated: 11 September 2017			