

Planning Committee

Wednesday 7 February 2018

6.00 pm

Ground Floor Meeting Room G02 - 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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 30 January 2018



Planning Committee

Wednesday 7 February 2018
6.00 pm

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

Order of Business

Item No.	Title	Page No.
PART A - OPEN BUSINESS		
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.	DEVELOPMENT MANAGEMENT	3 - 7
	5.1. MAYDEW HOUSE ABBEYFIELD ESTATE, ABBEYFIELD ROAD, LONDON SE16	8 - 60
	5.2. BEDE CENTRE, ABBEYFIELD ROAD, LONDON SE16 2BS	61 - 105
	5.3. DAMORY HOUSE AND THAXTED COURT, ABBEYFIELD ROAD, LONDON SE16 2BU	106 - 163

5.4. 18-19 CRIMSCOTT STREET, LONDON SE1 5TE

164 - 206

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: 30 January 2018



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. 5.	Classification: Open	Date: 7 February 2018	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	020 7525 7240/7234
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, Head of Constitutional Services	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	26 January 2018	
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	26 January 2018	

ITEMS ON AGENDA OF THE PLANNING COMMITTEE
on Wednesday 7 February 2018

Appl. Type	Council's Own Development - Reg. 3	Reg. No.	17-AP-0527
Site	MAYDEW HOUSE ABBEYFIELD ESTATE, ABBEYFIELD ROAD, LONDON SE16	TP No.	TP/H66
		Ward	Rotherhithe
		Officer	Victoria Crosby

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA
Proposal

Item 5.1

Refurbishment of the existing 144 residential units and erection of a 5 storey extension providing 24 additional residential units (Class C3). Landscape improvements to the front of MaydeW House, with a new residential entrance at ground floor and residents amenities at first floor together with a new community facility (Class D1) at ground floor. New pedestrian route and gates into Southwark Park and other associated works incidental to the development.

Appl. Type	Council's Own Development - Reg. 3	Reg. No.	17-AP-2908
Site	BEDE CENTRE, ABBEYFIELD ROAD, SE16 2BS	TP No.	TP/H66
		Ward	Rotherhithe
		Officer	Victoria Crosby

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA
Proposal

Item 5.2

Demolition of existing Bede Centre (D1 use) and construction of a part-9 storey and part-6 storey block providing 87 affordable homes with associated cycle stores, refuse store, car parking, and landscaping and highway improvements along Abbeyfield Road and adjacent to Thaxted Court.

Appl. Type	Full Planning Application	Reg. No.	17-AP-2562
Site	DAMORY HOUSE AND THAXTED COURT, ABBEYFIELD ROAD, LONDON SE16 2BU	TP No.	TP/H66
		Ward	Rotherhithe
		Officer	Patrick Cronin

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA
Proposal

Item 5.3

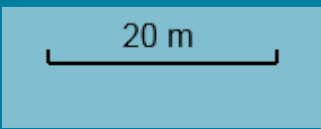
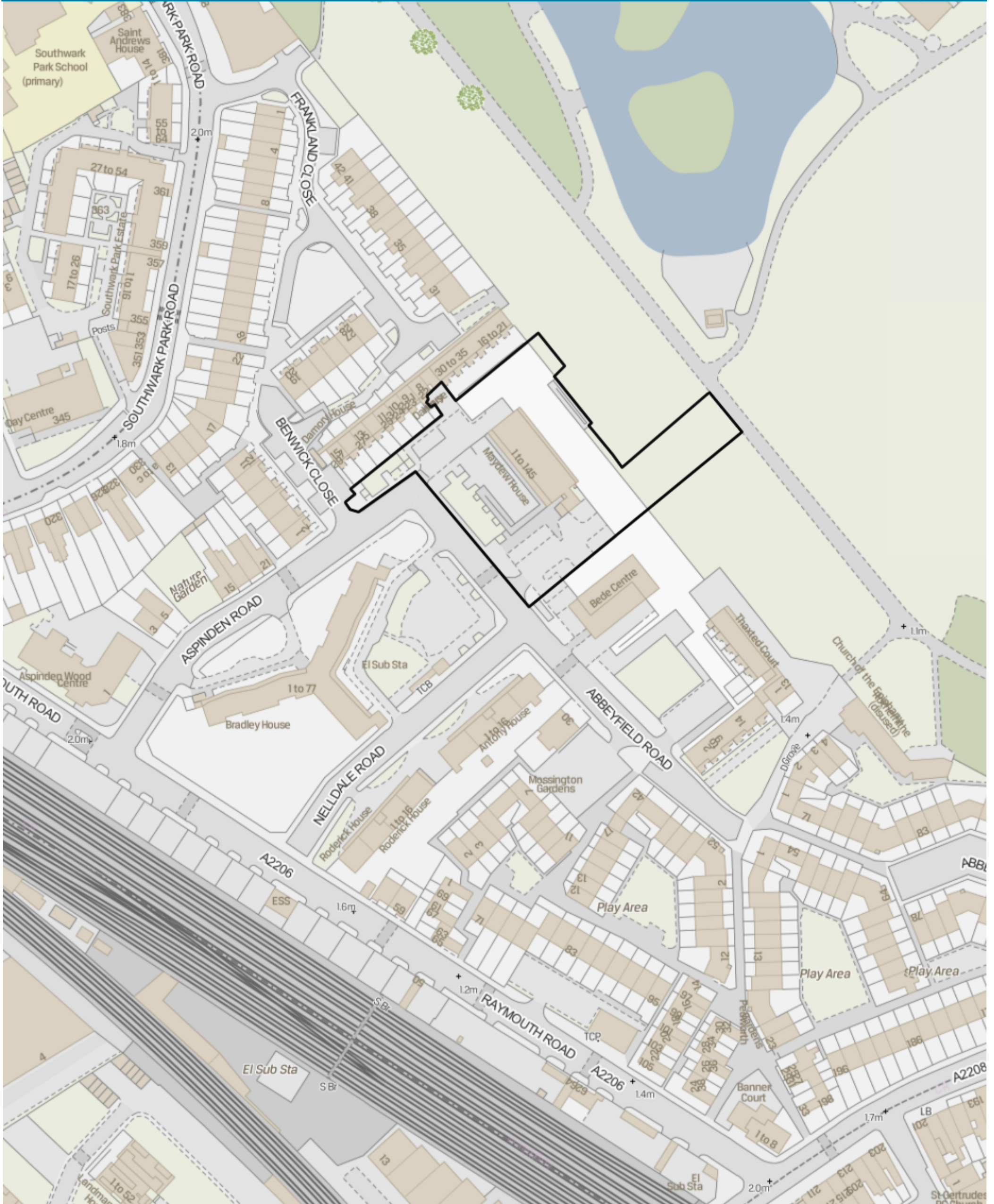
Redevelopment of Thaxted Court, entailing;
 Conversion of the existing ground floor undercroft/garaging area within the northwest wing into x2 self-contained dwellings;
 Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings;
 Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;
 Delivery of new public realm, hard and soft landscaping, and associated works
 Redevelopment of Damory House, entailing;
 Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings;
 Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage

Appl. Type	Full Planning Application	Reg. No.	17-AP-3170
Site	18-19 CRIMSCOTT STREET, LONDON SE1 5TE	TP No.	TP/47-36
		Ward	Grange
		Officer	Sarah Parsons

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT
Proposal

Item 5.4

Redevelopment of the site to provide a part 6 / part 9 storey building (plus basement) with 1835sqm GIA of Class B1 office floorspace and 55 residential units (Class C3) and associated car and cycle parking and landscaping.



Scale = 1 : 1250

29-Jan-2018

Item No. 5.1	Classification: Open	Date: 7 February 2018	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 17/AP/0527 for: Council's Own Development - Reg. 3 Address: MAYDEW HOUSE ABBEYFIELD ESTATE, ABBEYFIELD ROAD, LONDON SE16 Proposal: Refurbishment of the existing 144 residential units and erection of a 5 storey extension providing 24 additional residential units (Class C3). Landscape improvements to the front of Maydew House, with a new residential entrance at ground floor and residents amenities at first floor together with a new community facility (Class D1) at ground floor. New pedestrian route and gates into Southwark Park and other associated works incidental to the development.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date 02/03/2017		Application Expiry Date 01/06/2017	
Earliest Decision Date 15/04/2017			

RECOMMENDATION

1. a) That planning permission is granted subject to conditions and the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.
- b) That in the event that the requirements of a) are not met by 31 May 2018, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 159.

BACKGROUND INFORMATION

2. This application is one of three planning applications in the Abbeyfield Estate at Maydew House (ref. 17/AP/0527), Bede Centre (17/AP/2908) and Damory House and Thaxted Court (ref. 17/AP/2562). These three applications submitted by the council seek to extend Maydew House, Damory House and Thaxted Court to provide additional affordable homes, to redevelop the Bede Centre for affordable housing, and relocate the community centre to Maydew House. The current applications are to be presented at the same committee as they would redevelop a significant part of the Abbeyfield Estate.
3. The application forms part of a wider estate regeneration programme to be developed through a masterplan in four phases:
 - Phase 1 – strip out of Maydew House (already completed)
 - Phase 2 – Damory House and Thaxted Court (17/AP/2562)

Phase 3 – Maydew House, including replacement community facility (this application)
Phase 4 – Bede Centre site redevelopment (17/AP/2908).

Site location and description

4. The application site comprises Maydew House, a 26-storey 1960s residential tower within the Abbeyfield Estate. The existing tower accommodates 144 x two-bedroom units and is situated on a raised podium. It is undergoing renovation and has been vacant since 2015.



5. The site is immediately bounded to the south-east by the Bede Centre, a local community centre. Other residential blocks within the estate are Damory House to the north-west, Bradley House to the south, and Thaxted Court which sits to the south-east of the Bede Centre. The Abbeyfield Estate is bounded by other mid- to low-rise residential blocks and terraced properties.
6. Southwark Park lies on the northern side of the application site. It is a registered park and garden (grade II listed), a site of importance for nature conservation (grade 2) and is Metropolitan Open Land. The park boundary with Maydew House forms the southern extent of the Canada Water Action Area.
7. The site is within flood zone 3, the urban density zone, and the air quality management area.
8. Dilston Grove (the former Clare College mission church) is the nearest listed building sited 110m to the south-east of the site, on the park boundary. It is grade II listed, built in the early 1900s and is one of the earliest reinforced concrete churches in London.
9. The site has a PTAL rating of 4. South Bermondsey train station is 450m to the south, Surrey Quays station 580m to the north-east and Bermondsey tube station 800m to the north-west. Bus services run along Rotherhithe New Road and Southwark Park Road.

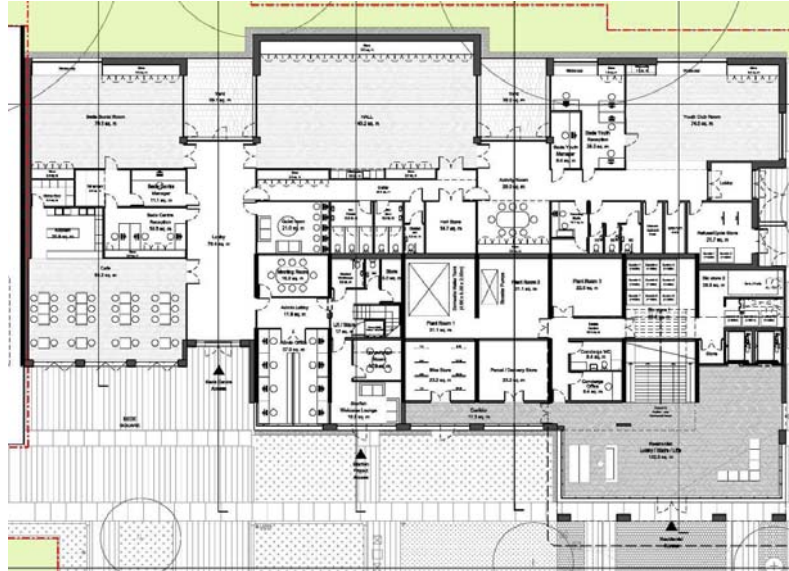
Details of proposal

10. This application seeks permission for the refurbishment of the existing 144 residential units in Maydew House, and the erection of a five-storey extension on top to provide 24 additional residential units (bringing the building to a total of 31-storeys in height).
11. The refurbishment works include stripping the tower back to its concrete frame, recladding the tower with a dark, high gloss, profiled, terracotta cladding in a horizontal band for each floor (and edged in stainless steel), and replacing the windows with anodised aluminium frames. The lift core tower on the eastern side of the building would be extended the full height of the building with the additional five storeys and reconfigured to provide two larger lifts, refuse chutes and wider access. It would be clad in glass reinforced concrete panels in a white Portland finish (as would the western side elevation), and windows to the lift lobbies and stairs on either side of the lift core. The bay windows on the western side elevation would be removed and replaced with flush windows.
12. The proposed five-storey extension on top of Maydew House would provide 24 residential units, and increase the block to be 31-storeys high. There would be a linking element between the existing tower and the proposed extension that would be covered in aluminium louvres and set behind the main facades. The proposal would add 18.4m to the height of the building, raising the parapet height from the existing 74.9m to the proposed 93.1m AOD.

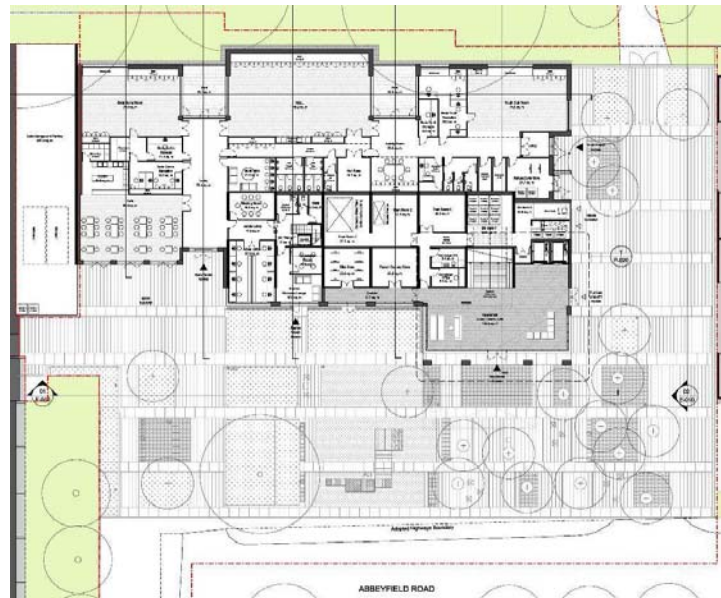


13. The 24 new units would be split level, providing 12 x one-bedroom and 12 x two-bedroom units. All would be market housing and up to 32 of the existing affordable units within Maydew House would be sold on the private market following refurbishment (this was reduced during the course of the application from the 42 originally proposed to be sold). 18 of the proposed 24 units would have a winter garden as a form of private amenity space. All residents would have access to the communal terrace on the first floor.
14. At the base of Maydew House, the existing podium and garages to the rear of the building and concrete ramp, stairs and walkways to the front of the building would be demolished. A new residential entrance pavilion would be provided at ground level to provide access to the extended lifts. A new community facility (Class D1) to replace the adjacent Bede Centre would be located on part ground and first floor of the tower accessible from the front and side of the tower. This would include four large rooms (a

social room, hall, youth club room and café), ancillary office space, reception, toilet facilities, and two outside yards at the rear at ground level. At first floor a resident's hall, further ancillary office space and a communal podium garden would be provided overlooking Southwark Park. The changes to the lower part of Maydew House would be finished in red pre-cast concrete, and stainless steel framed windows.



15. The proposal includes landscape public realm improvements to the front of Maydew House to form a new public square with tree planting and play features. A new pedestrian route and gates into Southwark Park are proposed between Maydew House and the existing Bede Centre building. Amended plans were received which removed the originally proposed public highway works (which would have removed on-street parking bays).



Planning history

- 16.

14/EQ/0261 Application type: Pre-Application Enquiry (ENQ)
 Hybrid planning application comprising: Refurbishment, alterations and extension of existing building to provide: 144 renovated apartments (first 24 floors). Together with

5 additional floors to provide: 16 new apartments, relocation of existing community uses in Bede Centre into ground & first floor of refurbished building including removal of existing garage & parking deck and provision of extension to provide new sports hall and further community (full application). Demolition of existing Bede Centre and erection of new building for residential purposes to provide solely affordable housing (outline application), associated parking & landscaping
 Decision date 04/03/2016 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

Bede Centre, Abbeyfield Estate

17. 17/AP/2908 Application type: Full Planning Permission (FUL)
 Demolition of existing community centre and construction of a part-9, part-6 storey block providing 87 residential units; car parking; landscaping; and highway improvements.
 Decision date: Item 6.2 on this committee agenda.

Damory House and Thaxted Court, Abbeyfield Estate

18. 17/AP/2562 Application type: Full Planning Permission (FUL)

Redevelopment of Thaxted Court, entailing;

- Conversion of the existing ground floor undercroft/garaging area within the northwest wing into x2 self-contained dwellings;
- Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings;
- Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;
- Delivery of new public realm, hard and soft landscaping, and associated works

Redevelopment of Damory House, entailing;

- Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings;
- Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;

Delivery of new public realm, hard and soft landscaping, and associated works

Decision date: Item 6.3 on this committee agenda.

19. 16/AP/0561 Application type: Full Planning Permission (FUL)
 Removal of raised podium section adjacent to Damory House, with works to include demolition of garages; Removal of raised podium section adjacent to Thaxted Court; Removal of the retaining walls to the raised grass bed to the front of Thaxted Court; Removal of the raised grass bed, spoil, x4 trees and x2 saplings to the front of Maydew House; Re-landscaping of affected areas
 Decision date: 04/07/2017 Granted (GRA)
20. 16/AP/1361 Application type: Full Planning Permission (FUL)
 Construction of a new sub-station adjacent to the North West corner of Thaxted Court;

infill the open ended North West Corner of Thaxted Court to house a Heat exchanger sub-station; infill 2No. ground floor garages to Damory House to contain a heat exchanger sub-station

Decision date: 04/07/2017 Granted (GRA)

21. 16/AP/1332 Application type: Full Planning Permission (FUL)
Removal of raised podium section adjacent to Damory House, with works to include the demolition of garages; Removal of raised podium section adjacent to Thaxted Court, with works to include the demolition of garages; Removal of the retaining walls and spoil to the raised grass bed to the front of Thaxted Court; Removal of the raised grass bed, spoil, x4 trees and x2 saplings to the front of Maydew House; Re-landscaping of affected areas; Including the replanting of trees.
Decision date: 04/07/2017 Granted (GRA)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

22. The main issues to be considered in respect of this application are:
- a) Principle of the development in terms of conformity with land use policies
 - b) Environmental Impact Assessment
 - c) Design (including layout, height, massing and landscaping)
 - d) Impact on heritage assets
 - e) Affordable housing
 - f) Housing mix and quality
 - g) Density
 - h) Impact of development on the amenities of adjoining occupiers
 - i) Transport and highways
 - j) Trees, landscaping and ecology
 - k) Sustainability (including energy, BREEAM, flood risk, contamination, air quality and archaeological impacts)
 - l) Planning obligations and Community Infrastructure Levy (CIL)

Planning policy

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

National Planning Policy Framework (the Framework)

- 24.
- 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

The London Plan 2016

- 25.
- Policy 1.1 Delivering the strategic vision and objective of London
 - Policy 2.9 Inner London
 - Policy 3.1 Equal chances for all
 - Policy 3.2 Improving health and assessing health opportunities for all

Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.14 Existing housing
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.4 Retrofitting
 Policy 5.6 Decentralised energy in development proposals
 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 5.20 Contaminated land
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.9 Cycling
 Policy 6.10 Walking
 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 7.8 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

Greater London Authority Supplementary Guidance

26.

Affordable Housing and Viability (August 2017)
 Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014)

Core Strategy 2011

27.

Strategic Policy 1 Sustainable development
 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 peoples on different incomes
 Strategic Policy 7 Family homes
 Strategic Policy 11 Open space 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

28. 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.

Policy 2.1 Enhancement of 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 of 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 3.20 Tall buildings
 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

Southwark's supplementary planning documents

29. 2015 Technical Update to the Residential Design Standards SPD (2011)
 Affordable Housing SPD (2008)
 Draft Affordable Housing SPD (2011)
 Design and Access Statements (SPD, 2007)
 Development Viability SPD (2016)
 Section 106 Planning Obligations / Community Infrastructure Levy SPD (2015)
 Sustainability Assessment (SPD, 2009)

Sustainable Design and Construction SPD (2009)
Sustainable Transport SPD (2010)

Principle of development in terms of conformity with land use policies

Housing provision

30. London Plan Policy 3.3 supports the provision of housing within London and sets a target of 2,736 new homes per year in Southwark. Southwark's Core Strategy reinforces the London Plan strong support for the delivery of additional new housing in the borough. Strategic Policy 5 of the Core Strategy seeks to ensure that development provides as much housing as possible whilst also making sure that new housing is in keeping with the character of the area.
31. The proposal would deliver 24 new homes on an established residential site. The uplift in new residential units would maximise the use of the site and will contribute towards increasing housing supply in the borough.
32. Furthermore, policy 3.14 of the London Plan advises that the maintenance and enhancement of the condition and quality of London's existing homes should be supported. Supporting paragraph 3.82 explains that estate renewal should take into account the regeneration benefits to the local community. Maydew House is in need of significant repair and modernisation. Extensive strip out works have already taken place including asbestos removal, removal of existing heating and hot water infrastructure as well as all interior fitting, partitions and most windows. The refurbishment works would include the provision of a new residential entrance with concierge facility, upgraded lifts and communal areas, refurbished flats and installation of new high performance cladding with double glazing to reduce heat loss and prevent the need for ongoing repairs and maintenance. The visual enhancement to Maydew House would be of significant benefit to Abbeyfield Estate and the wider streetscape, and the works would upgrade the existing living accommodation. The proposed refurbishment works are welcome and strongly supported.
33. Residents of Maydew House moved out between September 2010 and October 2015. Tenants were rehoused through the council's bidding system, nominations to housing associations or through making their own re-housing arrangements. All residents have been offered the right to return to the property. There are currently 25 households who have taken up the right to return. There are no existing leaseholders in Maydew House.

Loss of affordable housing

34. London Plan policy 3.14 resists the loss of housing, including affordable housing. The proposal would involve up to 32 of the existing social rented units (or 96 habitable rooms) to be sold on the private market in order to part fund the refurbishment of Maydew House and the associated public realm improvements and new community facility. As such, as a stand alone application, the proposal would result in the loss of existing affordable housing (32 units) and is contrary to London Plan policy.
35. The application however forms part of the phased regeneration of the Abbeyfield Estate and must be considered in the context of the other two estate applications comprising the redevelopment of the Bede Centre and the refurbishment and extensions to Damory House and Thaxted Court. Tenure matters are considered in detail in the 'Affordable Housing' section of the report below but following completion of all phases of the estate regeneration programme, there would be an uplift of 83 affordable (or 275 habitable rooms) units, of which 53 units (or 190 habitable rooms)

would be social rented accommodation. The overall uplift in affordable housing is welcome.

36. The GLA has confirmed its strong support for the proposal, on the basis that there is a robust mechanism in place which secures the re-provision of the social rented units lost in Maydew House. The mechanism should link the sale of market units in Maydew House to the completion or substantial implementation of the re-provided social housing on the adjacent Abbeyfield Estate sites. This topic is considered in more detail in the Affordable Housing section below.

Community facility

37. A key benefit of the proposal is the re-provision of the existing Bede Centre in the new community space at ground and first floors. The proposal has been developed with the trustees of the Bede Centre to ensure that it meets the needs of the Centre, particularly in relation to its learning disability and youth projects. It would be an improved community facility when compared with the existing Bede Centre, and would be located next door to still be convenient for its established users and groups. It would have a purpose built hall, social room and youth club room at the rear, each with generous amounts of high level glazing, and access into outdoor amenity space. The proposed facility at 1,270sqm is substantially larger than the existing Bede Centre (approximately 600sqm), which is welcomed.
38. The centre would include an ancillary café and office space. The community facility would have its main entrance facing onto the new public square and, together with the new residential lobby, would ensure Maydew House has an active and welcoming frontage which is a considerable improvement as compared with the existing situation. The proposed phasing programme for the estate-wide regeneration means that the new community facility would be delivered prior to the demolition of the existing Bede Centre and this would be secured in the legal agreement to ensure there is no loss of existing social infrastructure facilities.

Conclusion

39. The principle of the development is acceptable and in land use terms conforms to adopted strategic and land use policies, particularly given that the site already has an established residential land use. The proposed new housing would help towards meeting Southwark's housing targets and the refurbishment of the existing accommodation, and in particular considered in the context of the wider estate renewal programme, would significantly improve the quality of Southwark's housing stock and living accommodation for existing residents. The overall uplift in affordable housing across the estate is strongly supported and the new community facility would provide a high quality space for the Bede Centre. The proposal would comply with policies 3.3, 3.14, and 3.16 of the London Plan, Core Strategy policies 4 and 5, and saved policy 2.1 of the Southwark Plan.

Environmental impact assessment

40. The proposal is not of a nature, size and scale that would constitute either Schedule 1 or Schedule 2 Development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposal would not result in any impacts of more than local significance which would warrant the need for an Environmental Impact Assessment to be undertaken.

Design issues

Site context

41. The proposal forms part of a comprehensive regeneration of the Abbeyfield Estate. Maydew House is a 26-storey 1960s tower of late 'Brutalist' era. The building is not listed and it is not located in a conservation area. However, immediately to the north is the grade II registered Southwark Park. Maydew House is evidently a substantial local landmark and one of a number of such towers constructed across south London in the 1960s and 1970s. The original building has a number of key features which define its architectural design. These include the strong horizontal banding of the alternating pre-cast cladding and windows; and the distinctive detached lift and stair tower, linked back to the main structure by narrow bridges.

Height, scale and massing

42. The main impact of the proposal is the five additional storeys to the top of the tower. The existing building is a tall building by definition and therefore the principle of a tall building in this location is already established. The proposed additional height would be less than 20% of the existing tower and the extension is constrained by the structural limitations of the existing building. As such, the extended height and massing, in so far as they reflect the established form and design of the existing tower, are considered acceptable. The added height would appear proportionate and not overly dominant and indeed, as is the case with such tall buildings, the added height adjusts the vertical proportions and makes the tower appear more slender in the skyline.
43. Notwithstanding this, the design should comply with the design requirements of saved policy 3.20 of the Southwark Plan. This policy requires that tall buildings, amongst other things, should be of exceptional quality of design and make a substantial contribution to the landscape. The proposal includes the re-cladding of the existing building with the new cladding material which would extend up to include the five additional floors.
44. Local concerns have been raised about the height of the building which is considered to be excessive and out of keeping with other buildings in the area. However, for the aforementioned reasons, officers do not consider the additional height of the tower to be excessive in the context of the existing height and massing of the building.

Architectural design

45. The existing tower and extension would be clad in a vertically ribbed glazed terracotta panel and thus would present the extended tower as a unified design. In contrast, the extended stair and lift core are proposed to be clad in glass and masonry panels. The glazed terracotta cladding would add a tactile character and 'lustre' to the design, emphasising the existing horizontal design and the simple structural diagram of the tower is expressed in the window pattern. The added floors would be designed with 'scissor-plan' residential units that echo the design of the original flats which are served by a shared central corridor and bridge. By retaining the 'scissor-flat' design, the extension would embed the architectural principles of the original design into the proposal. The proposed design respects the original architectural concept for the tower with its separate stair and lift core and would complement its proportions and materiality.
46. The base of the tower would be defined by a new podium which includes the replacement Bede Centre and the main residential entrance. This would activate the front of the building and represent a significant improvement as compared with the original concrete ramp, stairs and walkways which presented a blank and unwelcoming face to the base of the building. On the roof of the new Bede Centre, at first floor level, a communal resident garden is proposed overlooking the park. The

more distinctive hall and communal spaces in the Bede Centre has been designed as expressive angled roof forms which are intended to introduce light into the core of the facility. The resulting architectural roofline of the podium gives the design added variety and delight, especially on the less formal park edge. The two lowest floors are proposed to be clad in a red-coloured fair-faced concrete. It has a colonnaded design and is intended to give the base a more tactile expression. This would give the development a well-defined and human scale grounding.

47. The scheme is underpinned by a comprehensive landscape scheme which incorporates a new public square at the base of the tower and a new route into the Park. The new public square forms a setting for the extended tower and a fore court for the replacement Bede Centre. It is intended to consolidate the public space at this key location in the estate and act as a point of destination from the surrounding streets. This is appropriate and commensurate with the substantial scale of the extended Maydew House.

Design review panel

48. The Southwark DRP considered the proposal at pre-application stage in November 2016. In their conclusion, the panel broadly endorsed the scheme and welcomed the involvement of the designers in this important council-own proposal. The Panel felt that certain aspects of the scheme required further development including the landscape masterplan, the detailed design of the cladding, and the quality of the existing accommodation. These matters have been addressed and are included in the planning application now being considered. The landscape masterplan has been further developed to encompass the wider area. The cladding of the base of the tower has been changed from the previous aluminium-framed glazed design to a masonry design which would complement the terracotta cladding of the main tower. The internal residential layout of the existing scissor flats has proved difficult to adjust due to structural constraints and this is acknowledged by officers.

Secured by design

49. Metropolitan Police notes that the area currently suffers from incidents of burglary, criminal damage, motor vehicle crime and general anti-social behaviour and so security is fundamental to the success of the development. As such, the Police strongly encourage the applicant to engage with their design out crime officer to ensure the scheme complies with the security requirements of Secured by Design. The adoption of these standards will reduce the opportunity for crime, thereby creating a safer, more sustainable environment. A 'Secure by Design' condition is therefore requested to be attached to any grant of permission.

Conclusion

50. The proposed re-cladding and extension to Maydew House has been considered comprehensively. It would contribute positively to the wider regeneration of Abbeyfield Estate and the landscape enhancements and much improved residential and community offer would be of significant benefit to the estate and resident amenities. Accordingly, the proposal is considered to fully comply with the design and architectural plan policies. The quality of the proposal will however rely on the quality of the architectural detailing, the choice of materials and the detailed landscape design. It is therefore recommended that these aspects of the scheme are reserved by condition to ensure that the key design principles are retained in the constructed scheme and complement the historic context appropriately.

Impact on heritage assets

51. Maydew House adjoins the historic Southwark Park (a grade II registered park) and is near to the grade II listed former Dilston Grove 110m to the south-east of the site. 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. In this context, "preserving", means doing no harm. The council's conservation policies echo the requirements of the NPPF and require all development to conserve or enhance the setting of heritage assets.
52. 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.
53. 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.
54. Southwark Park is a nineteenth century public park laid out between 1865 and 1869 for the Metropolitan Board of Works. It was put on the Registered Park and Garden of Special Historic Interest (RPGSHI) at grade II in October 1987. Accordingly, a Heritage Assessment has been prepared which assesses the impact of the proposal on the setting of the Park. Southwark Park has a variety of building heights and styles surrounding its borders in all directions, with the Abbeyfield Estate forming the boundary along this south-western part of the Park.
55. Maydew House is already visible from, and has a sensitive relationship with Southwark Park. When viewed from the Park, it appears as a point-tower in a landscaped setting. The lower parts of Maydew House have a more direct relationship with the Park although the area of the Park immediately adjacent to Maydew House is of less historical significance, being at the edge of the former cricket ground. The more historically significant core of the Park is to the north of this location and is centred round the bandstand.
56. A representation has been received commenting that the proposal would be detrimental to the aesthetics of Southwark Park. Officers appreciate that the refurbished and extended tower would be higher than existing but the additional height would not have a significant effect on views from the Park and the enhanced façade design would have a positive benefit in views. As such, the setting of this part of the

Park would be enhanced as a result of the proposed works to Maydew House. The proposal therefore accords with section 66, policy 12 of the Core Strategy, saved policies 3.15 and 3.18 of the Southwark Plan, and paragraph 137 of the NPPF which seek to preserve or enhance the setting of heritage assets.

57. The GLA confirmed it had special regard to the setting of the Park and find that the recladding and five-storey extension causes no harm to its setting or appearance. Historic England has advised they have no comment to make on the proposal. The proposed building is considered to preserve the setting of Southwark Park, and would accord with section 66 and the NPPF.
58. The setting of Dilston Grove when viewed from Southwark Park is dominated by the mature trees within the park, with glimpses of Thaxted Court when the trees are in leaf, the first floor of Bede Centre, and the Maydew House tower being prominent but in wider views being set further from the listed building.
59. Due to the distance of Maydew House from the listed building, its the current appearance in these views, and the improved appearance of the proposed building (plus the additional storeys) as part of the setting of Dilston Grove, the proposal is considered to at least preserve the setting of this listed building.
60. A local representation raises concerns that the proposal would affect the St. Paul's Cathedral Protected Vista. Officers acknowledge that Maydew House may be visible in wider views towards St. Paul's Cathedral but it does not sit within the Protected Vista of St. Paul's.

Affordable housing

61. 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.
62. The 144 existing units in Maydew House were let by the council at social rent levels. Due to the age of the building, the tenure of these affordable units is not secured in any planning permission however the building has been vacant since 2015 and works that require planning permission are needed to make these units habitable again. The proposed 24 new units would be offered for private sale in addition to up to 32 of the refurbished units in order to pay for the necessary works. The breakdown of the existing and proposed affordable housing in Maydew House is as follows:

Existing units (habitable rooms)			Proposed units (habitable rooms)		
Social rent	Leasehold	Total	Social rent	Leasehold	Total
144 (432)	0	144 (432)	112 (336)	56 (156)	168 (492)
100% (100%)	0% (0%)	100% (100%)	67% (68%)	33% (32%)	100% (100%)

63. The proposal would therefore result in 68% on-site affordable housing by habitable room (or 67% by unit). Whilst this level of provision exceeds the minimum 35% policy requirement, it would involve the loss of existing affordable housing (i.e. up to 32 units or 96 habitable rooms) and therefore a financial viability report has been submitted to demonstrate that the 56 market units are required to fund the proposed development.
64. The appraisal and its assumptions have been reviewed by both the GLA and an independent surveyor on behalf of the local planning authority. Following negotiation, it has been concluded by the GLA and the independent surveyor that the private sale of the 24 new units and up to 32 of the existing units is required to make the scheme viable and therefore 68% on-site affordable housing (by habitable room) is the maximum reasonable amount that can be viably delivered.

Estate-wide affordable housing delivery

65. As noted earlier, the application must be considered in the context of the wider Abbeyfield Estate regeneration and the delivery of affordable housing across the estate. As part of the council's direct delivery housing programme, the two associated planning applications for the estate propose additional new affordable housing units such that across the three applications there would be an overall uplift in affordable housing of 83 units. Of these net additional 83 units, 53 would be social rented units and 30 would be intermediate tenure. The proposed renovations to Maydew House, Thaxted Court and Damory House would provide better quality affordable accommodation for existing residents.
66. In the context of the wider Abbeyfield Estate regeneration, set out below is:
- Table 1: the number of habitable rooms and dwellings across the site as existing;
 - Table 2: the number of habitable rooms and dwellings across the site as proposed, including the existing units to be retained.
67. As existing across all three sites:

Table 1

Existing tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House existing	432 (144)	0 (0)	0 (0)	432 (144)
Bede Centre existing	0 (0)	0 (0)	0 (0)	0 (0)
Thaxted Court and Damory House existing	80 (38)	0 (0)	76 (21)	156 (59)
Total habitable rooms (units)	512 (182)	0 (0)	76 (21)	588 (203)

Percentage of total habitable rooms (units) across all 3 schemes	87.1% (89.7%)	0 (0) (0%)	12.9% (10.3%)	100%
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Notes: as defined in the glossary of the Affordable Housing SPD, a habitable room is a room the main purpose of which is for sleeping, living or dining and any room with a window that could be used to sleep in regardless of what its intended use is. This excludes toilets, bathrooms, kitchens with an overall floor area of less than 11 square metres, landings, halls and lobbies.

68. As proposed across all three sites:

Table 2

Proposed tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House proposed	336 (112)	0 (0)	156 (56)	492 (168)
Bede Centre proposed	195 (57)	85 (30)	0 (0)	280 (87)
Thaxted Court and Damory House proposed	171 (66)	0 (0)	76 (21)	247 (87)
Total habitable rooms (units)	702 (235)	85 (30)	232 (77)	1019 (342)
Percentage of total habitable rooms (units) across all 3 schemes	68.9% (68.7%)	8.3% (8.8%)	22.8% (22.5%)	100%

69. Between the three applications, there would be a net increase of 83 affordable units, of which 53 (69.1% by habitable room) would be social rent and 30 intermediate (30.9% by habitable room), and improved quality of the existing units and their outdoor amenity spaces and playspace.
70. The affordable housing across the three sites would be secured by legal agreement. This would limit the maximum number of 32 existing affordable units in Maydew House that can be sold on the private market (with a mechanism to review the actual costs and sales values in case the number of private sales can be reduced further while still allowing a viable scheme), and would ensure the Bede Centre development is implemented in order to re-provide those affordable units lost in Maydew House before any private sales of the existing Maydew House units. The GLA has confirmed its strong support for the estate-wide affordable housing offer subject to the inclusion of a mechanism in the agreement for linking the sale of the market units to the delivery of affordable housing.
71. Subject to the unilateral undertaking limiting the number of units in Maydew House

that can be sold on the private market (with a review mechanism), securing the phasing of works, and the affordable housing within the Bede Centre proposal, the proposal would comply with London Plan policies, Core Strategy policy 6 and saved policy 4.4.

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. 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% three-, four- or five- 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

73. Core Strategy Strategic Policy 7 prioritises the development of family homes. New developments of 10 or more units in the suburban zone must provide at least 60% of units with 2 or more bedrooms and a minimum 20% of units with 3, 4 or 5 bedrooms.
74. The dwelling mix for the proposed new flats together with the refurbished accommodation is set out below.

Unit Size	Existing	Proposed	Total
1 bedroom	0	12	12 (7%)
2 bedroom	144	12	156 (93%)
Total	144	24	168 (100%)

75. The mix of new units at 50% one-bedroom and 50% two-bedroom units would not comply with policy in terms of numbers of two- and three-bedroom units. The applicant has advised the proposed mix of units is constrained by the existing building structure. Given that the existing building already contains all two-bedroom units, the entire scheme (i.e. new and existing accommodation) would deliver a very high proportion of two-bedroom units. However, attempts should be made to address the lack of three-bedroom family units elsewhere on the estate. In the Bede Centre redevelopment application, 29.5% of the proposed units would have three-bedrooms or larger, i.e. 8 more family sized units are proposed than required by policy. This more than makes up for the shortfall of 5 x three-bedroom units in the Maydew House proposal.
76. The table below shows the range of proposed unit sizes as compared with the recommended minimum standards.

Unit size (bedroom / person)	SPD minimum unit area	Proposed unit range (sqm)
one-bedroom / 2 person	50sqm as a one-storey unit 58sqm as a two-storey	56 – 63 sqm

	unit	
two-bedroom/4 person	70sqm as a one-storey unit 79sqm as a two-storey unit	89 – 92 sqm

77. Twelve of the proposed flats on the top three floors would have an interlocking split-level floor plan which draws upon the design of the existing “scissor” arrangement of the split level units with access to the flats on alternate floors. The other twelve one-bedroom units on the other two floors have a more typical maisonette arrangement with the upper floor stacked above the lower floor. Therefore each unit has an internal staircase.
78. Six of the one-bedroom units would not meet the minimum size standard for a two-storey unit, being 2sqm short of the 58sqm requirement. However, these flats would benefit from an 8sqm winter garden accessed from the combined kitchen/dining/living room which would provide additional living space for these units, and more than make up for the shortfall.
79. The other six one-bedroom units and all the proposed two-bedroom units exceed the minimum nationally described internal space standards in terms of unit sizes and are provided with sufficient bulk storage. As such, the new flats would provide a good standard of internal accommodation.
80. The existing flats and access corridors would be upgraded to modern standards while retaining the scissor plan layout for the flats. Each flat would be fully refurbished with new electrical services and ventilation systems. The lift core would be extended and new bigger lifts installed. Residents of both the existing and new flats would share the same new residential entrance and communal facilities.

Accessibility

81. London Plan policy 3.8 requires 10% of new dwellings to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Saved policy 4.3 of the Southwark Plan requires that 10% of new dwellings to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.
82. The council’s strong preference, where practical and viable, is for new residential development to achieve M4(2) Building Regulations standards for ‘Accessible and Adaptable Dwellings’ which is akin to the former Lifetime Homes Standard. The proposed flats would comply with all parts of M4(2) with the exception of one category which requires the living area to be at the same level as the unit entrance whereas the proposed main living areas are located on a different level. However, in mitigation, the layouts incorporate a ‘knock-out’ panel and space for a future through lift to be installed should this become necessary for an occupier.
83. It is recognised full compliance with Category M4(2) may not be possible when extending an existing building and in this instance the new flat layouts are constrained by the existing structural layout of the tower. The applicant has however demonstrated that the units will meet Category M4(2) where achievable but a condition will be required to ensure that the new flats achieve at least Category M4(1) ‘Visitable Dwellings’.
84. The proposal does not include any wheelchair accommodation as the existing building was designed with an internal staircase within each unit making the proposed new units constrained by the existing building structure. Officers acknowledge that in this

instance it would be difficult to provide wheelchair accommodation to the five additional storeys and therefore the lack of on-site wheelchair housing is accepted. The new build proposal on the Bede Centre site does include 10% wheelchair units, but does not “over provide” to make up for the shortfalls within the Maydew House, Damory and Thaxted proposals. Consequently a payment in lieu of the shortfall will be required for Maydew House (and on the Damory House and Thaxted Court application). The Council’s Section 106 Planning Obligations and Community Infrastructure Levy SPD makes provision for such a payment (at a rate of £10,000 per habitable room) when it has been demonstrated that the required amount of wheelchair accessible units is not achievable. As the Maydew House scheme has a shortfall of 6 habitable rooms (as 10% of the proposed units), a contribution of £60,000 (indexed) is required. The monies would contribute towards funding adaptations to existing housing in the borough.

Outlook and aspect

85. The existing units would retain their good outlooks and dual aspects. The proposed units would also have good outlooks from the top storeys. Twelve of the proposed units (50%) would be single aspect (facing either to the north-east, or south-west) and twelve would be dual aspect. This is a high percentage for the new units, but when considered with the 100% dual aspect character of the other 144 units in the building is considered acceptable.

Internal daylight and sunlight provision

86. An internal daylight and sunlight assessment has been undertaken in accordance with the guidelines established by the Building Research Establishment (BRE). The assessment shows that all 24 proposed units would have daylighting levels that exceed the recommended BRE day light levels. All rooms on the southern side of the tower would receive good sunlight levels, and there are no north-facing single aspect units.

Amenity space, including child playspace

87. The Residential Design Standards SPD sets out the minimum amenity space requirement for new dwellings. New residential development must provide an adequate amount of useable amenity space. In terms of the overall amount required, the following would need to be provided in accordance with the Residential Design Standards SPD:
- Minimum 50 sqm of communal amenity per development
 - For units containing 2 or less bedrooms – ideally 10 sqm of private amenity, but where this isn’t possible the remaining amount should be added to the communal amenity space total area
88. A development comprising 24 residential units should make provision for at least 290sqm of amenity space calculated on the basis of 10 sqm per unit and 50 sqm of communal space. The 24 new flats would generate an additional total requirement of 13.6sqm of child playspace for the under 5’s age group. The overall amenity space requirement is therefore 303.6sqm.
89. 18 of the 24 new flats would have private amenity space in the form of a winter garden (each 7.7sqm), accessed from the open plan living areas, and with other 6 flats would have no private provision. The total first floor landscaped amenity area proposed is 617sqm (including 63sqm of playspace for under 5’s) which provides for the shortfall of private amenity for the proposed 24 units, and the child playspace. It would also provide an improved facility for the existing flats (although is not large enough to

accommodate the full 1,440sqm shortfall for the existing 144 flats, nor the playspace).

90. There is currently no private amenity space in Maydew House and no dedicated playspace. The existing first floor podium at the rear and hard-surfaced area in front of the tower provided some form of communal amenity space, along with grassed amenity spaces in the Estate's public realm. The proposed landscaped communal garden and playspace on the first floor podium would be available for all residents of the building, and is a further improvement in the quality of the housing in Maydew House. Indicative details of the hard and soft landscaping and child play facilities have been provided but the final details will need to be secured by condition. Furthermore, a residents club room is also proposed on the first floor which opens directly onto the new podium garden as an additional facility for all residents of Maydew House.
91. The private amenity space on the first floor is in addition to the improved public landscaping in front of Maydew House, which would also include children's play facilities, and the improved connectivity with Southwark Park with the new entrance (which reduce the distance residents need to walk to access the Park's facilities and space). These shared facilities would therefore benefit all residents of the building and is a particularly positive feature of the scheme which is supported.

Noise and pollution

92. In land use terms, the proposed flats would be in-keeping with the existing residential use of the site and are compatible with the residential nature of the wider Abbeyfield Estate and surrounding area. The proposed community centre would replace the existing facility immediately next to the site, and conditions regarding noise insulation measures and opening hours are proposed to protect the amenity of the existing and proposed units in Maydew House, and of the adjoining sites. There are no uses in the area that would adversely impact future occupiers of the development.
93. Further conditions are suggested regarding internal noise levels, external amenity space noise levels, plant noise levels, gas boiler emissions, and unexpected contamination to ensure the new housing is of a suitable quality.

Conclusion on residential quality

94. The proposed development would provide accommodation that is considered to be of a high standard with all units having access to private amenity space and/or easily accessible communal outdoor space and doorstep child play. The scheme would also achieve good daylight levels with open aspects onto the Park or Abbeyfield Estate and beyond. Accordingly, officers consider that the overall standard of residential accommodation is acceptable.

Density

95. 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.
96. The proposed development would be 1,078 habitable rooms per hectare based on the 0.499 hectare site area (using the council's methodology for calculating developments with non-residential floorspace). This includes the existing 144 flats (or 432 habitable

rooms) together with the 24 new flats (or 60 habitable rooms) and the community facility (equates to 46 habitable rooms). The proposed density clearly exceeds that normally expected for the area.

97. The existing density level of Maydew House at 866 habitable rooms per hectare is already above the expected density range, as would be typical for a site accommodating this height of building. The proposed increase in density is a result of the additional five storeys and because the ground and first floors of the tower that currently do not provide habitable floorspace would be extended and converted to provide the community centre use. The proposal maximises the efficient use of the site and existing buildings, and in its context within the wider estate would not be considered an overdevelopment.
98. Density gives a numerical measure of the amount (intensity) of development and provides an indication of whether the scale of development is likely to be appropriate in different parts of the borough. A density above the expected range would not of itself necessarily lead to a conclusion that the scheme should be judged unacceptable. If it can be demonstrated that the scheme would achieve a high standard of design, including quality of accommodation, and there are no adverse impacts arising, then the higher density of the scheme would not be a reason to warrant refusing planning permission. The high quality design of the scheme with improvements to the appearance of this tall building, and making better use of the ground and first floor levels with a community centre are supported by policy. The impacts of the proposal, including its impacts on neighbouring amenity and transport, are discussed in detail in other sections of the report; subject to the conditions and obligations identified the proposal would not cause harm to indicate this density is not acceptable.

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

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

Privacy and overlooking

100. In order to prevent harmful overlooking between residential properties, the Residential Design Standards SPD requires developments to achieve a separation distance of 12m at the front of a building and any elevation that fronts a highway and a minimum of 21m separation at the rear of buildings.
101. There would be no direct overlooking between the new flats and existing properties given that the new flats would be located at floors 26 to 30 of the tower and there are no other buildings of this height in the nearby vicinity.
102. A concern has been raised in the public objections received that the proposal will lead to increased overlooking towards Southwark Park. Although the additional flats would result in more windows facing onto the Park, this is not considered to result in any additional privacy impacts over and above the existing scenario from the 26-storey building. Furthermore, it is often the case in a built up urban environment for windows of properties to face towards public open spaces. Indeed, this offers the opportunity for passive surveillance which is encouraged.

Impact on daylight received by neighbours

103. A daylight and sunlight assessment has been submitted which analyses the combined impacts of the Maydew House extension and the adjacent Bede Centre

redevelopment. The assessment uses two methods to test the impact on daylight levels to neighbouring properties. Firstly, the vertical sky component (VSC) where a target of 27% VSC or more is considered to be a good level of daylight. The BRE advise that acceptable levels of daylight can still be achieved if VSC levels remain within 80% of their original value following construction of a new development. Any greater loss (i.e. 20% or more) could mean a noticeable reduction in the amount of daylight received. Secondly, the No Sky Line (NSL) method which considers the proportion of a room from which the sky is visible. Again, if a 20% or more reduction occurs then this would indicate a noticeable impact as a result of the development.

104. The report considers the impact on the following residential properties:

- Damory House
- 1-12 Benwick Close
- Bradley House
- Antony House
- 30 Abbeyfield Road
- Thaxted Court

105. The properties closest to Maydeu House are Damory House, Benwick Close and Bradley House and therefore it is assumed that any changes to daylight and sunlight conditions to these properties would be as a result of the Maydeu House extension. The remaining properties are most likely to be affected by the new build proposal of the Bede Centre site, and so the daylight and sunlight impacts to these properties are dealt with in officer report for that scheme.

106. The VSC and NSL test results are set out in the tables below:

Daylight impact to windows – Vertical Sky Component test

Address	Number of windows assessed	Passes VSC test	Fails VSC test
Bradley House	126	125	1
Damory House	196	130	66
Benwick Close	36	28	8
Anthony House	54	51	3
30 Abbeyfield Road	11	2	9
Thaxted Close	131	45	86
Totals	554	381 (69%)	173 (31%)

Daylight distribution impacts to rooms – No Sky Line test

Address	Number of rooms assessed	Passes NSL test	Fails NSL test
Bradley House	119	119 (100%)	0
Damory House	98	93 (95%)	5 (5%)
Benwick Close	30	30 (100%)	0
Anthony House	54	51 (94%)	3 (6%)
30 Abbeyfield Road	11	2 (18%)	9 (82%)
Thaxted Close	84	45 (53%)	39 (47%)
Totals	396	340 (86%)	56 (14%)

107. The submitted daylight report shows that the proposed extensions to Maydew House and Bede Centre redevelopment would have the following combined effects:

- Bradley House – There are 119 habitable rooms served by 126 windows located over seven floors. In the proposed scenario, there would be only one window that falls below VSC target level. One ground floor window would experience a 21% reduction in both VSC and NSL, fractionally above the 20% level. The other windows to this unit would not experience a significant reduction, so this reduction slightly above a noticeable level is considered not to affect the amenity of this unit.
- Damory House – 66 windows would experience a noticeable reduction in daylight; these windows have very low daylight levels already (of between 1% and 7% VSC) due to the recessed location of the windows behind the projecting balconies and deck accesses. While five first floor rooms would experience a noticeable reduction in daylight distribution of up to 33%, the adjacent larger rooms would retain good daylight distribution. In terms of NSL, 93 of the 98 rooms tested would meet BRE criteria which is a high level of compliance for an urban area. The change in daylight levels to these windows and rooms is unlikely to be noticeable.
- Benwick Close – 8 windows would fail to meet VSC targets. Again, the absolute VSC reductions are small (ranging from 0.6% to 1.3% VSC) but they triggered greater than 20% reductions due to existing low VSC levels. All rooms assessed would meet NSL targets meaning that there would be no noticeable change to daylight distribution to these rooms. The loss of daylight is considered not to cause harm to the amenity of these neighbouring properties.
- The impacts on Anthony House, 30 Abbeyfield Road and Thaxted Close are considered in the report for the Bede Centre redevelopment, being closer to that application site than to Maydew House. Any negative impacts arising at these neighbouring properties are primarily as a result of the Bede Centre redevelopment rather than the additional storeys to Maydew House.

Impact on sunlight to neighbouring windows

108. The rooms of neighbouring properties which have windows facing within 90 degrees of south have been tested in terms of the sunlight they would receive with both the Bede Centre and Maydew House proposals.

Sunlight tests to rooms – Annual Probable Sunlight Hours test

Address	Number of rooms assessed facing within 90 degrees of south	Passes APSH test	Fails APSH test
Bradley House	78	78 (100%)	0
Damory House	98	90 (92%)	8 (8%)
Benwick Close	3	0	3 (100%)
Anthony House	n/a	n/a	n/a
30 Abbeyfield Road	n/a	n/a	n/a
Thaxted Close	35	30 (86%)	5 (14%)
Totals	214	198 (93%)	16 (7%)

109. The rooms that would have a noticeable reduction in sunlight levels already have low

sunlight levels:

- Damory House – 8 rooms currently receive between 9 and 11 annual probable sunlight hours, making the reduction to 6 annual probable sunlight hours a high percentage.
- Benwick Close – 3 rooms currently receive low levels of sunlight (3 hours throughout the year), meaning the reduction to 2 annual probable hours throughout the year is a high proportion.

110. The reduction in sunlight levels to these rooms with currently low sunlight levels is considered not to significantly affect the amenity of these rooms within neighbouring properties. The impacts to Thaxted Close are due to the Bede Centre redevelopment rather than the Maydew House proposals.

Overshadowing to neighbouring properties

111. The BRE guidance recommends that for outdoor amenity areas to be adequately sunlit throughout the year, at least half of the garden or amenity area should receive at least 2 hours of sunlight on 21 March.

112. A cumulative Transient Overshadowing Assessment has been undertaken to assess the impacts of the Maydew extension as well as the other proposed development across the estate. In relation to Maydew House, it was found that the additional height would cause a longer shadow to be cast further afield from the tower, and that this additional shadow would track with the sun's movement through the day. With Southwark Park being to the east of the site, the additional overshadowing of residential properties would only occur in the morning. The afternoon overshadowing of Southwark Park would only be to a very small area of this 25 hectare park. This additional shading would have a limited impact to surrounding residential properties and to the public park.

113. It is recognised that there are some neighbouring properties that will experience reductions, in particular to daylighting, over and above that recommended by the BRE. The main purpose of the BRE is to assist in the consideration of the relationship between new and existing development and the potential for development to retain good daylight and sunlight levels. The guidelines have been drafted for use in both suburban and urban areas and therefore need to be applied flexibly, particularly in urban areas where the character of higher density accommodation will inevitably have different impacts to lower density suburban areas. In the majority of instances, the transgressions would be relatively minor and in the case of the daylight impacts are mainly due to the location of windows below the overhanging accesses. Overall, the proposal would not reduce daylight and sunlight levels to neighbouring properties to significantly harmful and unacceptable levels.

Noise and pollution

114. Concerns have been raised by local residents about the impacts on their amenities during construction. It is inevitable that there will be some disruption and associated noise and disturbance during construction. However, the works will be temporary and must be balanced with the long-term benefit that the refurbishment works will bring as well as the provision of additional homes in the borough. The council's Environmental Protection Team (EPT) has recommended a condition is attached requiring the submission of a Construction Environmental Management Plan (CEMP) to ensure residential amenities are minimised protected as far as possible.

115. The introduction of the community use to the ground and first floor of Maydew House (relocating it from the Bede Centre) would introduce Class D1 below the existing flats

in Maydew House, and closer to Damory House. Conditions are proposed regarding insulation, opening hours, servicing and plant in the interest of neighbour amenity.

Transport and highways

116. Strategic policy 2 of the Core Strategy encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.2 of the Southwark Plan asserts that planning permission will be granted for development unless there is an adverse impact upon transport networks; and/or adequate provision has not been made for servicing, circulation and access.

Site context

117. Abbeyfield Road running through the estate is a local residential street with traffic calming measures. Access onto the local road network is via Aspinden Road. Southwark Park provides local off-road cycle routes located within the park and provides linkage to local cycle routes to the east of the park, including National Cycle Network 4. The site is served by a variety of public transport services including bus routes, Overground and Underground rail networks. The PTAL rating of the site is 4, which represents a 'good' level of accessibility by public transport nodes. The site is also within a Controlled Parking Zone.

Public transport accessibility

118. The proposed new public entrance into Southwark Park, would reduce the walk distance to Canada Water and Surrey Quays stations. This would have the effect of increasing the site's PTAL rating to 5 which represents 'very good' accessibility.

Trip generation

119. The submitted transport assessment includes predicted trip rates for the residential and community elements of the scheme (including the 144 existing flats). Officers are satisfied with the analysis undertaken and agree that vehicle trips associated with the development could be readily accommodated by the local transport network and that there would be no material impact on existing local services in terms of public transport.

Access arrangements

120. Vehicular access to the site would be via Abbeyfield Road with one access located at the Abbeyfield Road and Aspinden Road junction to provide vehicle access for the replacement Bede Centre and parking for two minibuses. The second access would be located off Abbeyfield Road, to the side of Maydew House, to allow for servicing vehicles. The access points would be designed as shared surface areas within the site with the use of landscaping to enhance the public realm along the site frontage. Pedestrian and cycle access would be at the front of the development with pedestrians and cyclists able to walk through the new landscaped square to the front. The Housing Team has ambitions for works to the public highway to create a shared space along Abbeyfield Road, with further landscaping and tree planting; these works would need to be agreed with the Highways Team and are outside the scope of the planning application. These additional works shown indicatively in some of the application documents are not necessary to make the proposal acceptable in planning terms and so are not to be required through the unilateral undertaking.

Car parking

121. Local residents have raised concerns that the proposal would result in the loss of

existing on-street car parking and that it would exacerbate local parking pressures. Maydew House contained 18 car parking spaces and garages at the base of the building which were under utilised and would be demolished by the proposed works. Maydew House itself has been vacant since 2015 so there is no resulting resident parking. The drawings have been amended during the course of the application to remove any works to the public highway or to the on-street parking bays so that these would remain for existing residents. Should the Housing Team proceed with the highway works indicated as part of the masterplan, the agreement of the Highways Team and any associated public consultation for the changes to the traffic management order would need to be undertaken, separate from the planning process.

122. The proposed development would be car free for the proposed residential units. Given the good or very good public transport accessibility of the site, the predominantly 'car free' nature of the scheme is supported by officers and TfL. An obligation in the unilateral agreement would prevent future residents of the 24 new flats and the refurbished units (currently empty) from obtaining on-street parking permits, except for blue badge holders, and where the Housing Team can demonstrate that the occupier is a returning resident, with a car. Any CPZ permits issued would not be transferable to any subsequent new tenant. This is considered to be a fair approach to allow those residents returning to Maydew House to be eligible again for a parking permit should they need one.
123. Two parking spaces for the Bede Centre's minibuses are shown on the west side of the building in a covered store area, and would reprovide the parking spaces on the existing Bede Centre site.

Car club

124. The nearest car club locations are on Lynton Road, approximately 800m walk from the site. There are further car club bays located about 1km away. The applicant would be required to fund three years car club membership for the first occupant of each residential unit (new and refurbished units) by a proposed planning obligation.

Cycle parking

125. There is currently no cycle parking provision in Maydew House. 76 secure cycle parking spaces for the residential flats are proposed within bike stores located at ground and first floor levels. This level of provision is in excess of the 36 cycle spaces required for the 24 new flats and so would deliver an additional 40 cycle spaces for residents in the refurbished existing units which is welcome. 10 cycle spaces in the form of 5 Sheffield stands would be provided in the public realm for visitors to the flats.
126. A further 20 cycle spaces (or 10 Sheffield stands) are proposed in the public realm for short-stay parking for the community centre. Two dedicated cycle spaces would also be provided for staff.
127. Officers and TfL are satisfied with the level of long-stay and visitor cycle parking provision. The detailed design (including dimensions) of the cycle stores is however required and this can be secured by condition. TfL has also requested that the connections to local cycling routes, should be considered. This matter is dealt with in the officer reports for the associated Bede Centre applications (17/AP/2908) as the proposed 24 units in this Maydew House application would not be sufficient to require such off-site works.

Refuse and servicing

128. Residential refuse would be gathered within the building via chutes from all floors of

the tower. Recycling would be collected into Eurobins, which are also accessible via chutes from all floors. The concierge facility would be responsible for ensuring the bins do not overflow and changing them accordingly. Vehicle tracking diagrams have been submitted to demonstrate that a refuse vehicle can manoeuvre to enter and exit the site in forward gear.

129. All residential deliveries would be collected by the concierge facility with access to a parcel storage room. It is proposed that delivery vehicles would use the refuse vehicle turning area to temporarily park to enable the driver to drop off parcels. This arrangement would enable the delivery vehicles to wait off-street with sufficient room to enter and leave the site in forward gear.
130. Swept path analysis has also been undertaken for the turning area to the front of the Bede Centre entrance to ensure that the community centre minibuses can manoeuvre in the area.
131. That the servicing (deliveries and waste) for the development would be undertaken on-site is positive. It is important that vehicles are able to enter and exit the site in forward gear to ensure there would be no risks to pedestrians and cyclists, particularly given that the outside spaces would be designed as a shared surface. Overall, officers and TfL are satisfied with the proposed servicing arrangements subject to the final delivery and servicing plan being secured by a planning obligation.

Highway works

132. The scheme has been amended to remove the highway works previously indicated in order for the detailed discussions to be held with the Highways Team. These would progress separately to the planning application works and with the associated public consultation on any changes to the on-street parking.

Conclusion

133. Subject to the conditions and obligations as set out above, the proposal would comply with policies 5.1, 5.2, 5.3, 5.6 and 5.7 of the London Plan, Core Strategy policy 2 and saved policy 5.2 of the Southwark Plan.

Trees, landscaping and ecology

134. 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.

Trees

135. A tree survey, arboricultural impact assessment and method statement have been submitted. This covers both the Maydew House proposal as well as the associated estate applications in order to ensure that areas of tree planting and new public realm are considered comprehensively as part of the estate-wide regeneration programme. The comments below focus on the Maydew House proposal.
136. The survey notes the presence of a number of substantial street trees and parkland trees which occupy public spaces including Southwark Park. These are important features in the landscape and help soften and screen the lower rise buildings surrounding Maydew House. These street trees mainly comprise Lime and London Plan trees and have been regularly pollarded. In addition, there are a number of

smaller trees within communal landscaped areas and domestic gardens around the estate.

137. All the surveyed trees on the estate are proposed to be retained. No retained tree would be significantly adversely affected by the construction works but specific construction methods are recommended (and to be secured by condition) to avoid tree loss and damage.

Landscaping and public realm

138. The submitted Landscape Statement details the proposed landscaping and public realm proposal for Maydew House. This sits within the context of the wider landscape enhancement works for entire estate.
139. A key part of the proposed landscape scheme is the creation of a new pedestrian link into Southwark Park. The current access to the Park from the estate is through a small entrance which is not visible from Abbeyfield Road. A new café has been constructed in the Park to the north of Maydew House and therefore a clear legible route has become apparent that links the estate and surrounding streets along Maydew House to the Park beyond to Canada Water and Surrey Quays stations. A new gated entrance to the Park will open up this route and improve connectivity in the area.
140. The council's parks team has confirmed support for the new entrance providing the team are consulted on the final design for the pillars, gates and fencing as well as all planting to be undertaken along the park boundary and in relation to the new entrance. Furthermore, the revenue costs associated with the new entrance including new planting and maintenance of all areas of soft and hard landscaping and costs associated with locking and unlocking the gates are covered by the applicant. It is recommended that a condition is included for the approval of the design and materials of the gates and that the planning obligation would define the area of planting and maintenance and the associated revenue cost.
141. A landscaped public square is proposed to the front of Maydew House and is intended to become the new focus or 'heart' of the estate. The square would include new paving, street furniture, lighting, trees and a variety of planting. It would have a specific planting palette to define it from other parts of the estate. It would be designed as a multi-functional space and include informal play elements. The western side of the square would form the main entrance space to the replacement Bede Centre and will include a spill out space for the community centre and café. The square would extend to the east to create the connection to the new Park entrance.
142. The council's Urban Forester has reviewed the tree and landscape reports and is satisfied with the conclusions and recommendations. It is noted that a number of mature trees on the estate have already been removed due to the requirement to install major new essential services (works detailed in Planning History section of the report). It is therefore important that new landscaping, including tree planting, and tree protection measures are secured by conditions.

Ecology

143. The submitted ecological assessment considers the site to be of negligible ecological value, with the potential for breeding birds to be present on the site (and in the Park) and hedgehogs in the area. The council's Ecology Officer has reviewed the submitted Preliminary Ecological Appraisal (which includes a Phase 1 Habitat Survey) and agrees with the findings of the assessment. The ecological enhancements would have a beneficial impact and the measures set out in the appraisal should be adopted.

144. The proposal as part of the wider estate regeneration has good potential for ecological enhancement and should consider options for increasing green infrastructure on the estate and softening the boundary with Southwark Park. The implementation of a sustainable urban drainage scheme would also help irrigate the soft landscaping features. Furthermore, the installation of a green roof would complement the use of the roof for PV panels. Officers recommend that conditions should be attached to any grant of permission to secure ecological enhancements, including a management and maintenance plan, in order to assess the success of new urban habitat features.

Sustainability (including energy, BREEAM, flood risk, contamination, air quality and archaeological matters)

Energy

145. The submitted Energy Strategy sets out how the refurbishment and extension works to the residential parts of the proposal would utilise the London Plan hierarchy of “be lean, be clean, be green” measures to reduce carbon emissions from the development, both the refurbished units, the additional units on top, and in the community centre.
146. The refurbishment works to replace the external walls of the tower, and improve the internal finishes would improve the energy efficiency of the existing units. Maydew House would be connected to the South East London Combined Heat and Power district heating network, resulting in a 35% reduction in carbon emissions for the refurbished units and a 20% reduction for the new units.
147. Photovoltaic panels are proposed to the roof in order to achieve a 35% reduction in carbon emissions for the new units. A contribution would be required for the new units in order to achieve the zero carbon requirements by offsetting the 20.245 tonnes per year predicted emissions. The contribution of £36,441 for Maydew House would be secured in the unilateral undertaking.

BREEAM

148. A BREEAM refurbishment pre-assessment was submitted, indicating that the refurbishment works could achieve a “very good” rating. Achieving this in the completed project would be a condition requirement to ensure the significant works to the building (and including the community use) take sufficient consideration of sustainability.

Flood risk and drainage

149. The Environment Agency’s flood mapping identifies the site as being located within Flood Zone 3, indicating a high probability of flooding. Accordingly, a Flood Risk Assessment (FRA) has been submitted which details the proposed flood management measures. The additional residential properties would be set far above the predicted flood levels.
150. There would be no change in the footprint of Maydew House, and the landscaping works could improve surface water drainage. The council’s Flood and Drainage Team and the Environment Agency have raised no objections to the proposal but the recommendations set out in the submitted FRA, including a Flood Management Plan (detailing safe access and egress, warning and evacuation procedures), should be adhered to and secured by conditions. Further details of surface water drainage would be secured by condition.

Contamination

151. Limited ground works would be required in the construction of the proposal, mainly being on top of the building and infilling the existing undercroft. The Environmental Protection Team has recommended a condition regarding any unexpected contamination, which is included in the recommendation.

Air quality

152. London Plan policy 7.14 states that development proposals should minimise exposure to poor air quality, being at least 'air quality neutral'. This is particularly the case where developments are located within designated Air Quality Management Areas (AQMA) as is the case with this proposal. Southwark Plan policy 3.6 advises that planning permission will not be granted where a development leads to a reduction in air quality.
153. The submitted air quality assessment considered the potential air quality impacts on nearby properties both during construction and once the development is operational. The residential nature of the development and surrounding area makes it sensitive and so receptors were chosen at various locations to assess the potential impacts. The Environmental Protection Team considers the submitted assessment acceptable and recommends a condition regarding domestic gas boiler emissions. Once completed the development, given its predominantly car free nature for the residential development, and reprovision of a small amount of parking for the community centre minibuses, would have a negligible effect on local traffic flows and energy would be provided by the district heating network already in place. As such, the development would achieve air quality neutrality and therefore would not impact nearby sensitive receptors.
154. Dust is highlighted as the most critical issue during construction and appropriate mitigation measures will be required to reduce adverse impacts. Such measures should be detailed in a construction environmental management plan the submission of which will be secured by condition.

Archaeology

155. The site is not in an archaeological priority zone and given the limited groundworks involved to this 1960s development, the proposal would not affect any archaeological remains.

Planning obligations and Community Infrastructure Levy

156. 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 of (£94,803 pre-relief) and Southwark CIL payment (£231,043 pre-relief) would be payable in the event planning permission is granted and payment of the Mayoral CIL would accord with policy 8.3 of the London Plan.
157. A unilateral undertaking will be required in order to secure certain elements that make the scheme acceptable in planning terms. The existing affordable housing will need to be secured to ensure that no more than 32 flats would be sold on the private market. A mechanism is also required to prevent the sale of the 32 social rented units until the substantial implementation of the new build development on the adjacent Bede Centre

site to ensure there would be no net loss of social housing on Abbeyfield Estate. The undertaking will also secure the following:

Planning obligation	Mitigation	Applicant's position
Affordable housing (loss and replacement)	Allowing up to 32 of the existing units to be sold on the private market (as well as the 24 proposed units), and secure the remaining 112 as social rent units. Eligibility criteria for the social rent units. No private sale of any existing residential unit in Maydew House until the Bede Centre permission has been substantially implemented. Viability review mechanism to ensure that the minimum number of existing affordable units are sold (and no more than 32) to make the scheme viable once the actual construction costs and sales values are better known.	Agreed
Carbon offset Green Fund	Payment of £36,411 (indexed) based on the shortfall of 20.245 tones of carbon per year over a 30 year period. Achievement of the 35.19% carbon reduction for the new units set out in the submitted Energy Strategy.	Agreed
Car club	Provision of three years membership for each eligible resident of all 168 units	Agreed
Car parking	A car parking management plan detailing the management and allocation the off-street parking bays	Agreed
CPZ permits	To prevent the 168 units in Maydew House from being eligible for CPZ permits except where details are submitted for approval prior to detail provision for returning residents. Such details to confirm the number of returning residents, addresses, the terms of the lease and that the household owns a car. Such permits would not be transferable to any subsequent new tenant.	Agreed
Delivery and servicing plan	Detailing the arrangements for deliveries and servicing across all three sites	Agreed
District heat network	To connect to the South East London Combined Heat and Power district heating network.	Agreed
Employment and enterprise	Contribute towards the cumulative targets of 29 jobs), 29 short courses and 7 apprenticeships during construction period for the 3 applications in the Abbeyfield Estate (or the equivalent contribution in line with the S106 SPD). Local procurement and supply chain measures during the construction phase.	Agreed
Phasing of works between Bede Centre and Maydew sites	To ensure the existing Bede Centre is not demolished until the replacement community provision in Maydew House has been completed and is ready for occupation.	Agreed

Public realm	Provision of the landscaping works in front of Maydew House and new entrance into Southwark Park, and for these to be publicly accessible.	Agreed
Southwark Park	Tree planting and shrub planting within Southwark Park to be carried out in accordance with details (as approved by the Council's Parks Team) and payment of the maintenance cost for the initial maintenance of this planting.	Agreed
Wheelchair housing	Payment in lieu for the lack of 6 wheelchair unit habitable rooms being provided within the scheme of £60,000 (indexed)	Agreed
Administration charge (2%)	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum £96,411 = £1,928.22 (indexed)	Agreed

158. These obligations are necessary to make the development acceptable in planning terms otherwise it would fail to include requisite mitigation and contributions. Such obligations include the provision of replacement affordable housing to accord with policy 4.4 of the Southwark Plan, policies 6 (Homes for people on different incomes) and 14 (Implementation and delivery) of the Core Strategy 2011, policies 3.11 (Affordable housing targets) and 8.2 (Planning obligations) of the London Plan 2016 and Section 6 (Delivering a wide choice of high quality homes) of the NPPF 2012.
159. In the event that a satisfactory legal agreement has not been entered into by 31 May 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 unilateral undertaking, fails to ensure the provision of replacement affordable housing and adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policies 2.5 'Planning obligations' and 4.4 'Affordable Housing' of the Southwark Plan (2007), strategic policies 6 'Homes for people of different incomes' and 14 'Delivery and implementation' of the Core Strategy (2011), policies 3.11 'Affordable housing targets', 3.14 'Existing housing' 8.2 'Planning obligations' of the London Plan (2016), and the Planning Obligations and Community Infrastructure Levy SPD (2015)."

Other matters

Fire safety

160. A document has been prepared to advise on how the proposal would affect the fire safety of Maydew House. The key fire safety improvements are:
- New electrical services and wiring thereby reducing the risk of electrical fires
 - All flats (both new and refurbished) would be provided with sprinklers
 - A new fire alarm system would be installed, monitored by 24 hr concierge
 - Fire doors and the fire resistance of internal walls would be upgraded
 - Installation of a new lifts and upgrade of existing stairs to improve facilities for fire fighters
 - Non-combustible cladding materials would be used and cavity barriers would surround all window frames (the barrier would be made up of material designed to resist the passage of flame).

Conclusion on planning issues

161. The proposed refurbishment works to improve the appearance and accessibility of this tower block are welcomed, and they would improve the quality of accommodation for the existing 144 flats (which are currently vacant). The proposed relocation of the Bede Centre with improved facilities is also supported. In order to fund these works, an extension is proposed to add five storeys to this tall building to provide 24 private units, and to allow up to 32 of the existing flats to be sold on the private market. The viability assessment has been reviewed and this found 56 to be the maximum number that should be sold to fund the works. The proposed Bede Centre redevelopment, and the extensions to Thaxted Court and Damory House would reprovide the lost social rent units and provide more, so that an overall gain of affordable units is proposed across all three current applications.
162. The proposal would result in an improved design and architectural quality of the building that would preserve the setting of the registered Southwark Park and listed Dilston Grove building. It would not cause harm to neighbour amenity, nor raise significant transport concerns. Conditions regarding materials, tree protection, landscaping, children's playspace, sustainability items, are proposed, and the unilateral undertaking would secure further measures in order to make the proposal acceptable and compliant with policies in the London Plan, Core Strategy and Southwark Plan.
163. The proposal is recommended for approval, subject to conditions and the completion of a unilateral undertaking, and will require referral to the GLA for the Stage 2 comments.

Community impact statement

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

Consultations

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

Consultation replies

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

Summary of consultation responses

167. Five local representations have been received in response to the public consultation carried out. The concerns raised are summarised as follows:
- Excessive height which is an eye sore and out of keeping with other buildings in the area
 - Detrimental to the aesthetics of Southwark Park
 - Increased overshadowing to Southwark Park
 - Increased overlooking towards Southwark Park

- Affects the St. Paul's Cathedral Protected Vista
 - Will exacerbate on-street parking pressures in the area
 - Loss of existing on street car parking
 - Highway works – opening Nelldale Road will mean the estate would become a 'race track'
 - Impact of landscaping works to property foundations
 - Impact of construction works on local resident amenities
168. Officer response: The design and height of the proposal, its impact on the historic Southwark Park are detailed in the assessment above and found to be acceptable. Maydew House is neither within the viewing corridor nor the wider setting of the protected view of St Paul's from Blackheath. The drawings have been amended to remove the originally proposed highway works that would have removed the existing parking bays. A condition is proposed to prevent residents being eligible for CPZ parking permits (except for those previous residents returning to Maydew). The highway works within the masterplan for the Abbeyfield Estate are separate to these planning applications and would require the appropriate agreement (and consultation) of the Highway Team. A construction management plan would be required by a condition. The impact on property foundations is not a material consideration.
169. **Environment Agency** – has no objection. With less vulnerable uses on the ground and first floor levels, and residential uses set on upper floors above the modelled flood level, the EA does not object. An evacuation plan should provide suitable access and egress from the site and should be approved by the council. The Flood Risk Assessment should be adhered to in terms of its flood resilience, flood warning and design measures.
170. **GLA** – while the principle of the estate renewal, the overall uplift in the quantum of affordable housing being planned across the wider estate programme is strongly supported, the loss of social rented units in this standalone application is unacceptable. Fundamental to the acceptability of this application is a robust mechanism for securing the re-provision of the lost social rented units. The financial viability has been robustly interrogated, and a full programme of works for the overall estate is also required.
171. Officer response: The programme of works across Abbeyfield Estate was provided in the later Bede Centre application, which was also referred to the GLA. The unilateral undertaking would include obligations to limit the number of affordable units in Maydew House that can be sold, and preventing any such sales until the Bede Centre redevelopment (which provides the replacement affordable units) has been implemented.
172. **Historic England** – does not consider it necessary to be notified.
173. **London Fire and Emergency Planning Authority** – access for fire appliances as required by Building Regulations and adequate water supplies would need to be provided.
174. **Metropolitan Police** – The area suffers from incidents of burglary, robbery, assaults, criminal damage, motor vehicle crime, theft and anti-social behaviour including drug use, so security is fundamental to the success of the development. The development should achieve the security requirements of Secured by Design, and this should be required by condition.
175. **Transport for London** – car free development is supported and residents should be exempt from parking permits. The overall level of cycle parking is not policy compliant for the existing 144 flats, and TfL would encourage additional cycle parking for the

existing units. The Council should consider connections to local cycling routes. Support off-street servicing to allow vehicles to exit in forward gear.

Human rights implications

176. 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.
177. This application has the legitimate aim of providing new flats in a five-storey extension, relocate the Bede Centre community use in an improved unit, and refurbishment of the existing Maydew House internally and externally. 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/H66 Application file: 17/AP/0527 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020-7525-5349 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Authors	Helen Goulden, Team Leader and Victoria Crosby, Senior Planner	
Version	Final	
Dated	17 January 2018	
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 of 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		29 January 2018

APPENDIX 1**Consultation undertaken****Site notice date:** 23/03/2017**Press notice date:** 09/03/2017**Case officer site visit date:** 21/8/17**Neighbour consultation letters sent:** 08/03/2017**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

3 Westbrook Road London SE3 0NS
 Via Email x

Flat 34 Bradley House SE16 2DL
 Flat 35 Bradley House SE16 2DL
 Flat 32 Bradley House SE16 2DL
 Flat 33 Bradley House SE16 2DL
 Flat 36 Bradley House SE16 2DL
 Flat 39 Bradley House SE16 2DN
 Flat 40 Bradley House SE16 2DN
 Flat 37 Bradley House SE16 2DL
 Flat 38 Bradley House SE16 2DL
 Flat 31 Bradley House SE16 2DL
 Flat 24 Bradley House SE16 2DL
 Flat 25 Bradley House SE16 2DL
 Flat 22 Bradley House SE16 2DL
 Flat 23 Bradley House SE16 2DL
 Flat 26 Bradley House SE16 2DL
 Flat 29 Bradley House SE16 2DL
 Flat 30 Bradley House SE16 2DL
 Flat 27 Bradley House SE16 2DL

15 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 16 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 87 Raymouth Road London SE16 2DA
 89 Raymouth Road London SE16 2DA
 83 Raymouth Road London SE16 2DA
 85 Raymouth Road London SE16 2DA
 93 Raymouth Road London SE16 2DA
 99 Raymouth Road London SE16 2DA
 15 Aspinden Road London SE16 2DR
 95 Raymouth Road London SE16 2DA
 97 Raymouth Road London SE16 2DA
 81 Raymouth Road London SE16 2DA
 105 Raymouth Road London SE16 2DA
 69 Raymouth Road London SE16 2DA
 101 Raymouth Road London SE16 2DA
 103 Raymouth Road London SE16 2DA
 71 Raymouth Road London SE16 2DA
 77 Raymouth Road London SE16 2DA
 79 Raymouth Road London SE16 2DA
 73 Raymouth Road London SE16 2DA
 75 Raymouth Road London SE16 2DA
 26 Pedworth Gardens London SE16 2DX
 28 Pedworth Gardens London SE16 2DX

Flat 28 Bradley House SE16 2DL
 Flat 53 Bradley House SE16 2DN
 Flat 54 Bradley House SE16 2DN
 Flat 51 Bradley House SE16 2DN
 Flat 52 Bradley House SE16 2DN
 Flat 55 Bradley House SE16 2DN
 Flat 58 Bradley House SE16 2DN
 Flat 59 Bradley House SE16 2DN
 Flat 56 Bradley House SE16 2DN
 Flat 57 Bradley House SE16 2DN
 Flat 50 Bradley House SE16 2DN
 Flat 43 Bradley House SE16 2DN
 Flat 44 Bradley House SE16 2DN
 Flat 41 Bradley House SE16 2DN
 Flat 42 Bradley House SE16 2DN
 Flat 45 Bradley House SE16 2DN
 Flat 48 Bradley House SE16 2DN
 Flat 49 Bradley House SE16 2DN
 Flat 46 Bradley House SE16 2DN
 Flat 47 Bradley House SE16 2DN
 Flat 21 Bradley House SE16 2DL
 5 Aspinden Road London SE16 2DR
 91 Raymouth Road London SE16 2DA
 Aspinden Wood Centre 1 Aspinden Road SE16 2DR
 3 Aspinden Road London SE16 2DR
 61 Raymouth Road London SE16 2DA
 67 Raymouth Road London SE16 2DA
 Flat 1 Bradley House SE16 2DL
 63 Raymouth Road London SE16 2DA
 65 Raymouth Road London SE16 2DA
 Flat 9 Antony House SE16 2DJ
 Flat 2 Antony House SE16 2DJ
 Flat 3 Antony House SE16 2DJ
 Flat 15 Antony House SE16 2DJ
 Flat 16 Antony House SE16 2DJ
 Flat 4 Antony House SE16 2DJ
 Flat 7 Antony House SE16 2DJ
 Flat 8 Antony House SE16 2DJ
 Flat 5 Antony House SE16 2DJ

 Flat 6 Antony House SE16 2DJ
 Flat 14 Bradley House SE16 2DL
 Flat 15 Bradley House SE16 2DL
 Flat 12 Bradley House SE16 2DL
 Flat 13 Bradley House SE16 2DL
 Flat 16 Bradley House SE16 2DL
 Flat 19 Bradley House SE16 2DL
 Flat 20 Bradley House SE16 2DL
 Flat 17 Bradley House SE16 2DL
 Flat 18 Bradley House SE16 2DL
 Flat 11 Bradley House SE16 2DL
 Flat 4 Bradley House SE16 2DL
 Flat 5 Bradley House SE16 2DL
 Flat 2 Bradley House SE16 2DL
 Flat 3 Bradley House SE16 2DL
 Flat 6 Bradley House SE16 2DL
 Flat 9 Bradley House SE16 2DL
 Flat 10 Bradley House SE16 2DL
 Flat 7 Bradley House SE16 2DL
 Flat 8 Bradley House SE16 2DL
 Flat 60 Bradley House SE16 2DN
 8 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 9 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 6 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 7 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 1 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 12 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 13 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 10 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 11 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU

 22 Pedworth Gardens London SE16 2DX
 24 Pedworth Gardens London SE16 2DX
 30 Pedworth Gardens London SE16 2DX
 36 Pedworth Gardens London SE16 2DX
 38 Pedworth Gardens London SE16 2DX
 32 Pedworth Gardens London SE16 2DX
 34 Pedworth Gardens London SE16 2DX
 20 Pedworth Gardens London SE16 2DX
 21 Aspinden Road London SE16 2DR
 10 Pedworth Gardens London SE16 2DX
 17 Aspinden Road London SE16 2DR
 19 Aspinden Road London SE16 2DR
 12 Pedworth Gardens London SE16 2DX
 18 Pedworth Gardens London SE16 2DX
 2 Pedworth Gardens London SE16 2DX
 14 Pedworth Gardens London SE16 2DX
 16 Pedworth Gardens London SE16 2DX
 52 Abbeyfield Road London SE16 2BX
 Room 21 Aspinden Wood Centre SE16 2DR
 Room 22 Aspinden Wood Centre SE16 2DR
 Room 2 Aspinden Wood Centre SE16 2DR
 Room 20 Aspinden Wood Centre SE16 2DR
 Room 23 Aspinden Wood Centre SE16 2DR
 Room 3 Aspinden Wood Centre SE16 2DR
 Room 4 Aspinden Wood Centre SE16 2DR
 Room 24 Aspinden Wood Centre SE16 2DR
 Room 25 Aspinden Wood Centre SE16 2DR
 Room 19 Aspinden Wood Centre SE16 2DR
 Room 11 Aspinden Wood Centre SE16 2DR
 Room 12 Aspinden Wood Centre SE16 2DR
 Room 1 Aspinden Wood Centre SE16 2DR
 Room 10 Aspinden Wood Centre SE16 2DR
 Room 14 Aspinden Wood Centre SE16 2DR
 Room 17 Aspinden Wood Centre SE16 2DR
 Room 18 Aspinden Wood Centre SE16 2DR
 Room 15 Aspinden Wood Centre SE16 2DR
 Room 16 Aspinden Wood Centre SE16 2DR
 Flat 4 30 Abbeyfield Road SE16 2AR
 Abbeyfield Tenants And Residents Committee Hall Maydew House
 Abbeyfield Estate SE16 2DP
 Flat 2 30 Abbeyfield Road SE16 2AR
 Flat 3 30 Abbeyfield Road SE16 2AR
 42 Abbeyfield Road London SE16 2BX
 48 Abbeyfield Road London SE16 2BX
 50 Abbeyfield Road London SE16 2BX
 44 Abbeyfield Road London SE16 2BX
 46 Abbeyfield Road London SE16 2BX
 Flat 1 30 Abbeyfield Road SE16 2AR
 Room 7 Aspinden Wood Centre SE16 2DR
 Room 8 Aspinden Wood Centre SE16 2DR
 Room 5 Aspinden Wood Centre SE16 2DR
 Room 6 Aspinden Wood Centre SE16 2DR
 Room 9 Aspinden Wood Centre SE16 2DR
 57 Raymouth Road London SE16 2DA
 59 Raymouth Road London SE16 2DA
 Ground Floor Flat 99 Raymouth Road SE16 2DA
 31a Frankland Close London SE16 2HD
 4 Pedworth Gardens London SE16 2DX
 6 Benwick Close London SE16 2HE
 7 Benwick Close London SE16 2HE
 4 Benwick Close London SE16 2HE
 5 Benwick Close London SE16 2HE
 8 Benwick Close London SE16 2HE
 Flat 10 Roderick House SE16 2DH
 Flat 11 Roderick House SE16 2DH
 9 Benwick Close London SE16 2HE
 Flat 1 Roderick House SE16 2DH
 3 Benwick Close London SE16 2HE
 41 Frankland Close London SE16 2HD
 42 Frankland Close London SE16 2HD

5 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	39 Frankland Close London SE16 2HD
30 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	40 Frankland Close London SE16 2HD
31 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	1 Benwick Close London SE16 2HE
29 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	12 Benwick Close London SE16 2HE
3 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	2 Benwick Close London SE16 2HE
32 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	10 Benwick Close London SE16 2HE
35 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	11 Benwick Close London SE16 2HE
4 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 9 Roderick House SE16 2DH
33 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 1 Antony House SE16 2DJ
34 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	Flat 7 Roderick House SE16 2DH
3 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 8 Roderick House SE16 2DH
4 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 10 Antony House SE16 2DJ
23 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 13 Antony House SE16 2DJ
24 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 14 Antony House SE16 2DJ
5 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 11 Antony House SE16 2DJ
8 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 12 Antony House SE16 2DJ
9 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 6 Roderick House SE16 2DH
6 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 14 Roderick House SE16 2DH
7 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 15 Roderick House SE16 2DH
22 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 12 Roderick House SE16 2DH
16 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 13 Roderick House SE16 2DH
17 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 16 Roderick House SE16 2DH
14 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 4 Roderick House SE16 2DH
15 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 5 Roderick House SE16 2DH
18 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 2 Roderick House SE16 2DH
20 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	Flat 3 Roderick House SE16 2DH
21 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	38 Frankland Close London SE16 2HD
19 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	3 Mossington Gardens London SE16 2DZ
2 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU	4 Mossington Gardens London SE16 2DZ
28 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	17 Mossington Gardens London SE16 2DZ
Flat 73 Bradley House SE16 2DN	2 Mossington Gardens London SE16 2DZ
Flat 74 Bradley House SE16 2DN	5 Mossington Gardens London SE16 2DZ
Flat 71 Bradley House SE16 2DN	8 Mossington Gardens London SE16 2DZ
Flat 72 Bradley House SE16 2DN	9 Mossington Gardens London SE16 2DZ
Flat 75 Bradley House SE16 2DN	6 Mossington Gardens London SE16 2DZ
Bede House Association Abbeyfield Road SE16 2BS	7 Mossington Gardens London SE16 2DZ
1 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	16 Mossington Gardens London SE16 2DZ
Flat 76 Bradley House SE16 2DN	1 Mossington Gardens London SE16 2DZ
Flat 77 Bradley House SE16 2DN	10 Mossington Gardens London SE16 2DZ
Flat 70 Bradley House SE16 2DN	6 Pedworth Gardens London SE16 2DX
Flat 63 Bradley House SE16 2DN	8 Pedworth Gardens London SE16 2DX
Flat 64 Bradley House SE16 2DN	11 Mossington Gardens London SE16 2DZ
Flat 61 Bradley House SE16 2DN	14 Mossington Gardens London SE16 2DZ
Flat 62 Bradley House SE16 2DN	15 Mossington Gardens London SE16 2DZ
Flat 65 Bradley House SE16 2DN	12 Mossington Gardens London SE16 2DZ
Flat 68 Bradley House SE16 2DN	13 Mossington Gardens London SE16 2DZ
Flat 69 Bradley House SE16 2DN	31 Frankland Close London SE16 2HD
Flat 66 Bradley House SE16 2DN	32 Frankland Close London SE16 2HD

Flat 67 Bradley House SE16 2DN	29 Frankland Close London SE16 2HD
21 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	30 Frankland Close London SE16 2HD
22 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	33 Frankland Close London SE16 2HD
2 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	36 Frankland Close London SE16 2HD
20 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	37 Frankland Close London SE16 2HD
23 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	34 Frankland Close London SE16 2HD
26 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	35 Frankland Close London SE16 2HD
27 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	28 Frankland Close London SE16 2HD
24 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	21 Frankland Close London SE16 2HD
25 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	22 Frankland Close London SE16 2HD
19 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	19 Frankland Close London SE16 2HD
12 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	20 Frankland Close London SE16 2HD
13 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	23 Frankland Close London SE16 2HD
10 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	26 Frankland Close London SE16 2HD
11 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	27 Frankland Close London SE16 2HD
14 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	24 Frankland Close London SE16 2HD
17 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	25 Frankland Close London SE16 2HD
18 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	68 Bradley House London SE16 2DN
	58 Abbeyfield Road London SE16 2BX

Re-consultation: n/a

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

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

Statutory and non-statutory organisations

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

Neighbours and local groups

Flat 68 Bradley House SE16 2DN
15 Aspinden Road London SE16 2DR
19 Aspinden Road London SE16 2DR
58 Abbeyfield Road London SE16 2BX
68 Bradley House London SE16 2DN

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 C. Phillips Southwark Council	Reg. Number	17/AP/0527
Application Type	Council's Own Development - Reg. 3	Case Number	TP/H66
Recommendation	Grant subject to Legal Agreement and GLA		

Draft of Decision Notice

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

Refurbishment of the existing 144 residential units and erection of a 5 storey extension providing 24 additional residential units (Class C3). Landscape improvements to the front of Maydew House, with a new residential entrance at ground floor and residents amenities at first floor together with a new community facility (Class D1) at ground floor. New pedestrian route and gates into Southwark Park and other associated works incidental to the development.

At: MAYDEW HOUSE ABBEYFIELD ESTATE, ABBEYFIELD ROAD, LONDON SE16

In accordance with application received on 09/02/2017

and Applicant's Drawing Nos. Existing

1553-HT-MH-XSP-000 P1 Site Plan - Existing
 1553-HT-MH-XP-000 P1 Ground Floor Plan - Existing
 1553-HT-MH-XP-001 P1 First Floor Plan - Existing
 1553-HT-MH-XE-010 P1 Street Elevation - Existing and Core Elevation - Existing
 1553-HT-MH-XE-011 P1 Park Elevation - Existing and Flank Elevation - Existing

Proposed

1553-HT-MH-SP-000 P1 Site Plan - Proposed
 FHA-666-L-101 C General arrangement
 1553-HT-MH-P-000 P2 Ground Floor Plan - Proposed
 1553-HT-MH-P-001 P1 First Floor Plan - Proposed
 1553-HT-MH-E-011 P1 Park Elevation - Proposed and Flank Elevation - Proposed
 1553-HT-MH-E-010 P1 Street Elevation - Proposed and Core Elevation - Proposed
 1553-HT-MH-S-010 P1 Proposed Section A, B, C, D & E
 1553-HT-MH-S-014 P1 Extension Section
 1553-HT-MH-P-010 P1 Original Tower G+2 & G+3
 1553-HT-MH-P-011 P1 Original Tower G+4 to G+22
 1553-HT-MH-P-012 P1 Original Tower G+23, G+24 & G+25
 1553-HT-MH-S-013 P1 Original Tower Section - Typical Unit
 1553-HT-MH-P-013 P1 Extension G+26 & G+27
 1553-HT-MH-P-014 P1 Extension G+28, G+29 & G+30
 1553-HT-MH-P-015 P1 Roof Plan
 E(0)118 Roof Level PV Layout
 1553-HT-MH-P-020 P1 Detail Core Plan G+0 & G+1
 1553-HT-MH-P-021 P1 Detail Core Plan Typical access & intermediate level

Air Quality Assessment January 2017 by phloru

Area Schedule 06.12.2016

Bat survey and updated desktop study October 2017 by The Landscape Partnership

BREEAM UK Refurbishment and Fit-out 2014 Pre-assessment 19 December 2016

Daylight and Sunlight Maydew and Abbeyfield House ref. 11049 21/08/2017 by gia

Design and Access Statement January 2017 by Haworth Tompkins

Energy Strategy reference K130755 Rev 01 by Calford Seaden
 Financial appraisal executive summary Rev a 27 July 2017 – Maydew House by Calford Seaden
 Fire Safety Summary by Haworth Tompkins 29/06/2017-revB
 Flood Risk Assessment revision P3 dated 20/12/16 by BWB and its appendices
 Heritage Assessment by Peter Stewart Consultancy January 2017
 Landscape Statement FHA-666-R-02 by Farrer Huxley Associates
 Planning Statement version 1.0 by Southwark Council
 Preliminary Ecological Appraisal November 2016 by The Landscape Partnership
 Sustainability Statement January 2017 Reference K130755 by Calford Seaden
 Transient Overshadowing Assessment 21 August 2017 by gia.
 Transport Statement January 2017 by Transport Planning & Infrastructure
 Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement October 2017 by The Landscape Partnership
 Viability Report for the Sale of Flats at Maydew House by Southwark Council and Calford Seaden

Subject to the following thirty-four 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:

1553-HT-MH-SP-000 P1 Site Plan - Proposed
 FHA-666-L-101 C General arrangement
 1553-HT-MH-P-000 P2 Ground Floor Plan - Proposed
 1553-HT-MH-P-001 P1 First Floor Plan - Proposed
 1553-HT-MH-E-011 P1 Park Elevation - Proposed and Flank Elevation - Proposed
 1553-HT-MH-E-010 P1 Street Elevation - Proposed and Core Elevation - Proposed
 1553-HT-MH-S-010 P1 Proposed Section A, B, C, D & E
 1553-HT-MH-S-014 P1 Extension Section
 1553-HT-MH-P-010 P1 Original Tower G+2 & G+3
 1553-HT-MH-P-011 P1 Original Tower G+4 to G+22
 1553-HT-MH-P-012 P1 Original Tower G+23, G+24 & G+25
 1553-HT-MH-S-013 P1 Original Tower Section - Typical Unit
 1553-HT-MH-P-013 P1 Extension G+26 & G+27
 1553-HT-MH-P-014 P1 Extension G+28, G+29 & G+30
 1553-HT-MH-P-015 P1 Roof Plan
 E(0)118 Roof level PV layout
 1553-HT-MH-P-020 P1 Detail Core Plan G+0 & G+1
 1553-HT-MH-P-021 P1 Detail Core Plan Typical access & intermediate level

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, to prevent access onto the railway and protect the safe operation of the railway, 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 demolition or construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto. Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason

To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14 and to minimise the impact of construction activities on local air quality in accordance with London Plan Policy 7.14.

- 5 Prior to works commencing, 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 is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012, 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.

- 6 Prior to works commencing, full details of all proposed tree planting of total 880cm girth shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012, 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.

- 7 1:5 or 1:10 section detail drawings complete with references back to the overall design and through:
the facades of the approved Bede Centre/community use premises, the existing re-clad tower, and the approved extension to the tower;
heads, cills and jambs of all openings;
junctions between the top of the existing building and the additional five storeys with the recessed linking element;
junctions between the existing tower and the approved Bede Centre/community use premises
slatted gates;
pergolas to the podium;
parapets; and
roof edges;
to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; 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 design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2012), Strategic policy SP12 Design & Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007).

- 8 No 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 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.

- 9 Prior to above grade works commencing, material samples of all external facing materials and 1sq.m. panels of: the terracotta cladding, GRC panels, PPC aluminium louvres, coloured pre-cast concrete, and masonry 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. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2012), Strategic Policy 12 Design & Conservation of the Core Strategy 2011, and saved policies 3.12 Quality in Design, 3.13 Urban Design and 3.20 Tall Buildings of the Southwark Plan (2007).

- 10 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with the National Planning Policy Framework 2012, 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.

- 11 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 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 are provided and retained in order 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.

- 12 Details of at least 12 bird nesting boxes 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 on buildings or trees, specification and design of the habitats. The boxes/bricks shall be installed with the development prior to the first occupation of the development. 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.

- 13 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) 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 (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

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, and Strategic Policy 11 of the Core Strategy.

- 14 Before any above grade work hereby authorised begins, and notwithstanding the information shown on the approved drawings, detailed drawings of the playspace, play features and play equipment, including information on the targeted age group(s) shall be submitted to and approved in writing by the Local Planning Authority. The playspace, play features and play equipment shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

Reason

So that the Council may be satisfied with the details of the play provision in accordance with the National Planning Policy Framework 2012, 3.6 of the London Plan, 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.

- 15 Before any above grade work hereby authorised begins, details of security measures for the residential units and the community facility 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.

- 16 Before any above grade work hereby authorised begins, detailed drawings (at a scale of 1:10, 1:20 or 1:50) to show the new park entrance including the gates, pillars and railings and samples of the materials shall be submitted to and approved by the Local Planning Authority (in consultation with the Parks Team). The park entrance shall be constructed in accordance with the approved details prior to the first occupation of the development, and shall be retained as such thereafter.

Reason

To ensure a suitable appearance to the registered historic Southwark Park in accordance with policies 3.12, 3.15 and 3.18 of the Southwark Plan 2007.

- 17 a) Before any fit out works to the community 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 the community premises 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.

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.

- 18 Before the development hereby permitted is occupied, a flood emergency and evacuation plan shall be submitted to and approved by the local planning authority (in consultation with the emergency planning team) including details of how occupants will be informed about and recommended to sign up to the Environment Agency Flood Warning Service. The flood emergency and evacuation plan shall be implemented on first occupation and carried out in accordance with the approved details.

Reason

To ensure future occupiers are made aware of the flooding risk to this site within flood zone 3 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.

- 19 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):

Flat 145 / Type C (G+27, 26)
 Flat 146 / Type C (G+27, 26)
 Flat 147 / Type C (G+27, 26)
 Flat 148 / Type C (G+27, 26)
 Flat 149 / Type C (G+27, 26)
 Flat 150 / Type C (G+27, 26)
 Flat 151 / Type D (G+27, 26)
 Flat 152 / Type D (G+27, 26)
 Flat 153 / Type D (G+27, 26)
 Flat 154 / Type D (G+27, 26)
 Flat 155 / Type D (G+27, 26)
 Flat 156 / Type D (G+27, 26)
 Flat 157 / Type E (G+29, 28)
 Flat 158 / Type E (G+29, 28)

Flat 159 / Type E (G+29, 28)
 Flat 160 / Type E (G+29, 28)
 Flat 161 / Type E (G+29, 28)
 Flat 162 / Type E (G+29, 28)
 Flat 163 / Type F (G+29, 30)
 Flat 164 / Type F (G+29, 30)
 Flat 165 / Type F (G+29, 30)
 Flat 166 / Type F (G+29, 30)
 Flat 167 / Type F (G+29, 30)
 Flat 168 / Type F (G+29, 30)

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.

- 20 A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech in the community use 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 community 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 and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the community premises a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing.

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).

- 21 Before the first occupation of the building hereby permitted begins details of the arrangements for the storing of refuse from the residential and community uses and its collection shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site and can be readily collected 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 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.

- 22 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 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

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and the Environmental Protection Team should be consulted should any contamination be identified.

- 23 Private and communal external amenity areas shall be designed as far as is reasonably practicable to attain 50dB(A) LAeq, 16hr # .
 # Daytime - 16 hours between 07:00-23:00hrs.

Reason

To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with strategic policy 13 'High environmental standards' of the Core Strategy, saved policy 3.2 Protection of Amenity of the Southwark Plan and the National Planning Policy Framework 2012.

- 24 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).

- 25 Any external lighting system installed at the development shall comply with the limits set out below for an E3 Environmental Lighting Zone (a suburban surrounding, with medium district brightness lighting environment):

Light Limitations for Exterior Lighting Installations:

Sky Glow ULR [Max %] (a) = 5.0

Light Intrusion (into Windows) Ev [lux] (b) pre-curfew = 10

Light Intrusion (into Windows) Ev [lux] (b) post-curfew = 2

Luminaire Intensity I [candelas] (c) pre-curfew = 10,000

Luminaire Intensity I [candelas] (c) post-curfew = 1,000

Building Luminance Pre-curfew (d) average L (cd/m2) = 10

Where:

(a) ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux that goes directly into the sky.

(b) Ev = Vertical Illuminance in Lux - measured flat on the glazing at the centre of the window.

(c) I = Light Intensity in Candelas (cd)

(d) L = Luminance in Candelas per Square Metre (cd/m2)

(e) Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.

* Permitted only from public road lighting installations

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. Full details can be found by using this link <https://www.theilp.org.uk/documents/obtrusive-light/>

- 26 Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

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.

- 27 The Class D1 use hereby permitted for community centre purposes shall not be carried on outside of the hours 07:00 to 23:00 on Monday to Thursday, 07:00 to 00:00 on Friday, 08:00 to 01:00 on Saturday and 08:00 to 23:00 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.

- 28 Any deliveries, unloading and loading to the Class D1 premises shall only be between the following hours: Monday to Saturday - 08:00 - 20:00, Sundays and Bank Holidays 10:00 - 16:00.

Reason

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

- 29 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by BWB Consulting with project reference Maydew House Southwark revision P3 dated 20/12/2016.

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.

- 30 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 plant Specific 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 in full accordance with the methodology of BS4142:2014.

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.

- 31 Prior to the commencement of the Class D1 use, full particulars and details of a scheme for the ventilation of the kitchen including its performance and technical specification, 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.

- 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 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.

Statement of positive and proactive action in dealing with the application

The application was submitted following the provision of pre-application advice. Amended drawings and further information were provided during the course of the application to address consultation responses and to allow a positive recommendation.

Informatives

The construction environmental management plan (CEMP) required by condition shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

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

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise> and <https://www.southwark.gov.uk/environment/environmental-protection/construction>

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

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- 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.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Southwark Flood and Drainage Team***Flood risk***

Recommend non return valves for all connections to the sewer network below 2100 year Thames maximum breach level plus 300mm freeboard.

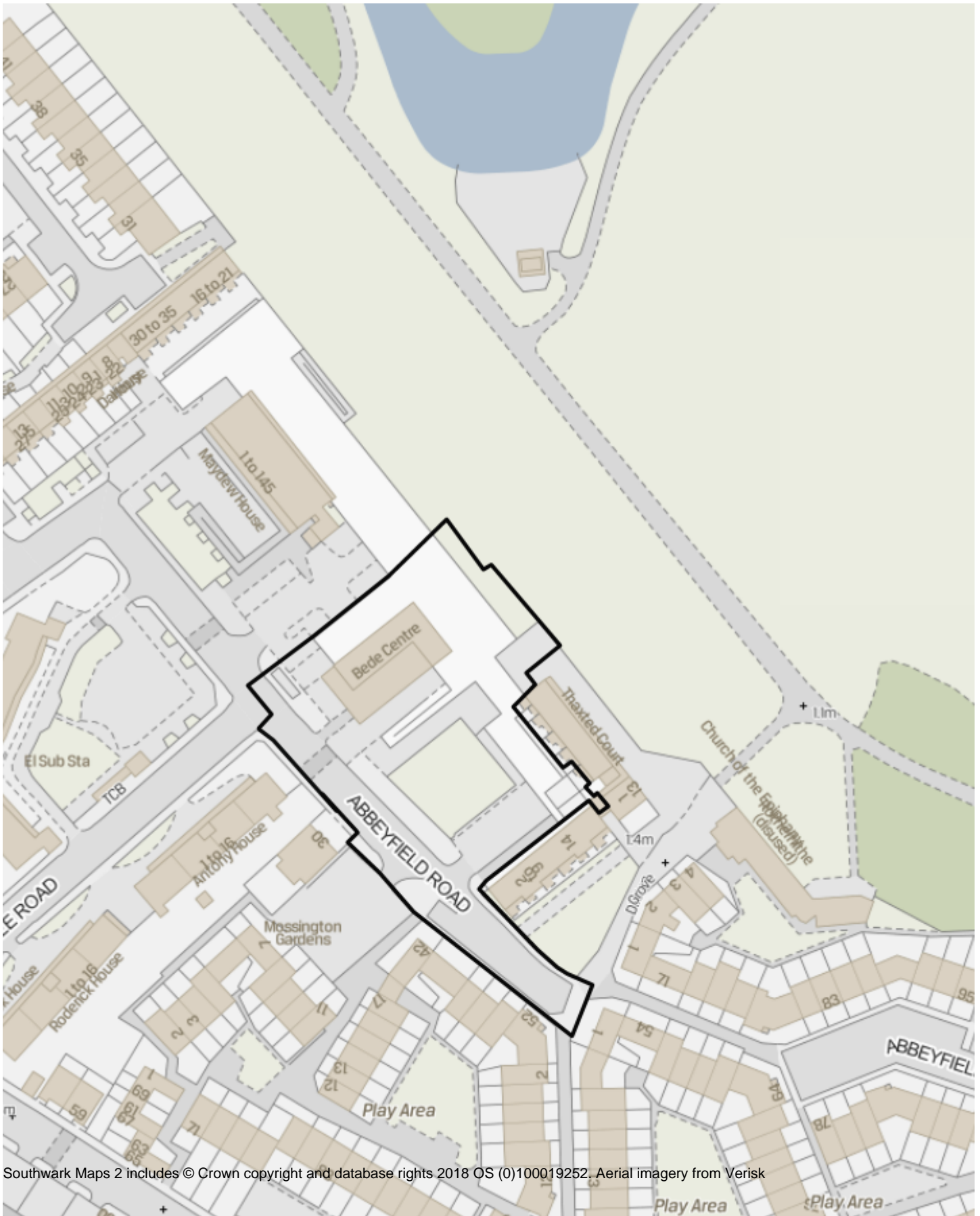
Safe access and egress routes should be identified and provided above the 2100 year Thames maximum breach level, with routes that lead to high ground outside the floodplain. For residential developments where this is not feasible, a dedicated 'safe haven' can be provided above the flood level to enable rapid escape

should defence failure occur. This may be provided in the form of a sheltered communal space within the building with sufficient size to safely house all residents. This area should be accessible via internal stairs.

Drainage

The development should aim to achieve greenfield runoff rates for the 100 year return period storm with an appropriate allowance for climate change, unless robust justification is provided as to why this is not possible. Details of the permeable paving and green roofs will be required, including how they will be incorporated into the site drainage strategy.

The planning permission documents show indicatively works to be carried out to the public highway within the application site and adjacent to it which will need to be funded by the developer. No permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed by the Highways Authority. The applicant is advised to continue discussions with the Highway team on these works.



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Item No. 5.2	Classification: Open	Date: 7 February 2018	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 17/AP/2908 for: Council's Own Development - Reg. 3 Address: BEDE CENTRE, ABBEYFIELD ROAD, SE16 2BS Proposal: Demolition of existing Bede Centre (D1 use) and construction of a part-9 storey and part-6 storey block providing 87 affordable homes with associated cycle stores, refuse store, car parking, and landscaping and highway improvements along Abbeyfield Road and adjacent to Thaxted Court.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date 08/08/2017		Application Expiry Date 07/11/2017	
Earliest Decision Date 13/09/2017			

RECOMMENDATION

1. a) That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement and receipt of the stage 2 comments from the Mayor of London.
- b) That in the event that the requirements of a) are not met by 31 May 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 136.

BACKGROUND INFORMATION

2. This application is one of three planning applications in the Abbeyfield Estate at Maydew House (ref. 17/AP/0527), Bede Centre (17/AP/2908) and Damory House and Thaxted Court (ref. 17/AP/2562). These three applications submitted by the council seek to extend Maydew House, Damory House and Thaxted Court to provide additional affordable homes, to redevelop the Bede Centre for affordable housing, and relocate the community centre to Maydew House. The current applications are to be presented at the same Committee as they would redevelop a significant part of the Abbeyfield Estate.
3. This application forms part of a wider estate regeneration programme to be developed through a masterplan in four phases:
 - Phase 1 – strip out of Maydew House (already completed)
 - Phase 2 – Damory House and Thaxted Court (17/AP/2562)
 - Phase 3 – Maydew House, including replacement community facility (17/AP/0527)
 - Phase 4 – Bede Centre site redevelopment (this application).

Site location and description

4. The 0.51 hectare application site comprises a two-storey building used by the Bede Youth Project and the Bede Learning Disabilities Project (both Class D1 uses). There are car parking areas and garages on the ground floor, and an open podium area at the first floor level. The site also contains a raised grassed area, hard surfacing and parking spaces in front of Thaxted Court and the Abbeyfield Road highway, pavements and street trees. The application site is within the Abbeyfield Estate which was constructed in the 1960s. The photographs below show the Bede Centre from the front, and from Southwark Park.



5. Southwark Park lies to the north-east of the application site. It is a registered park and garden (grade II listed), a Site of Importance for Nature Conservation (grade 2) and is Metropolitan Open Land.
6. Maydew House (26 storeys high) and four-storey Damory House are to the north-west of the site, and the four-storey blocks of flats and maisonettes in Thaxted Court to the south-east. On the southern side of Abbeyfield Road are the two-storey houses of Mossington Gardens, flats in the four-storey Anthony House and flats in the seven-storey Bradley House to the south-west.
7. The site is within flood zone 3, the urban density zone, and the air quality management area.
8. Dilston Grove (the former Clare College mission church) is the nearest listed building

sited 30m to the east of the closest part of the application site, on the park boundary. It is a grade II listed, built in the early 1900s and is one of the earliest reinforced concrete churches in London.

9. The site has a PTAL rating of 4. South Bermondsey train station is 400m to the south, Surrey Quays station 550m to the north-east and Bermondsey tube station 800m to the north-west. Bus services run along Rotherhithe New Road and Southwark Park Road.

Details of proposal

10. This application proposes the redevelopment of the Bede Centre site, with the demolition of the Bede Centre, garages, ramp and podium, and the erection of a building containing 87 residential units. All of the units would be affordable housing; 57 of the units for social rent and 30 as intermediate tenure.
11. The block would be served by two lift and stair cores, with cycle and refuse stores in the ground floor. An undercroft in the south-west corner would provide an access into the development from the new public square next to Maydew House. A central courtyard 20m wide would extend eastwards up to Thaxted Court, and proposes new surfacing, trees, planting and play features to provide landscape improvements for both blocks. Biodiverse roofs and PV panels are proposed.



12. The proposed building is a U shaped block of six-storeys and nine-storeys to provide 26 maisonettes (three- and four-bedroom) and 61 flats (one- and two-bedroom) arranged around a central courtyard. The six-storey northern and southern “wings” of the building would provide three layers of maisonettes, and the western central part would be nine-storeys containing the flats.



13. The elevations would be in pale brickwork with decorative bonding in parts, set on a pre-cast concrete plinth. Other details include recessed balconies, with metal balustrades, and tiled entrances.
14. The top floor would be set back from the north, west and south elevations to provide roof terraces to the flats, and would be finished with precast concrete panels and metal cladding.
15. Each unit would have a private amenity space of at least 5sqm. Nine two-bedroom flats are proposed to be wheelchair units. Five wheelchair parking spaces are proposed in the site at the eastern end of the proposed building, and a further five wheelchair parking spaces on the estate road (which is not public highway) at the eastern end of Abbeyfield Road. The estate road would be repaved.
16. Parts of the application material show indicative highway works along Abbeyfield Road in front of the Bede Centre and Maydew House to narrow the road, remove on-street parking bays, widen the pavement, and add tree planting. Such works to the public highway would require the agreement of the Highways Team and changes to the traffic management order and are not proposed as part of the planning application drawings for approval.
17. This application is related to the Maydew House application ref. 17/AP/0527 (for the renovation of the existing 144 units and erection of a five-storey extension to provide an additional 24 units) in particular as the proposed works to the ground floor of Maydew House would provide a new community facility to replace the Bede Centre. The Bede Centre redevelopment would also provide affordable housing to off-set that lost in the Maydew House scheme, where up to 32 of the existing affordable flats are to be sold as private market.
18. Also relevant is the current application ref. 17/AP/2562 for refurbishment and extensions to Damory House and Thaxted Court as Thaxted Court is immediately adjacent to the red line site boundary.

Amendments

19. Amended plans were received in response to the consultation comments. These included the following changes:
 - Removing an originally proposed ground floor flat, reducing the number of proposed units from 88 to 87.
 - Revising the tenure split between social rent and intermediate to increase the

- proportion of intermediate units.
- The highway works and parking along Abbeyfield Road were amended to remove the angled, echelon parking bays alongside the proposed building, leaving the public highway and on-street parking bays as they are currently.
- Amend the division of roof terrace space between the flats on the top floor.
- An addendum to the flood risk assessment, updated transport assessment, ecology survey, and arboricultural report were also provided during the course of the application.

Planning history

20.

<p>14/EQ/0261 Application type: Pre-Application Enquiry (ENQ) Hybrid planning application comprising: Refurbishment, alterations and extension of existing building to provide: 144 renovated apartments (first 24 floors). Together with 5 additional floors to provide: 16 new apartments, relocation of existing community uses in Bede Centre into ground & first floor of refurbished building including removal of existing garage & parking deck and provision of extension to provide new sports hall and further community (full application). Demolition of existing Bede Centre and erection of new building for residential purposes to provide solely affordable housing (outline application), associated parking & landscaping Decision date 04/03/2016 Decision: Pre-application enquiry closed (EQC)</p>
<p>16/AP/1361 Application type: Regulation 3 (Council's own) Construction of a new sub-station adjacent to the North West corner of Thaxted Court; infill the open ended North West corner of Thaxted Court to house a Heat exchanger sub-station; infill 2No. ground floor garages to Damory House to contain a heat exchanger sub-station. Decision date 22/6/17 Decision: Grant (GRA)</p>
<p>16/AP/5001 Application type: Lawful development certificate Certificate of Lawfulness (Proposed) for: the removal of one tree located on the raised grass bed to the front of Thaxted Court. Decision date 01/02/2017 Decision Grant (GRA)</p>

Planning history of adjoining sites

Damory House, Maydew House and Thaxted Court

21. 16/AP/1332 Application type: Full Planning Permission
Removal of raised podium section adjacent to Damory House, with works to include the demolition of garages; Removal of raised podium section adjacent to Thaxted Court; Removal of the retaining walls to the raised grass bed to the front of Thaxted Court; Removal of the raised grass bed, spoil, x4 trees and x2 saplings to the front of Maydew House; Re-landscaping of affected areas to include replacement tree planting.
Decision date: Granted 4/7/16

Maydew House

22. 17/AP/0527 Application type: Full Planning Permission
Refurbishment of the existing 144 residential units and erection of a 5 storey extension providing 24 additional residential units (Class C3). Landscape improvements to the front of Maydew House, with a new residential entrance at ground floor and residents amenities at first floor together with a new community facility (Class D1) at ground floor. New pedestrian route and gates into Southwark Park and other associated works incidental to the development.

Decision date: Item 6.1 on this committee agenda

Damory House and Thaxted Court

23. 17/AP/2562 Application type: Full Planning Permission
Redevelopment of Thaxted Court, entailing;
- Conversion of the existing ground floor undercroft/garaging area within the northwest wing into x2 self-contained dwellings;
 - Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings;
 - Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;
 - Delivery of new public realm, hard and soft landscaping, and associated works.

Redevelopment of Damory House, entailing;

- Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings;
- Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;
- Delivery of new public realm, hard and soft landscaping, and associated works.

Decision date: Item 6.3 on this committee agenda

KEY ISSUES FOR CONSIDERATION

Summary of main issues

24. The main issues to be considered in respect of this application are:
- a) Principle of demolition and the proposed development in terms of conformity with land use policies
 - b) Environmental Impact Assessment
 - c) Design (including layout, height, massing and landscaping)
 - d) Impact on heritage assets
 - e) Affordable housing
 - f) Housing mix and quality
 - g) Density
 - 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, contamination, air quality and archaeological matters)
 - l) Planning obligations and Community Infrastructure Levy (CIL)

Planning policy

25. The statutory developments plans for the borough comprise the London Plan (2016), Southwark Core Strategy (2011), and saved policies from the Southwark Plan (2007). The National Planning Policy Framework (2012) is a material consideration.

National Planning Policy Framework (the Framework)

26.

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.

The London Plan 2016

27.

Policy 1.1 Delivering the strategic vision and objective of London
 Policy 2.9 Inner London
 Policy 3.1 Equal chances for all
 Policy 3.2 Improving health and assessing health opportunities for all
 Policy 3.3 Increasing housing supply
 Policy 3.4 Optimising housing potential
 Policy 3.5 Quality and design of housing developments
 Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 5.1 Climate change mitigation
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.6 Decentralised energy in development proposals
 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 5.20 Contaminated land
 Policy 6.3 Assessing effects of development on transport capacity
 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.

Greater London Authority Supplementary Guidance

28. Affordable Housing and Viability (August 2017)
 Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014)

Core Strategy 2011

29. Strategic policy 1 – Sustainable development
 Strategic policy 2 – Sustainable transport
 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 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

30. 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.

Policy 2.1 Enhancement of 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 3.15 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.

Southwark Supplementary Planning Documents

31. 2015 Technical Update to the Council's Residential Design Standards SPD (2011)
 Affordable Housing SPD (2008)
 Draft Affordable Housing SPD (2011)
 Design and Access Statements SPD (2007)
 Development Viability SPD (2016)
 Section 106 Planning Obligations and CIL SPD (2015)
 Sustainability Assessment SPD (2009)
 Sustainable Design and Construction SPD (2009)
 Sustainable Transport SPD (2010).

Principle of demolition and the proposed development in terms of conformity with land use policies

32. The application proposes to change the use of the site from Class D1 community use to residential (Class C3) with the demolition of the Bede Centre and construction of the proposed maisonettes and flats. The policies relating to community use and residential are summarised below.
33. London Plan policy 3.16 "Protection and enhancement of social infrastructure" states that additional and enhanced social infrastructure provision is required to meet the needs of London's growing and diverse population, and proposals leading to a loss of social infrastructure should be resisted.
34. At the borough level, Core Strategy policy 4 "Places for learning, enjoyment and healthy lifestyles" seeks to facilitate a network of community facilities that meet the needs of local communities and encourages flexible community spaces. Policy 2.1 "Enhancement of community facilities" of the Southwark Plan seek to retain Class D community facilities and educational establishments, unless it can be demonstrated that it is surplus to requirement or that similar or enhanced provision within the catchment area is secured.
35. Policies 3.3, 3.4 and 3.11 of the London Plan, 5 and 6 Core Strategy, and 3.11 and 4.2 Southwark Plan seek to provide new housing, affordable housing, and make efficient use of land.

Loss of community use

36. The demolition of the Bede Centre proposed by this application would result in a loss of 600sqm of Class D1 floorspace and the community uses of the existing two storey building. A larger replacement community facility is to be provided in the base of Maydew House at ground and part of the first floor levels, immediately adjacent to the application site to allow the Bede Centre to relocate. This replacement provision accords with policies in the London Plan, Core Strategy and Southwark Plan. The new community centre would provide a hall, social room, café, and ancillary offices and reception rooms. A youth club room, activity room with its own offices and toilet facilities would be provided with a separate access, although it can link through to the community centre by an internal door. Both would be accessed from the improved public square. These facilities are considered in more detail in the Maydew House application, but are considered to be suitable replacements for the existing, dated facilities in the Bede Centre, and represent a redistribution of the existing uses within the Abbeyfield Estate.

37. The phasing of the construction works means that the Maydew House refurbishment and extension work (including providing a community centre) would happen first, and once the Bede Centre has moved to its new location, the existing Bede Centre building would be demolished, to allow the construction of the residential block on the Bede Centre site. The landscaping around the two sites would provide a new public square and route into Southwark Park, as well as improved highway and streetscape.

Housing provision

38. The application proposes the redevelopment of a brownfield site within a residential area to provide housing, contributing towards the borough's housing targets and particularly the affordable housing targets as 100% of the units proposed would be affordable housing.
39. With an obligation in the unilateral undertaking to ensure the phasing of the work provides the replacement community facility in Maydew House ready for occupation prior to any demolition of the Bede Centre, the proposed residential development of this site accords with policy in terms of the principle of the demolition of the existing building and use, and the redevelopment of the site for housing.

Environmental impact assessment

40. The scale of development does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would 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 does the cumulative development with the proposed Maydew House, Damory House and Thaxted Court extensions exceed the indicative threshold for an urban development project.

Design

41. 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 context

42. The proposal is for the comprehensive redevelopment of the current Bede Centre site which located at the heart of the Abbeyfield Estate and sites between the 26-storey high Maydew House and Thaxted Court. The estate is arranged on a Cartesian grid of open courts and elevated walkways which are typical of the 1960s and 70s. The proposal is linked to the re-development of Maydew House which provides, at its base, the Bede Centre community facilities that would be displaced as part of this proposal.

Demolition

43. There is no design objection to the demolition of the Bede Centre, garages and first floor podium.

Height, scale, massing and arrangement

44. The proposal is arranged in a U-shape and designed to mirror the L-shaped arrangement of Thaxted Court. In this way the arrangement allows the existing and the proposed new building to work together to define a large rectangular urban block with a court at its centre, which is intended to become a shared communal amenity for both buildings. The proposed arrangement is logical and sound, and the U-shaped arrangement completes the urban block and would give the site a clear urban form.
45. Further, the arrangement is designed to form part of a new public square proposed at the foot of the redeveloped Maydew House on Abbeyfield Road. The intention is that this new public space becomes the main entrance to Maydew House homes, the relocated Bede Centre community facilities, and the proposed block. The proposed building would be set well away from Maydew House and offers a clear view of Southwark Park beyond with a new access to the Park (proposed in the Maydew House application).
46. The height and massing follow naturally from the urban form. The proposed height is set at four- to six-storeys on Abbeyfield Road and on the edge of the Southwark Park. On the north-western side of the site and facing onto the new public square, the height rises to eight-storeys with a set-back ninth storey. The building would be further articulated with a two-storey high cut-out near to the Abbeyfield Road frontage which distinguishes the two parts of the block, and gives added sense of verticality to this north-western elevation. The height rises naturally from the prevailing four-storey height of the Thaxted Court (now proposed to be extended by two storeys to be six-storeys) and would continue the proposed heights along the edge of the Park. Nearest to Maydew House, the proposed nine-storey element block rises and mediates appropriately between the lower scale of the estate and the tower.
47. The site is outside the LVMF Blackheath Point to St Paul's view and assessment areas, so the proposal would not affect any strategic view.

Architectural design - fabric, function and composition

48. The proposal is designed as a brick-clad residential block in the modern "warehouse aesthetic" typical of Bermondsey. The fabric is expressed in the architectural design with deep-set windows, balconies and colonnades which would give a strong expression to the material on the outer faces of the U-shaped building. Balconies are in-set and the main entrance is via double-height colonnaded space at the north-west corner of the block, facing onto the proposed new public square. On the inner face of the building looking onto the inner courtyard, the design is lighter with the brick expressed as a grid with metal cladding in-fill. This is a natural expression for the deck-accessed maisonettes on the two wings and gives the courtyard an informal communal feel and would allow the residents to overlook this landscape court at the centre of the development.
49. The residential accommodation provided would be high quality and follows the architectural expression of the development. On the two wings of the U-shaped block the accommodation is in the form of stacked maisonettes offering high quality three- and four-bedroom family accommodation complete with adequate private amenity space. The main block includes all the predominantly flatted accommodation and includes the wheelchair accessible housing.
50. In terms of the composition, the proposal presents a well-designed and highly articulated block with a clearly defined base, middle, and top. At the base the building is defined by a close-set colonnade which helps to soften it as it reaches the ground. The colonnade is made grander at the main entrance where it is double-height and includes a bold-coloured inner face (proposed to be finished in a glazed brick or

ceramic tile). At the top of the main block the building is set back, and the facade becomes a colonnade or loggia which gives the tallest element an appropriate top or “crown”.

51. Officers are satisfied that the proposal is of a high quality design, with a well defined urban form and an enduring architectural expression. The delivery of this high quality design will rely to a large degree on the quality of architectural detailing, the choice of materials and the quality of the landscape. Conditions regarding samples of the materials and detailed drawings are proposed to secure the delivery of the quality embedded in the application.

Impact on heritage assets

52. The proposed building is near to the grade II listed former Dilston Grove, which is 30m to the east of the site at the closest point, and also adjoins the historic Southwark Park (a grade II registered park). 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. In this context, "preserving", means doing no harm. The council's conservation policies echo the requirements of the NPPF and require all development to conserve or enhance the setting of heritage assets.
53. 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.
54. 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.
55. Southwark Park has a variety of building heights and styles surrounding its borders in all directions, with the Abbeyfield Estate forming the boundary along this south-western part of the Park. The Bede Centre does not contribute positively to the setting of this section of the Park.
56. In its relationship with the grade II registered Southwark Park, the proposal seeks to enhance the setting of the park by reinforcing the edge in the same way that other similar-scaled buildings enclose the park without dominating it. This part of the park benefits from a number of substantial trees which form a dense screen to the edge of the park. The only feature that breaks this edge is the substantial form of Maydew

House. In this sensitive historic context, the NPPF and the council's policies require all developments to avoid causing harm to the heritage asset including its setting. The proposal is considered to conserve and reinforce the setting of the park, and in the opinion of officers does not harm the heritage asset or its setting because it is not a tall building and adheres to the prevailing height of existing buildings on this side of the Park. There are also benefits of the development, with its high quality design, the improved urban form, landscape and permeability across the estate, and the provision of affordable housing. The replacement shrub planting within the Park along the boundary with Thaxted Court, Bede Centre, Maydew House and Damory House, and the additional tree planting along the new access link to the park pathway would be secured through the unilateral agreement. The detail and maintenance will require the agreement of the Parks Team.

57. The setting of the western side of Dilston Grove when viewed from Southwark Park is dominated by the mature trees within the park, with glimpses of Thaxted Court when the trees are in leaf, the first floor of Bede House, and the Maydew House tower being prominent but in wider views being set further from the listed building.
58. The closest parts of the application site to Dilston Grove are the area of landscaping in front of Thaxted Court (where landscape improvements are proposed) and the end of Abbeyfield Road where the estate road would be resurfaced; these ground level works would not affect the setting of the listed building.
59. The six-storey south-eastern wing of the block would be set 50m from the listed building, although this would be partly screened in views from Southwark Park by the four-storey Thaxted Court. The six-storey and nine-storey northern parts of the proposed block would be 58m away, and visible from the northern side of Southwark Park alongside Dilston Grove, where it would be viewed alongside Maydew House and Thaxted Court. In summer months the large plane trees would provide some screening of the building, as they do at the moment.
60. Due to the distance of the proposed block from the listed building, the current appearance of the Bede Centre, and the appearance of the proposed building as part of the setting of Dilston Grove, the proposal is considered to at least preserve the setting of this listed building.
61. The proposed building is considered to preserve the setting of the listed building and Southwark Park, and would accord with section 66 and the NPPF.

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 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.
63. The application proposes all of the 87 units would be affordable homes, with 57 as social rent and 30 as intermediate tenure. This 100% provision is far in excess of the 35% minimum provision sought by saved policy 4.4 and Core Strategy policy 6. The provision of a large number of affordable homes is a key benefit of the proposal. The table below shows the proposed unit mix, and habitable rooms (including where a

room is larger than 27.5sqm, it is counted as two habitable rooms).

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Total
1 bedroom	30 (15)	30 (15)	60 (30)
2 bedroom	49 (23)	25 (8)	103 (31)
3 bedroom	71 (16)	30 (7)	101 (23)
4 bedroom	16 (3)	0 (0)	16 (3)
Total habitable rooms (units)	195 (57)	85 (30)	280 (87)

64. The viability summary provided shows that the scheme would be viable with the 100% affordable housing proposed only because of the £25.7m of public funding to be used for this project. The public funding comprises £6.07m of Right to Buy receipts and £19.66m of section 106 contributions for off-site affordable housing from other developments. This Bede Centre scheme (and the Thaxted Court and Damory House application) proposes more social rent unit (above the 35% policy requirement) in order to re-provide for those lost with the Maydew House proposal, and uses Right to Buy receipts from the sale of other council housing. The use of £19.66m of off-site affordable housing contributions from other developments means that the affordable housing requirements from other schemes (where an off-site payment has been accepted instead of on-site provision) is being provided here.
65. The split of intermediate and social rent tenure is 70%:30% by habitable room in this application is in line with that sought by saved policy 4.4.
66. The high proportion of affordable housing within the scheme is welcomed, although part of the provision is necessary to re-provide the affordable units currently in Maydew House that would be changed to private market units as part of the proposal in application ref. 17/AP/0527. That application results in a loss of up to 32 social rent units. The cumulative figures across the three applications are set out below in terms of habitable rooms and units.
67. In the context of the wider Abbeyfield Estate regeneration, set out below is:
- Table 1: the number of habitable rooms and units across the site as existing;
 - Table 2: the number of habitable rooms and units across the site as proposed, including the existing units to be retained.
68. As existing across all three sites:

Table 1

Existing tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House existing	432 (144)	0 (0)	0 (0)	432 (144)

Bede Centre existing	0 (0)	0 (0)	0 (0)	0 (0)
Thaxted Court and Damory House existing	80 (38)	0 (0)	76 (21)	156 (59)
Total habitable rooms (units)	512 (182)	0 (0)	76 (21)	588 (203)
Percentage of total habitable rooms (units) across all 3 schemes	87.1% (89.7%)	0 (0) (0%)	12.9% (10.3%)	100%

Notes: as defined in the glossary of the Affordable Housing SPD, a habitable room is a room the main purpose of which is for sleeping, living or dining and any room with a window that could be used to sleep in regardless of what its intended use is. This excludes toilets, bathrooms, kitchens with an overall floor area of less than 11 square metres, landings, halls and lobbies.

69. As proposed across all three sites:

Table 2

Proposed tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House proposed	336 (112)	0 (0)	156 (56)	492 (168)
Bede Centre proposed	195 (57)	85 (30)	0 (0)	280 (87)
Thaxted Court and Damory House proposed	171 (66)	0 (0)	76 (21)	247 (87)
Total habitable rooms (units)	702 (235)	85 (30)	232 (77)	1019 (342)
Percentage of total habitable rooms (units) across all 3 schemes	68.9% (68.7%)	8.3% (8.8%)	22.8% (22.5%)	100%

70. Between the three applications, there would be a net increase of 83 affordable units, of which 53 (69.1% by habitable room) would be social rent and 30 intermediate (30.9% by habitable room), and improved quality of the existing units and their outdoor amenity spaces and playspace.

71. The Bede Centre proposal itself would provide a significant number of affordable units (a total of 87) and as part of the programme of works in the Abbeyfield Estate would

assist in improving this estate and creating a mixed community. The affordable housing provision would accord with policies in the London Plan, Core Strategy policy 6, and saved policy 4.4 of the Southwark Plan.

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. 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% three-, four- or five- 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

73. The proposal includes the following unit mix:

Unit size	Number of units	Percentage
One bedroom	30	34.5%
Two bedroom	31	35.6%
Three bedroom	23	26.4%
Four bedroom	3	3.5%
Total	87	100%

74. The proposed mix therefore meets the minimum 60% two-bedrooms or larger requirement (with 65.5% proposed), and significantly exceeds the minimum 20% three-bedrooms or larger policy requirement of the Core Strategy (at 29.5%).
75. Each unit would meet or exceed the relevant minimum internal size standard. Similarly the nine wheelchair units would meet the relevant minimum internal size standards for the size of unit:

Unit size (bedroom / person)	SPD minimum unit area	Proposed unit range (sqm)
one-bedroom /2 person	50sqm as a one-storey unit	50.5 – 54 sqm
two-bedroom/3 person	75sqm as a one-storey wheelchair unit	75 - 76 sqm
two-bedroom/4 person	70sqm as a one-storey unit 85sqm as a one-storey wheelchair unit	70.6 – 77sqm 93 – 97sqm
three-bedroom/5 person	93sqm as a two-storey unit	108 – 116sqm
four-bedroom/6 person	106sqm as a two-storey	113 – 118sqm

	unit	
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Accessibility

76. 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.
77. Nine two-bedroom units are proposed as wheelchair units, representing 10% of the units and habitable rooms, and nine wheelchair parking spaces are proposed. The ground floor maisonettes would have their own front doors. The flats and upper maisonettes would be accessed by two cores each with two lifts and a stair core.
78. A condition is proposed regarding compliance with Building Regulation M4(2) and M4(3), and the planning obligation would require compliance with the SELWHDG for the affordable wheelchair units.

Outlook and aspect

79. Of the 87 units proposed, the clear majority (62 units – 70%) would be dual aspect or triple aspect. Of the remaining 25 units, 23 would have a limited secondary outlook across the recessed balcony and only 2 units are solely single aspect. Overall there is a predominance of dual aspect units.
80. The external deck accesses for the maisonettes would be directly outside the kitchen windows for these maisonettes, with the main living rooms and bedrooms being more private. With the low numbers of maisonettes sharing a deck (up to 6), this is considered acceptable.
81. The two wings of the proposed building would be set 20m apart, allowing for a suitable level of privacy and outlook for the units facing across the courtyard.
82. The ground floor maisonettes would have their own front areas next to their front doors, and their rear amenity areas providing separation between the windows and pedestrian routes. Further information on the boundary treatment and any landscaping of these areas would be required by condition.

Internal daylight and sunlight provision

83. A daylight and sunlight report has been provided for the proposed units which shows that of the 289 habitable rooms assessed in the scheme, 222 (76%) would receive ADF values at, or in excess of, the BRE’s recommendations. This leaves 67 rooms across the block with ADF levels below the recommended values; this is a result of the recessed balconies to some of the flats and maisonette windows, and the overhang of the decked accesses to the maisonettes.
84. Of the 67 rooms that have ADF values below; 25 are kitchens in maisonettes and 8 are living rooms where the ADFs of 1.3-1.4 are slightly below the 1.5 recommend. As the main rooms to the maisonettes generally meet the ADF values and in view of the generous size of these units, it is considered overall to result in a good quality living space.
85. Another 32 windows to the combined living/kitchen/dining rooms to flats would receive low ADF values due to the recessed balconies and despite the full height windows that have tried to maximise the possible daylight. The other rooms to these units (the

bedrooms) would receive good daylight levels in excess of the minimum ADF, so on balance the quality of these units is considered to be acceptable.

86. Two bedrooms to two one-bedroom flats on the top floor would receive ADFs of 0.9, just below the 1.0 sought for a bedroom despite the full height glazing; as their living rooms would receive high ADFs of 2.5 and their private terraces would receive sunlight, the overall light to these units is considered acceptable.

Amenity space and children's play space

87. The Residential Design Standards SPD sets out the minimum amenity space requirement for new dwellings. Each unit would have some private amenity space of at least 5sqm, and all three-bedroom or larger units would have at least 10sqm of private amenity space. There is shortfall of 174sqm of private amenity space overall, plus the requirement for an additional 50sqm of communal space which the central courtyard area and proposed fourth floor communal area would more than make up for. The courtyard would receive sunlight in the morning until 1pm on 21st March when it would be overshadowed by the proposed block, and 84% of the area in the courtyard and landscaping along the south-western side would receive at least 2 hours of sunlight on 21 March.
88. The existing grassed area in front of Thaxted Court (of approximately 450sqm) would be removed by the proposal, and a revised layout with a central courtyard area is proposed for both existing residents of Thaxted Court, the additional residents from the Thaxted Court extension, and the proposed Bede Centre units.
89. Policy 3.6 of the London Plan and Core Strategy policy 11 set out the requirements for children's play space. Using the GLA playspace calculator, a total of 710 sqm of play space would be required (310sqm for under 5s, 240sqm for 5-11 year olds and 160sqm for 12 years and older). There is sufficient space within the courtyard area to provide for the shortfall in amenity space plus the 310sqm requirement for under 5s, even once the manoeuvring space for the infrequent sub-station vehicles (which need to cross the courtyard) has been excluded. This play space would be overlooked by Thaxted Court and the proposed building. The courtyard is large enough to also provide up to 110sqm of playspace for under 5s in Thaxted Court.
90. The submitted Landscape Strategy includes a play strategy setting out potential typologies to be incorporated in the landscaping, seating, climbable objects, fixed equipment, and linking features across the courtyard. Further incidental opportunities, such as the hardstanding area in front of the substation may provide opportunities for basketball etc for older children. The new park entrance would also provide ready access to the wider Southwark Park spaces for children and residents of the proposed units. A condition to require further details of the playspace and play features is proposed to ensure it sufficient play provision for under 5s is incorporated into the courtyard.
91. Provision for older children (5-11 years old, and older) would need to be made off-site, and the applicant has suggested such provision be made in Southwark Park given the proximity to the site. A financial contribution of 270sqm + 180sqm x £151 = £67,950 would be required through the legal agreement.

Noise and pollution

92. Conditions are suggested regarding internal noise levels, external amenity space noise levels, plant noise levels, gas boiler emissions, and contamination investigation and mitigation to ensure the new housing is of a suitable quality.

Density

93. 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.
94. The application site area is 0.51 hectares, however this includes a length of Abbeyfield Road. Excluding the area of highway, the site area reduces to 0.387 hectares. With 270 habitable rooms proposed this results in a density of 697 habitable rooms per hectare which is within the range for the urban density zone.

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

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 impacts

96. The submitted daylight and sunlight report considers the cumulative impacts of the Maydew House and Bede Centre proposals. The cumulative results are summarised in the tables below.

Daylight impact to windows – Vertical Sky Component test

Address	Number of windows assessed	Passes VSC test	Fails VSC test
Bradley House	126	125	1
Damory House	196	130	66
Benwick Close	36	28	8
Anthony House	54	51	3
30 Abbeyfield Road	11	2	9
Thaxted Close	131	45	86
Totals	554	381 (69%)	173 (31%)

Daylight distribution impacts to rooms – No Sky Line test

Address	Number of rooms assessed	Passes NSL test	Fails NSL test
Bradley House	119	119 (100%)	0
Damory House	98	93 (95%)	5 (5%)
Benwick Close	30	30 (100%)	0
Anthony House	54	51 (94%)	3 (6%)

30 Abbeyfield Road	11	2 (18%)	9 (82%)
Thaxted Close	84	45 (53%)	39 (47%)
Totals	396	340 (86%)	56 (14%)

97. The submitted daylight report shows that the proposed Bede Centre redevelopment and extensions to Maydew House would have the following combined effects:

- Bradley House – one ground floor window would experience a 21% reduction in both VSC and NSL. The other windows to this unit would not experience a significant reduction, so this reduction slightly above a noticeable level is considered not to affect the amenity of this unit.
- Damory House – 66 windows would experience a noticeable reduction in daylight; these windows have very low daylight levels already (of between 1% and 7% VSC) due to the recessed location of the windows behind the projecting balconies and deck accesses. While five first floor rooms would experience a noticeable reduction in daylight distribution of up to 33%, the adjacent larger rooms would retain good daylight distribution, and given the location of these units in the centre of the block it is more likely that the Maydew House works are affecting these properties than the Bede Centre. Benwick Close – 8 windows would experience a noticeable reduction in daylight, however these windows have very low daylight levels already (1.7%-4.4% VSC). The daylight distribution to the 30 rooms would not be affected. Given the distance between Benwick Close and the Bede Centre these impacts are more likely to be due to the Maydew House extension.
- Anthony House – 3 windows on the flank would experience a noticeable reduction in VSC to give proposed VSC levels of 17.4-22%, and would also experience a loss of daylight distribution to 25-44% of the assumed room area. They would retain relatively good levels of daylight for an urban area with the massing of the proposal, and with other windows on the front and rear of these flats, the overall quality of these flats would be acceptable.
- 30 Abbeyfield Road – 9 windows serving 9 rooms would experience a significant reduction in VSC and also in daylight distribution of up to 82% (based on assumed room layouts), however three of these are hallways and are not habitable rooms. The 6 windows serving habitable rooms currently look onto an open site and so benefit from good daylight distribution, unusually so for an urban location. The resulting VSC levels of 13.8-19.9% are considered to be relatively good daylight levels, and given the separation distance of 22m to the proposed block, the daylight impacts are not considered to warrant amendments or refusal of the application.
- Thaxted Court – 86 windows would experience a significant reduction in VSC, however the testing has separated different panes of glass that form the same window or glazed front entrance which combined serve one room (often a hallway). Therefore once the hallways and bathrooms are removed, 24 habitable rooms would have a significant reduction in VSC (14 kitchens, 4 bedrooms and 6 living rooms). The 14 kitchens have low existing VSC values of 0.4-7% VSC due to their high cill levels, recessed location below the overhanging balconies and deck accesses above and screens next to windows. Bedrooms would retain good VSC levels of 14-22.5% and living rooms of 10.2-17.4% VSC and are also affected by projections above the windows. In terms of daylight distribution of the 39 rooms in Thaxted Court would experience a significant reduction and the pattern of affected rooms is similar to the VSC results – 24 serve non-habitable rooms, 11 serve kitchens which currently have limited distribution for the reasons set out above, 2 serve bedrooms and 2 serve living rooms. Three first floor flats have a bedroom and/or living room affected but on balance the daylight impacts

to these rooms is considered acceptable as part of the overall amenity of these neighbouring properties.

Sunlight

98. The rooms of neighbouring properties which have windows facing within 90 degrees of south have been tested in terms of the sunlight they would receive with both the Bede Centre and Maydew House proposals.

Sunlight tests to rooms – Annual Probable Sunlight Hours test

Address	Number of rooms assessed facing within 90 degrees of south	Passes APSH test	Fails APSH test
Bradley House	78	78 (100%)	0
Damory House	98	90 (92%)	8 (8%)
Benwick Close	3	0	3 (100%)
Anthony House	n/a	n/a	n/a
30 Abbeyfield Road	n/a	n/a	n/a
Thaxted Close	35	30 (86%)	5 (14%)
Totals	214	198 (93%)	16 (7%)

99. The rooms that would have a noticeable reduction in sunlight levels already have low sunlight levels:

- Damory House – 8 rooms currently receive between 9 and 11 annual probable sunlight hours, making the reduction to 6 annual probable sunlight hours a high percentage.
- Benwick Close – 3 rooms currently receive low levels of sunlight (3 hours throughout the year), meaning the reduction to 2 annual probable hours throughout the year is a high proportion.
- Thaxted Close – 5 rooms have low annual sunlight hours (9 hours) so that the reduction to between 1 and 8 hours of annual sunlight hours is a high proportion.

100. The reduction in sunlight levels to these rooms with currently low sunlight levels is considered not to significantly affect the amenity of these rooms and neighbouring properties. The impacts to Damory House and Benwick Close are more likely to be due to the Maydew House extension rather than the Bede Centre redevelopment.

Overshadowing of gardens and Southwark Park

101. The proposed block would overshadow the western end of Damory House at 8am on 21 March, but for the rest of the morning its shadow would move across the landscaped area in front of Maydew House until noon, when its shadow would reach the boundary with Southwark Park and extend across the park until sunset.
102. The block would not prevent any of the surrounding neighbouring gardens, Southwark Park or the new public square from receiving at least two hours of sunlight on 21 March, which is the key date suggested by the BRE guidance.

Overlooking, privacy and outlook

103. The Residential Design Standards SPD requires developments to achieve a minimum

of 12m separation distance between windows 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.

104. There are no side windows in the flank of the closest end of Thaxted Court, but the existing Thaxted Court properties and those in the proposed extension have balconies and shared deck accesses. The windows in the flank of the proposed northern wing of the block would face onto the balconies of the existing Thaxted Court balconies (and the balconies of the proposed Thaxted Court extension) at a distance of 8m. When the existing overlooking possible from the first floor podium in front of Thaxted Court is considered, this proposed relationship at increase distance and revised orientation, would not be an unneighbourly relationship.
105. The north-east facing windows of the proposed southern wing would face onto the Thaxted Court windows at a distance of 18m. The south-east facing windows of the proposed southern wing would face the other wing of Thaxted Court at a distance of 21m.
106. On the other side of the proposed block, the windows on the south-western side would face across the highway at a distance of 21m from the front windows of no. 30 Mossington Gardens and flank windows of Anthony House; this would not cause a material loss of privacy for these neighbouring properties.
107. The proposed windows on the north-western side of the block would be 17m from the façade of Maydew House (facing onto the lift and stair core); this relationship is considered to be acceptable.
108. Due to these separation distances and orientation of the adjoining properties, the proposed block is considered not to be intrusive or overbearing to the outlook from neighbouring properties.

Noise and pollution

109. The introduction of residential use on this site which is surrounded by other residential blocks is considered not to raise noise and disturbance issues.
110. Conditions are proposed regarding external lighting and a construction environmental management plan to minimise pollution to neighbouring properties.

Transportation and highways

111. 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.

Car parking and highway works

112. The site has a PTAL of 4. There is parking in front of Thaxted Court and in the undercroft space below the existing Bede Centre which would be removed by the proposal.
113. The only on-site parking proposed are wheelchair parking spaces. Five wheelchair parking spaces are proposed alongside the proposed building and a further five at the

eastern end of Abbeyfield Road (where the estate road is not adopted highway). While echelon (angled) parking is not acceptable on the public highway, the angled parking bays at the eastern end of Abbeyfield Road are not on the public highway. The ten off-highway wheelchair parking spaces would be available to residents of the Bede Centre redevelopment and the additional flats in Maydew House and Thaxted Court. Further detail on the car parking management would be secured through the unilateral undertaking. A condition is proposed to prevent residents of these new units being eligible for CPZ permits (unless they are a blue badge holder).

114. The Housing team's ambitions for the highway works across the Abbeyfield Estate including making Abbeyfield Road (where it is adopted public highway) a shared space for cars, cyclists and pedestrians are outside the scope of this planning application, and are not necessary to make the Bede Centre redevelopment acceptable in planning terms. Therefore it is not suggested that the works to the public highway be secured by a planning obligation in the unilateral undertaking.

Cycle parking

115. Cycle parking would be provided in two enclosed cycle stores at ground level next to the archway entrance, with a total of 146 cycle spaces which accords with the London Plan requirements. Six Sheffield stands would provide an additional 12 spaces for visitors. A condition to require further information on the detail is proposed.

Refuse storage and servicing

116. A refuse store and a bulk waste store are proposed on the ground floor at the northern side of the building. While the 14 bins indicated would not provide sufficient capacity, there would be sufficient space to accommodate three more bins (while still all be useable) within these stores. Refuse vehicles would be able to cross the public realm proposed between Maydew House and the Bede Centre development to collect from both developments. A condition to require further details is proposed.

Construction phase

117. A construction logistics plan would be required by a proposed condition in line with the recommendation from the Environmental Protection Team, TfL and transport team.

Trees and ecology

118. 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.
119. There are two mature trees within Southwark Park close to the site boundary which overhang into the site. There are street trees within the application site, and one in the grassed area outside Thaxted Court. A certificate of lawfulness was previously given to remove the large London plane tree in the centre of the raised bed in front of Thaxted Court (ref. 16/AP/5001), which needs to be removed for the proposed building.
120. The submitted ecological assessment considers the site to be of negligible ecological value, with the potential for breeding birds to be present on the site and in the Park, and hedgehogs in the area. It concludes the proposed development would have a neutral impact on habitats and species subject to mitigation (such as the tree protection measures), and that the proposed ecological enhancements such as native

planting and bird boxes would be beneficial. A bat survey was undertaken during the course of the application's consideration, and the ecology officer agrees with its findings. The biodiverse roof is welcomed and along with bird and bat boxes would be secured by a recommended condition.

121. The proposed new courtyard landscaping proposes a grid design defined by blocks of soft landscape which reference the grove planting pattern to the public square proposed in front of Maydew House, helping to give the sense of a coherent masterplan. Together with screening to ground floor units, the variety of smaller spaces within the courtyard provides an intimate character and feel. The design is then interlinked by a sculptural concrete play ribbon combing seating as part of a pathway between play spaces. Other proposed features include raised planters with woodland underplanting, uplighting and quality surfaces, all of which are of design merit.
122. The additional landscaping is proposed to enhance the Southwark Park boundary and improve access via a new park entrance (proposed in the current Maydew House application ref. 17/AP/0527), and the landscape design would be consistent across the two application sites. The replacement shrub planting within the Park (following the removal of the construction hoarding) would need to be carried out with the approval of the council's Parks Team, with arrangements for the additional maintenance cost to be included in the unilateral agreement.
123. Overall, a welcome amount of new hard and soft landscaping is proposed following lengthy pre-application design and masterplan discussions which these designs adhere to. These result in enhanced landscaping and amenity for the wider area and more than compensate for the loss of the plane tree in front of Thaxted Court.
124. Tree protection measures and further landscape details would be conditioned to ensure the quality aspired to is provided and a replacement stem girth is provided in the landscaping and some minor amendments to species and sizes may also be required.

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

125. 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

126. The Energy Statement shows that the scheme would achieve a 48.7% reduction in carbon emissions against Part L of Building Regulations 2013 through energy efficiency measures, connection to the South East London Combined Heat and Power district heating network, and PV panels on the roof. Additional reports have been provided to address the GLA's comments regarding over-heating, worksheet calculations, district heating and the PV panels to the roof. The remaining carbon emissions would need to be offset through a payment towards the carbon offset fund of $64.1 \times \text{£}1800 = \text{£}115,380$ (indexed). This would be secured by a planning obligation to ensure compliance with London Plan policy 5.2.

Flooding and drainage

127. The site is within flood zone 3 and a flood risk assessment has been provided. The majority of the site is currently covered in hardstanding and buildings with the exception of the grassed area in front of Thaxted Court. The Environment Agency and the council's flood risk management team raised objection to the ground floor flat originally proposed and requested updated modelling work be undertaken. The ground floor flat was removed from the proposal, and part of its floorspace used to extend the adjoining maisonette to provide a dining room. The Environment Agency and the council's flood team now consider the amended proposal to be acceptable. Compliance with the flood risk assessment, and a flood emergency and evacuation plan would be required by conditions.
128. An indicative surface water drainage network has been designed, with tank storage to attenuate the flows. The drainage strategy was amended to be acceptable to the flood risk management team, and further information on the final scheme would be required by condition.

Contamination

129. The Environmental Protection Team recommends a condition for site investigation works and contamination risk assessment to ensure any contamination of the site is sufficiently investigated and mitigated in the construction. Subject to this condition, the proposal would comply with Core Strategy policy 13 and saved policy 3.2 of the Southwark Plan.

Archaeology

130. The application site is not within an Archaeological Priority Zone. The site was previously occupied by terraced housing, as shown on the historic map series until at least the 1960s, but the general area suffered (to the southwest) extensive bomb damage during the London Blitz in the Second World War. The construction of the terrace housing, combined with the subsequent development phases will have had a significant impact on the potential archaeological resource. The Greater London Historic Environment Record (GLHER) does not have any entries for the site or the surrounding study area, the nearest heritage asset is the former Clare College mission church.
131. Appraisal of this planning application using the GLHER and information submitted with the application indicates that, in this instance, it can be concluded that the archaeological resource will not be compromised by these works. No further archaeological assessment, fieldwork or conditions are required in consideration of this application.

Planning obligations and Community Infrastructure Levy

132. 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 of (£356,724 pre-relief) and Southwark CIL payment (£1,755,090 pre-relief) would be payable in the event planning permission is granted and payment of the Mayoral CIL would accord with policy 8.3 of the London

Plan.

133. 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. It 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 Southwark Regeneration in Partnership Programme schemes.

134. 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	<p>Provision of 87 affordable units to be provided on site:</p> <ul style="list-style-type: none"> • 57 units (15 x one-bedroom flats, 23 x two-bedroom flats, 16 x three-bedroom maisonettes and 3 x four-bedroom maisonettes) social rent tenure units and • 30 units (15 x one-bedroom flats, 8 x two-bedroom flats and 7 x three-bedroom maisonettes) as intermediate rent tenure units. <p>Income thresholds and eligibility criteria for the tenures would be included. Viability review if less than this affordable provision is to be provided on site.</p>	Agreed
Carbon offset Green Fund	<p>Payment of £115,380 (indexed) based on the shortfall of 64.1 tones of carbon per year over a 30 year period. Achievement of the 48.7% carbon reduction set out in the submitted Energy Strategy.</p>	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 the proposed off-street wheelchair parking bays	Agreed
Children's play space	Payment of £60,400 (indexed) to address the 400sqm shortfall of on-site play space for children aged over 5 years old.	Agreed
Delivery and servicing plan	Detailing the arrangements for deliveries and servicing across all three sites	Agreed
District heat network	To connect to the South East London Combined Heat and Power district heating network.	Agreed
Employment and enterprise	Contribute towards the cumulative targets of 29 jobs), 29 short courses and 7 apprenticeships during construction period for the 3 applications in the Abbeyfield Estate (or the equivalent contribution in line with the	Agreed

	S106 SPD). Local procurement and supply chain measures during the construction phase.	
Phasing of works between Bede Centre and Maydew sites	To ensure the existing Bede Centre is not demolished until the replacement community provision in Maydew House has been completed and is ready for occupation.	Agreed
Wheelchair housing	Provision of 9 affordable rent wheelchair units to SELWHDG standards.	Agreed
Administration charge (2%)	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum £175,780 = £3,515.60 (indexed)	Agreed

135. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with policies in the Southwark Plan, Core Strategy, London Plan, and the Section 106 Planning Obligations and CIL SPD regarding the provision of affordable homes, zero carbon residential dwellings, wheelchair housing, construction jobs and children's play space.
136. In the event that a satisfactory legal agreement has not been entered into by 31 May 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 unilateral undertaking, fails to ensure the provision of affordable housing and adequate provision of 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

137. None

Conclusion on planning issues

138. The proposed works form part of the wider improvement plans for the Abbeyfield Estate and have been designed to fit in with the adjoining Maydew House and Thaxted Court proposals.
139. The principle of the redevelopment of the Bede Centre is supported, with the re-provision of an enlarged community space included in the proposed works to Maydew House. The scheme would provide replacement affordable housing for that to be lost with the Maydew House proposal, and additional affordable units. The phasing of works would be secured through the unilateral agreement to ensure the community facilities are not lost. The amenity of the proposed housing and its external design would be high quality, of a scale and massing appropriate for this site. It would at least preserve the setting of the listed Southwark Park and grade II listed Dilston Grove building, and would not cause harm to neighbour amenity. Through conditions and unilateral undertaking the quality of the building (as 100% affordable housing), the landscaping, playspace and highway works would be secured, and an appropriate carbon off-set payment.
140. The proposal complies with planning policies and is recommended for approval,

subject to conditions, the completion of a unilateral undertaking, and receipt of the stage 2 comments from the Mayor of London.

Community impact statement

141. 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

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

Consultation replies

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

Summary of consultation responses

144. No public responses were received.
145. The following summarised responses were received from statutory consultees.
146. **Ecology officer** – required a bat survey to be undertaken as the site adjoins Southwark Park and the preliminary ecology assessment to be updated. The mature trees in the Park should be protected. Supports the biodiverse roof. The subsequently submitted survey is comprehensive and meets best practice with no further surveys required.
147. **Environment Agency** – has no objection (having withdrawn the earlier objection to the ground floor flat, and need to use the latest flood modelling). The mitigation measures in the flood risk assessment should be adhered to regarding flood resilience, flood warning and design considerations.
148. **Flood risk management team** – considers the proposal acceptable now that the ground floor sleeping accommodation has been removed.
149. **GLA** – a combined response for the two applications (for the Bede Centre redevelopment, and the extensions to Thaxted Court and Damory House) was provided. This sets out the remedies needed to the applications to address deficiencies and ensure compliance with the London Plan:
- Estate regeneration: The proposals meet the requirements of the Mayor's draft Good Practice Guide to Estate Regeneration, with existing affordable housing to be replaced on a like-for-like basis, the right of return for tenants, a fair deal for leaseholders, and a fair and transparent consultation. The estate regeneration programme is strongly supported, subject to a robust mechanism for linking the sale of market units to the delivery of the social housing.
 - Social infrastructure: The replacement of the Bede Centre with improved/expanded facilities is strongly supported and its delivery must be secured before the demolition of the existing space.
 - Affordable housing: The provision of 100% affordable housing is strongly

supported.

- Transport: A cycling level of service assessment is required to establish if improvements are required to connect to designated cycle routes.
- Climate change: Further information is required on overheating, worksheet calculations, the site heat network, district heating, and photovoltaic installation, before the proposals can be considered acceptable and the carbon dioxide savings verified.

150. *Officer response:* The first three bullet points are supportive of the Bede Centre scheme and a linking mechanism for the community use and affordable units would be included in the unilateral undertaking. Additional information on the climate change topics was provided for the Bede Centre application, and a cycling level of service assessment to address the transport comment.

151. **London Fire and Emergency Planning Authority** – is satisfied with the proposals in relation to the fire precautionary arrangements subject to adequate Fire Brigade access for firefighting and rescue. Compliance to be confirmed by statutory Building Control consultation.

152. **Transport for London** – The following issues stand to be resolved:

- The Cycling Levels of Service Assessment provided shows that Rotherhithe New Road, Raymouth Road and the section of Southwark Park Road between Raymouth Road and Camilla Road offer cyclists a particularly low level of service, and access from the south is compromised. TfL suggests the applicant offers a contribution to improve two junctions that link the Abbeyfield Estate into Southwark Park (Aspinden Road or Nelldale Road), and opening up new cycling connections under the railway lines. .
- A construction logistics plan following TfL’s new guidance should be provided and secured by condition;
- Conditions securing the use of the parking spaces for Blue Badge holders only, the provision of at least London Plan policy compliant electric vehicle charging points, and a Car Parking Management Plan;
- Conditions should secure; the cycle parking quantum and design; a delivery and servicing plan; details of drop off/pick up arrangements for residents and their visitors especially those with mobility issues; and 24/7 public access through and around the development.

153. *Officer response:* the highway and landscaping improvements across the Abbeyfield Estate indicated by the Housing team (outside the planning applications) and the new access to Southwark Park would improve cycle facilities in the area around the site. This is a Council-own application; the Council is already looking at ways to improve “quietway” connections in the area for cyclists. Further details of cycle parking and construction logistics would be secured by conditions and the unilateral undertaking.

Human rights implications

154. 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.

155. This application has the legitimate aim of providing new affordable housing and public realm improvements. 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/H66 Application file: 17/AP/2908 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	17 January 2018	
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 of 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		29 January 2018

APPENDIX 1**Consultation undertaken****Site notice date:** 21/08/2017**Press notice date:** 17/08/2017**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 18/08/2017**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 & Open Spaces
 Waste Management

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

3 Westbrook Road London SE3 0NS
 Via Email x
 Flat 34 Bradley House SE16 2DL
 Flat 35 Bradley House SE16 2DL
 Flat 32 Bradley House SE16 2DL
 Flat 33 Bradley House SE16 2DL
 Flat 36 Bradley House SE16 2DL
 Flat 39 Bradley House SE16 2DN
 Flat 40 Bradley House SE16 2DN
 Flat 37 Bradley House SE16 2DL
 Flat 38 Bradley House SE16 2DL
 Flat 31 Bradley House SE16 2DL
 Flat 24 Bradley House SE16 2DL
 Flat 25 Bradley House SE16 2DL
 Flat 22 Bradley House SE16 2DL
 Flat 23 Bradley House SE16 2DL
 Flat 26 Bradley House SE16 2DL
 Flat 29 Bradley House SE16 2DL
 Flat 30 Bradley House SE16 2DL
 Flat 27 Bradley House SE16 2DL
 Flat 28 Bradley House SE16 2DL
 Flat 53 Bradley House SE16 2DN
 Flat 54 Bradley House SE16 2DN
 Flat 51 Bradley House SE16 2DN
 Flat 52 Bradley House SE16 2DN

89 Raymouth Road London SE16 2DA
 83 Raymouth Road London SE16 2DA
 85 Raymouth Road London SE16 2DA
 93 Raymouth Road London SE16 2DA
 99 Raymouth Road London SE16 2DA
 15 Aspinden Road London SE16 2DR
 95 Raymouth Road London SE16 2DA
 97 Raymouth Road London SE16 2DA
 81 Raymouth Road London SE16 2DA
 105 Raymouth Road London SE16 2DA
 69 Raymouth Road London SE16 2DA
 101 Raymouth Road London SE16 2DA
 103 Raymouth Road London SE16 2DA
 71 Raymouth Road London SE16 2DA
 77 Raymouth Road London SE16 2DA
 79 Raymouth Road London SE16 2DA
 73 Raymouth Road London SE16 2DA
 75 Raymouth Road London SE16 2DA
 26 Pedworth Gardens London SE16 2DX
 28 Pedworth Gardens London SE16 2DX
 22 Pedworth Gardens London SE16 2DX
 24 Pedworth Gardens London SE16 2DX
 30 Pedworth Gardens London SE16 2DX
 36 Pedworth Gardens London SE16 2DX
 38 Pedworth Gardens London SE16 2DX

Flat 55 Bradley House SE16 2DN
 Flat 58 Bradley House SE16 2DN
 Flat 59 Bradley House SE16 2DN
 Flat 56 Bradley House SE16 2DN
 Flat 57 Bradley House SE16 2DN
 Flat 50 Bradley House SE16 2DN
 Flat 43 Bradley House SE16 2DN
 Flat 44 Bradley House SE16 2DN
 Flat 41 Bradley House SE16 2DN
 Flat 42 Bradley House SE16 2DN
 Flat 45 Bradley House SE16 2DN
 Flat 48 Bradley House SE16 2DN
 Flat 49 Bradley House SE16 2DN
 Flat 46 Bradley House SE16 2DN
 Flat 47 Bradley House SE16 2DN
 Flat 21 Bradley House SE16 2DL
 5 Aspinden Road London SE16 2DR
 91 Raymouth Road London SE16 2DA
 Aspinden Wood Centre 1 Aspinden Road SE16 2DR
 3 Aspinden Road London SE16 2DR
 61 Raymouth Road London SE16 2DA
 67 Raymouth Road London SE16 2DA
 Flat 1 Bradley House SE16 2DL
 63 Raymouth Road London SE16 2DA
 65 Raymouth Road London SE16 2DA
 Flat 9 Antony House SE16 2DJ
 Flat 2 Antony House SE16 2DJ
 Flat 3 Antony House SE16 2DJ
 Flat 15 Antony House SE16 2DJ
 Flat 16 Antony House SE16 2DJ
 Flat 4 Antony House SE16 2DJ
 Flat 7 Antony House SE16 2DJ
 Flat 8 Antony House SE16 2DJ
 Flat 5 Antony House SE16 2DJ

 Flat 6 Antony House SE16 2DJ
 Flat 14 Bradley House SE16 2DL
 Flat 15 Bradley House SE16 2DL
 Flat 12 Bradley House SE16 2DL
 Flat 13 Bradley House SE16 2DL
 Flat 16 Bradley House SE16 2DL
 Flat 19 Bradley House SE16 2DL
 Flat 20 Bradley House SE16 2DL
 Flat 17 Bradley House SE16 2DL
 Flat 18 Bradley House SE16 2DL
 Flat 11 Bradley House SE16 2DL
 Flat 4 Bradley House SE16 2DL
 Flat 5 Bradley House SE16 2DL
 Flat 2 Bradley House SE16 2DL
 Flat 3 Bradley House SE16 2DL
 Flat 6 Bradley House SE16 2DL
 Flat 9 Bradley House SE16 2DL
 Flat 10 Bradley House SE16 2DL
 Flat 7 Bradley House SE16 2DL
 Flat 8 Bradley House SE16 2DL
 Flat 60 Bradley House SE16 2DN
 8 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 9 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 6 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 7 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 1 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 12 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 13 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 10 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 11 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 5 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 30 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 31 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 29 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 3 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 32 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 35 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 4 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 33 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 34 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 3 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 4 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 23 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 24 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU

 32 Pedworth Gardens London SE16 2DX
 34 Pedworth Gardens London SE16 2DX
 20 Pedworth Gardens London SE16 2DX
 21 Aspinden Road London SE16 2DR
 10 Pedworth Gardens London SE16 2DX
 17 Aspinden Road London SE16 2DR
 19 Aspinden Road London SE16 2DR
 12 Pedworth Gardens London SE16 2DX
 18 Pedworth Gardens London SE16 2DX
 2 Pedworth Gardens London SE16 2DX
 14 Pedworth Gardens London SE16 2DX
 16 Pedworth Gardens London SE16 2DX
 52 Abbeyfield Road London SE16 2BX
 Room 21 Aspinden Wood Centre SE16 2DR
 Room 22 Aspinden Wood Centre SE16 2DR
 Room 2 Aspinden Wood Centre SE16 2DR
 Room 20 Aspinden Wood Centre SE16 2DR
 Room 23 Aspinden Wood Centre SE16 2DR
 Room 3 Aspinden Wood Centre SE16 2DR
 Room 4 Aspinden Wood Centre SE16 2DR
 Room 24 Aspinden Wood Centre SE16 2DR
 Room 25 Aspinden Wood Centre SE16 2DR
 Room 19 Aspinden Wood Centre SE16 2DR
 Room 11 Aspinden Wood Centre SE16 2DR
 Room 12 Aspinden Wood Centre SE16 2DR
 Room 1 Aspinden Wood Centre SE16 2DR
 Room 10 Aspinden Wood Centre SE16 2DR
 Room 14 Aspinden Wood Centre SE16 2DR
 Room 17 Aspinden Wood Centre SE16 2DR
 Room 18 Aspinden Wood Centre SE16 2DR
 Room 15 Aspinden Wood Centre SE16 2DR
 Room 16 Aspinden Wood Centre SE16 2DR
 Flat 4 30 Abbeyfield Road SE16 2AR
 Abbeyfield Tenants And Residents Committee Hall
 Maydew House Abbeyfield Estate SE16 2DP
 Flat 2 30 Abbeyfield Road SE16 2AR
 Flat 3 30 Abbeyfield Road SE16 2AR
 42 Abbeyfield Road London SE16 2BX
 48 Abbeyfield Road London SE16 2BX
 50 Abbeyfield Road London SE16 2BX
 44 Abbeyfield Road London SE16 2BX
 46 Abbeyfield Road London SE16 2BX
 Flat 1 30 Abbeyfield Road SE16 2AR
 Room 7 Aspinden Wood Centre SE16 2DR
 Room 8 Aspinden Wood Centre SE16 2DR
 Room 5 Aspinden Wood Centre SE16 2DR
 Room 6 Aspinden Wood Centre SE16 2DR
 Room 9 Aspinden Wood Centre SE16 2DR
 57 Raymouth Road London SE16 2DA
 59 Raymouth Road London SE16 2DA
 Ground Floor Flat 99 Raymouth Road SE16 2DA
 31a Frankland Close London SE16 2HD
 4 Pedworth Gardens London SE16 2DX
 6 Benwick Close London SE16 2HE
 7 Benwick Close London SE16 2HE
 4 Benwick Close London SE16 2HE
 5 Benwick Close London SE16 2HE
 8 Benwick Close London SE16 2HE
 Flat 10 Roderick House SE16 2DH
 Flat 11 Roderick House SE16 2DH
 9 Benwick Close London SE16 2HE
 Flat 1 Roderick House SE16 2DH
 3 Benwick Close London SE16 2HE
 41 Frankland Close London SE16 2HD
 42 Frankland Close London SE16 2HD
 39 Frankland Close London SE16 2HD
 40 Frankland Close London SE16 2HD
 1 Benwick Close London SE16 2HE
 12 Benwick Close London SE16 2HE
 2 Benwick Close London SE16 2HE
 10 Benwick Close London SE16 2HE
 11 Benwick Close London SE16 2HE
 Flat 9 Roderick House SE16 2DH
 Flat 1 Antony House SE16 2DJ
 Flat 7 Roderick House SE16 2DH
 Flat 8 Roderick House SE16 2DH
 Flat 10 Antony House SE16 2DJ
 Flat 13 Antony House SE16 2DJ
 Flat 14 Antony House SE16 2DJ

5 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 8 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 9 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 6 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 7 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 22 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 16 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 17 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 14 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 15 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 18 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 20 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 21 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 19 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 2 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
 28 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 Flat 73 Bradley House SE16 2DN
 Flat 74 Bradley House SE16 2DN
 Flat 71 Bradley House SE16 2DN
 Flat 72 Bradley House SE16 2DN
 Flat 75 Bradley House SE16 2DN
 Bede House Association Abbeyfield Road SE16 2BS
 1 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 Flat 76 Bradley House SE16 2DN
 Flat 77 Bradley House SE16 2DN
 Flat 70 Bradley House SE16 2DN
 Flat 63 Bradley House SE16 2DN
 Flat 64 Bradley House SE16 2DN
 Flat 61 Bradley House SE16 2DN
 Flat 62 Bradley House SE16 2DN
 Flat 65 Bradley House SE16 2DN
 Flat 68 Bradley House SE16 2DN
 Flat 69 Bradley House SE16 2DN
 Flat 66 Bradley House SE16 2DN
 Flat 67 Bradley House SE16 2DN
 21 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 22 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 2 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 20 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 23 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 26 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 27 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 24 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 25 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 19 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 12 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 13 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 10 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 11 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 14 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 17 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 18 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 15 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 16 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
 87 Raymouth Road London SE16 2DA
 Flat 11 Antony House SE16 2DJ
 Flat 12 Antony House SE16 2DJ
 Flat 6 Roderick House SE16 2DH
 Flat 14 Roderick House SE16 2DH
 Flat 15 Roderick House SE16 2DH
 Flat 12 Roderick House SE16 2DH
 Flat 13 Roderick House SE16 2DH
 Flat 16 Roderick House SE16 2DH
 Flat 4 Roderick House SE16 2DH
 Flat 5 Roderick House SE16 2DH
 Flat 2 Roderick House SE16 2DH
 Flat 3 Roderick House SE16 2DH
 38 Frankland Close London SE16 2HD
 3 Mossington Gardens London SE16 2DZ
 4 Mossington Gardens London SE16 2DZ
 17 Mossington Gardens London SE16 2DZ
 2 Mossington Gardens London SE16 2DZ
 5 Mossington Gardens London SE16 2DZ
 8 Mossington Gardens London SE16 2DZ
 9 Mossington Gardens London SE16 2DZ
 6 Mossington Gardens London SE16 2DZ
 7 Mossington Gardens London SE16 2DZ
 16 Mossington Gardens London SE16 2DZ
 1 Mossington Gardens London SE16 2DZ
 10 Mossington Gardens London SE16 2DZ
 6 Pedworth Gardens London SE16 2DX
 8 Pedworth Gardens London SE16 2DX
 11 Mossington Gardens London SE16 2DZ
 14 Mossington Gardens London SE16 2DZ
 15 Mossington Gardens London SE16 2DZ
 12 Mossington Gardens London SE16 2DZ
 13 Mossington Gardens London SE16 2DZ
 31 Frankland Close London SE16 2HD
 32 Frankland Close London SE16 2HD
 29 Frankland Close London SE16 2HD
 30 Frankland Close London SE16 2HD
 33 Frankland Close London SE16 2HD
 36 Frankland Close London SE16 2HD
 37 Frankland Close London SE16 2HD
 34 Frankland Close London SE16 2HD
 35 Frankland Close London SE16 2HD
 28 Frankland Close London SE16 2HD
 21 Frankland Close London SE16 2HD
 22 Frankland Close London SE16 2HD
 19 Frankland Close London SE16 2HD
 20 Frankland Close London SE16 2HD
 23 Frankland Close London SE16 2HD
 26 Frankland Close London SE16 2HD
 27 Frankland Close London SE16 2HD
 24 Frankland Close London SE16 2HD
 25 Frankland Close London SE16 2HD
 58 Abbeyfield Road London SE16 2BX
 68 Bradley House London SE16 2DN

Re-consultation: n/a

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

Ecology Officer
Environmental Protection Team
Flood and Drainage Team
Highways Development Management

Statutory and non-statutory organisations

Environment Agency
GLA
London Fire and Emergency Planning Authority
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

None

**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 C Philips Southwark Council	Reg. Number	17/AP/2908
Application Type	Council's Own Development - Reg. 3	Case Number	TP/H66
Recommendation	Grant subject to Legal Agreement and GLA		

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 Bede Centre (D1 use) and construction of a part-9 storey and part-6 storey block providing 87 affordable homes with associated cycle stores, refuse store, car parking, and landscaping and highway improvements along Abbeyfield Road and adjacent to Thaxted Court.

At: BEDE CENTRE, ABBEYFIELD ROAD, SE16 2BS

In accordance with application received on 24/07/2017

and Applicant's Drawing Nos. 1553-HT-AH-XLP-000 P3 Location Plan

Existing

1553-HT-AH-XP-000 P1 Existing Ground Floor Plan
 1553-HT-AH-XP-001 P1 Existing First Floor Plan
 1553-HT-AH-XE-001 P1 Existing Context South Elevation
 1553-HT-AH-XE-002 P1 Existing Context North Elevation
 14527/T/01-04 Rev C Topographic Survey
 14527/T/02-04 Rev C Topographic Survey
 14527/T/03-04 Rev C Topographic Survey
 14527/T/04-04 Rev C Topographic Survey
 14527/T/01B-04 Rev B Topographic Survey
 14527/T/02B-04 Rev B Topographic Survey
 14527/T/03B-04 Rev B Topographic Survey
 14527/T/04B-04 Rev B Topographic Survey

Proposed

FHA-666-PH2-L-101 T6 General Arrangement Area 1
 1553-HT-AH-P-010 P4 Ground Floor Plan
 1553-HT-AH-P-011 P1 First Floor Plan
 1553-HT-AH-P-012 P1 Second Floor Plan
 1553-HT-AH-P-013 P1 Third Floor Plan
 1553-HT-AH-P-014 P1 Fourth Floor Plan
 1553-HT-AH-P-015 P1 Fifth Floor Plan
 1553-HT-AH-P-016 P1 Sixth Floor Plan
 1553-HT-AH-P-017 P1 Seventh Floor Plan
 1553-HT-AH-P-018 P2 Eighth Floor Plan
 1553-HT-AH-P-019 P1 Roof Plan
 E(0)117 P1 Roof Level Small Power & Access Control Services Layout
 1553-HT-AH-E-001 P1 Proposed Context South Elevation
 1553-HT-AH-E-002 P1 Proposed Context North Elevation
 1553-HT-AH-E-010 P1 West Elevation
 1553-HT-AH-E-011 P1 South Elevation
 1553-HT-AH-E-012 P2 Courtyard North Elevation
 1553-HT-AH-E-013 P1 Courtyard East Elevation
 1553-HT-AH-E-014 P2 Courtyard South Elevation
 1553-HT-AH-E-015 P2 North Elevation

1553-HT-AH-E-016 P1 East Elevation
 1553-HT-AH-P-100 P1 Maisonette Types A, B
 1553-HT-AH-P-101 P1 Maisonette Types C, D
 1553-HT-AH-P-102 P1 Flat Types A, B, C, D
 1553-HT-AH-P-103 P2 Flat Types E, F, G, H
 1553-HT-AH-P-104 P1 Flat Types I, J, K / Wheelchair Units
 K015/DH/PP/03a A Damory Plant Rooms
 8500027675 C Rev 1 De-energising of unit substation, Thaxted House Abbeyfield Road

Phasing drawings:

1553-HT-MH-PP-001 Phase 1
 1553-HT-MH-PP-002 Phase 2
 1553-HT-MH-PP-003 Phase 3
 1553-HT-MH-PP-004 Phase 4
 1553-HT-MH-PP-005 Phase 5
 1553-HT-MH-PP-005 All phases

Bat survey and updated desktop study October 2017 by The Landscape Partnership
 Design and Access Statement June 2017 by Haworth Tompkins
 Energy Strategy reference G6/K160953 Rev 01 by Calford Seaden
 Financial appraisal executive summary – Abbeyfield House by Calford Seaden
 Financial viability statement
 Flood Risk Assessment revision P2 dated 14/6/17 by BWB and its appendices, as updated by the addendum by BWB dated 18th October 2017
 Planning Statement version 1.0 by Southwark Council
 Preliminary Ecological Appraisal November 2016 by The Landscape Partnership
 Sustainability Statement June 2017 Reference K160953 by Calford Seaden
 Transient Overshadowing Assessment 08 June 2017 by gia.
 Transport Statement October 2017 by Transport Planning & Infrastructure – October 2017
 Transport Statement Appendices A-G, H-J and K-L June 2017 by Transport Planning & Infrastructure
 Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement October 2017 by The Landscape Partnership
 Unit Mix and Accommodation Schedule received 23/10/17

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:

1553-HT-AH-XLP-000 P3 Proposed Site Plan
 FHA-666-PH2-L-101 T6 General Arrangement Area 1
 1553-HT-AH-P-010 P4 Ground Floor Plan
 1553-HT-AH-P-011 P1 First Floor Plan
 1553-HT-AH-P-012 P1 Second Floor Plan
 1553-HT-AH-P-013 P1 Third Floor Plan
 1553-HT-AH-P-014 P1 Fourth Floor Plan
 1553-HT-AH-P-015 P1 Fifth Floor Plan
 1553-HT-AH-P-016 P1 Sixth Floor Plan
 1553-HT-AH-P-017 P1 Seventh Floor Plan
 1553-HT-AH-P-018 P2 Eighth Floor Plan
 1553-HT-AH-P-019 P1 Roof Plan
 E(0)117 P1 Roof Level Small Power & Access Control Services Layout
 1553-HT-AH-E-001 P1 Proposed Context South Elevation
 1553-HT-AH-E-002 P1 Proposed Context North Elevation
 1553-HT-AH-E-010 P1 West Elevation
 1553-HT-AH-E-011 P1 South Elevation
 1553-HT-AH-E-012 P2 Courtyard North Elevation
 1553-HT-AH-E-013 P1 Courtyard East Elevation
 1553-HT-AH-E-014 P2 Courtyard South Elevation
 1553-HT-AH-E-015 P2 North Elevation

1553-HT-AH-E-016 P1 East Elevation
 1553-HT-AH-P-100 P1 Maisonette Types A, B
 1553-HT-AH-P-101 P1 Maisonette Types C, D
 1553-HT-AH-P-102 P1 Flat Types A, B, C, D
 1553-HT-AH-P-103 P2 Flat Types E, F, G, H
 1553-HT-AH-P-104 P1 Flat Types I, J, K / Wheelchair Units
 K015/DH/PP/03a A Damory Plant Rooms
 8500027675 C Rev 1 De-energising of unit substation, Thaxted House Abbeyfield Road

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, to prevent access onto the railway and protect the safe operation of the railway, 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 demolition or construction works shall not begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto. Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason

To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14 and to minimise the impact of construction activities on local air quality in accordance with London Plan Policy 7.14.

- 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.

- 6 Prior to works commencing, 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 is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012, 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.

- 7 Prior to works commencing, full details of all proposed tree planting of minimum 1312cm stem girth shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

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

Reason

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2012, 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.

- 8 1:5 or 1:10 section detail drawings complete with references back to the overall design and through:
the facades;
heads, cills and jambs of all openings;
refuse and cycle store doors and panels;
parapets; and
roof edges;
to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; 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 design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2012), Strategic policy SP12 Design & 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 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 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.

- 10 Prior to above grade works commencing, material samples and 1sq.m. panels of the external facing materials including: the brick facades, the glazed brick / tiled facade of the main entrance portico; the window frames and metal cladding; 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. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2012), Strategic Policy 12 Design & Conservation of the Core Strategy 2011, and saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan (2007).

- 11 Before any above grade work hereby authorised begins, and notwithstanding the information 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 and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The landscaping and boundary treatments shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with the National Planning Policy Framework 2012, 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.

- 12 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 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 are provided and retained in order 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.

- 13 Details of at least 12 bird nesting boxes and of bat 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.

- 14 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) 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 (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

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

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and the Local Planning Authority agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

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, and Strategic Policy 11 of the Core Strategy.

- 15 Before any above grade work hereby authorised begins, and notwithstanding the information shown on the approved drawings, detailed drawings of the playspace, play features and play equipment, including information on the targeted age group(s) shall be submitted to and approved in writing by the Local Planning Authority. The playspace, play features and play equipment shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

Reason

So that the Council may be satisfied with the details of the play provision in accordance with the National Planning Policy Framework 2012, 3.6 of the London Plan, 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.

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.

- 16 Before the development hereby permitted is occupied, a flood emergency and evacuation plan shall be submitted to and approved by the local planning authority (in consultation with the emergency planning team) including details of how occupants will be informed about and recommended to sign up to the Environment Agency Flood Warning Service. The flood emergency and evacuation plan shall be implemented on first occupation and carried out in accordance with the approved details.

Reason

To ensure future occupiers are made aware of the flooding risk to this site within flood zone 3 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.

- 17 Before the first occupation of the building hereby permitted begins details of the arrangements for the storing of domestic refuse and its collection shall be submitted to and approved in writing by the Local Planning Authority. The facilities approved shall be provided and made available for use by the occupiers of the dwellings and the facilities shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site and can be readily collected 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 3.7 Waste Reduction 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):

M.01, M.02, M.03, M.04, M.05, M.06, M.07, M.08, M.09, M.11, M.12, M.13, M.14, M.15, M.16, M.17, M.18, M.19, M.20, M.21, M.22, M.23, M.24, M.25 and M.26;

F.02, F.03, F.04, F.05, F.06, F.08, F.09, F.10, F.11, F.12, F.13, F.14, F.16, F.17, F.18, F.19, F.20, F.21, F.22, F.24, F.25, F.26, F.27, F.28, F.29, F.30, F.31, F.32, F.33, F.34, F.35, F.36, F.37, F.38, F.40, F.41, F.42, F.43, F.44, F.45, F.46, F.48, F.49, F.50, F.51, F.52, F.53, F.54, F.56, F.58, F.59, F.60, F.61.

Access to and use of building standard M4(3a and 3b):

F.07, F.15, F.23, F.31, F.39, F.47, F.55, F.57, F.62.

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 Before the first occupation of the building hereby approved, details of the installation (including location and type) of the electric vehicle charger points for the ten car parking spaces shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

- 20 Prior to occupation of the units hereby approved, ten disabled parking spaces as shown on the drawings referenced 1553-HT-AH-P-000 P3 hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

To ensure that the parking spaces for disabled people are provided and retained in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.7 Parking standards for disabled people and the mobility impaired of the Southwark Plan 2007.

complied with at all times once the permission has been implemented.

- 21 Private and communal external amenity areas shall be designed as far as is reasonably practicable to attain 50dB(A) LAeq, 16hr # .
Daytime - 16 hours between 07:00-23:00hrs.

Reason

To ensure that the users of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with strategic policy 13 'High environmental standards' of the Core Strategy, saved policy 3.2 Protection of Amenity of the Southwark Plan and the National Planning Policy Framework 2012.

- 22 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 plant Specific 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 in full accordance with the methodology of BS4142:2014.

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.

- 23 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).

- 24 Any external lighting system installed at the development shall comply with the limits set out below for an E3 Environmental Lighting Zone (a suburban surrounding, with medium district brightness lighting environment):

Light Limitations for Exterior Lighting Installations:

Sky Glow ULR [Max %] (a) = 5.0
Light Intrusion (into Windows) Ev [lux] (b) pre-curfew = 10
Light Intrusion (into Windows) Ev [lux] (b) post-curfew = 2
Luminaire Intensity I [candelas] (c) pre-curfew = 10,000
Luminaire Intensity I [candelas] (c) post-curfew = 1,000
Building Luminance Pre-curfew (d) average L (cd/m2) = 10

Where:

- (a) ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux that goes directly into the sky.
(b) Ev = Vertical Illuminance in Lux - measured flat on the glazing at the centre of the window.
(c) I = Light Intensity in Candelas (cd)
(d) L = Luminance in Candelas per Square Metre (cd/m2)
(e) Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.
* Permitted only from public road lighting installations

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. Full details can be found by using this link

<https://www.theilp.org.uk/documents/obtrusive-light/>

- 25 Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

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.

- 26 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.

- 27 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by BWB Consulting with project reference Abbeyfield House Southwark version P2 dated 14/6/17 and as superseded and updated by the addendum by BWB dated 18th October 2017.

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 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.

- 29 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.

- 30 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 elevations of the building.

Reason

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

Statement of positive and proactive action in dealing with the application

The application was submitted following the provision of pre-application advice. Amended drawings and further information were provided during the course of the application to address consultation responses and to allow a positive recommendation.

Informatives

- 1 The construction environmental management plan (CEMP) required by condition shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all

best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall include the following information:

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

Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise> and <https://www.southwark.gov.uk/environment/environmental-protection/construction>

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

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- 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.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

2 Southwark Flood and Drainage Team

Flood risk

Recommend non return valves for all connections to the sewer network below 2100 year Thames maximum breach level plus 300mm freeboard.

Safe access and egress routes should be identified and provided above the 2100 year Thames maximum breach level, with routes that lead to high ground outside the floodplain. For residential developments where this is not feasible, a dedicated 'safe haven' can be provided above the flood level to enable rapid escape should defence failure occur. This may be provided in the form of a sheltered communal space within the building with sufficient size to safely house all residents. This area should be accessible via internal stairs.

Drainage

The development should aim to achieve greenfield runoff rates for the 100 year return period storm with an appropriate allowance for climate change, unless robust justification is provided as to why this is not possible. Details of the permeable paving and green roofs will be required, including how they will be incorporated into the site drainage strategy.

- 3 The planning permission documents show indicatively works to be carried out to the public highway within the application site and adjacent to it which will need to be funded by the developer. No permission is hereby granted to carry out these works until all necessary and appropriate design details have been submitted and agreed by the Highways Authority. The applicant is advised to continue discussions with the Highway team on these works.

Agenda Item 5.3



Agenda Item 5.3 - Damory House and Thaxted Court, Abbeyfield Road, London SE16 2BU



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Item No. 5.3	Classification: Open	Date: 7 February 2018	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application: Council's own development Application 17/AP/2562 for: Full Planning Application</p> <p>Address: DAMORY HOUSE AND THAXTED COURT, ABBEYFIELD ROAD, LONDON SE16 2BU</p> <p>Proposal: Redevelopment of Thaxted Court, entailing;</p> <ul style="list-style-type: none"> • Conversion of the existing ground floor undercroft/garaging area within the northwest wing into x2 self-contained dwellings; • Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings; • Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces; • Delivery of new public realm, hard and soft landscaping, and associated works <p>Redevelopment of Damory House, entailing;</p> <ul style="list-style-type: none"> • Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings; • Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces; • Delivery of new public realm, hard and soft landscaping, and associated works 		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date 23/06/2017		Application Expiry Date 22/09/2017	
Earliest Decision Date 16/07/2017			

RECOMMENDATION

1. a) That planning permission is granted subject to conditions and the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.
- b) That in the event that the requirements of a) are not met by 31 May 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 196.

BACKGROUND INFORMATION

2. This application is one of three planning applications on the Abbeyfield Estate at Maydeu House (ref. 17/AP/0527), Bede Centre (17/AP/2908) and Damory House and Thaxted Court (ref. 17/AP/2562). These three applications submitted by the Council seek to extend Maydeu House, Damory House and Thaxted Court to provide additional affordable homes, to redevelop the Bede Centre for affordable housing, and relocate the community centre to Maydeu House. The three applications are to be presented at the same Committee because, together, they would redevelop a significant part of the Abbeyfield Estate.
3. The application forms part of a wider estate regeneration programme to be developed through a masterplan in four phases:

Phase 1 – strip out of Maydeu Tower (already completed)

Phase 2 – Damory House and Thaxted Court (this application)

Phase 3 – Maydeu House, including replacement community facility (17/AP/0527)

Phase 4 – Bede Centre site redevelopment (17/AP/2908).

Site location and description

4. The application site comprises Damory House and Thaxted Court, both of which are four-storey 1960s deck-access housing blocks within the Abbeyfield Estate. Within the wider Estate, there are other multiple-storey housing blocks —namely Maydeu House and Bradley House— as well as a number of low-rise residential terraces and the Bede Centre, a local community centre.
5. Damory House lies adjacent to the northwestern side of Maydeu House, while Thaxted Court is situated to the southeast of Maydeu House and the Bede Centre. Damory House contains twenty-one one-bedroom dwellings and fourteen three-bedroom dwellings, making thirty-five in total. Thaxted Court contains eleven one-bedroom dwellings, eleven three-bedroom dwellings and two four-bedroom dwellings, making twenty-four in total. Directly to the southeast of both Damory House and Thaxted Court is a small area of communal outdoor space, which in each case is laid to lawn and planted with mature trees.

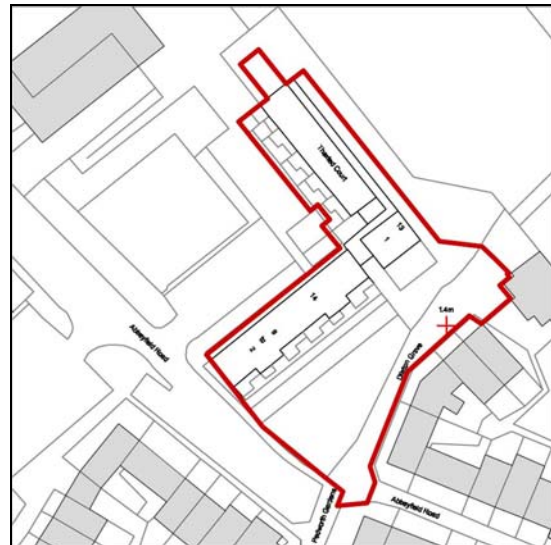
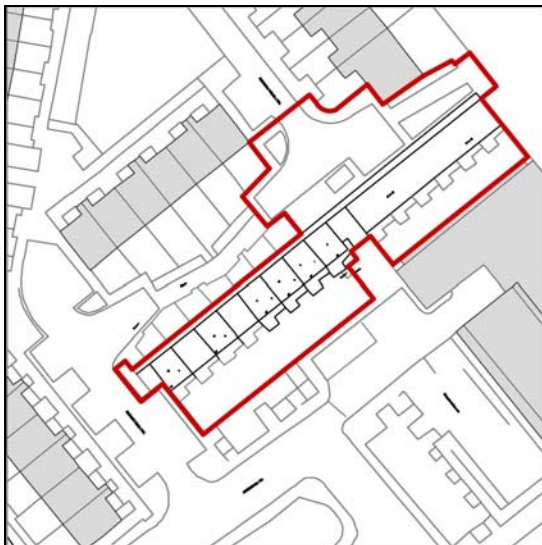


Figure 1: Location Plan for Damory House Figure 2: Location Plan for Thaxted Court

6. Southwark Park lies on the northern side of the application site. It is a registered park and garden (grade II listed), a Site of Importance for Nature Conservation (grade 2) and designated as Metropolitan Open Land. The common boundary between the application site and the Park forms the southwestern extent of the Canada Water Action Area.
7. Dilston Grove (the former Clare College mission church) is the nearest listed building sited approximately 20 metres to the southeast of Thaxted Court. Built in the early 1900s and one of the earliest reinforced concrete churches in London, it is grade II listed.
8. The site is within Flood Zone 3, the Air Quality Management Area and the Urban Density Zone.
9. Damory House and its associated land has a PTAL rating of 3 while Thaxted Court and its associated land has a PTAL rating of 4. South Bermondsey train station is approximately 450 metres to the south, Surrey Quays station is approximately 550 metres to the northeast and Bermondsey tube station is approximately 800 metres to the northwest. Bus services run along Rotherhithe New Road and Southwark Park Road.

Details of proposal

10. This planning application proposes to add two storeys to the top of Damory House and convert an undercroft and add two storeys to the top of Thaxted Court. The developments would deliver twenty-eight new dwellings, fourteen at each block. All new flats would be affordable homes offered on a social rent basis. No changes are proposed to the tenure of any of the fifty-nine existing dwellings within the blocks.
11. The new rooftop storeys would result in each existing four-storeyed block becoming six-storeyed. Damory House, the highest part of which is currently 13.45 metres above ground level, would have a maximum proposed height of 18.50 metres above ground level. Thaxted Court, the highest part of which is currently 13.30 metres above ground level, would have a maximum proposed height of 18.75 metres above ground level.
12. The additional storeys and converted undercroft would be faced in dark brown brick and sand-coloured Marley Eternit fibre cement cladding panels. Window and door frames would be dark aluminium. Green roofs would be incorporated at both blocks.



Figure 3: Visualisation of the proposed southeast elevation of Thaxted Court

13. Together with the extensions and undercroft conversion, it is proposed to refurbish the existing buildings by: re-cladding the existing elevations (to match the cladding of the proposed additional rooftop storeys); enclosing the vertical circulation core and creating a covered ground floor entrance of each block with a facade comprising Reglit glazing and Marley Eternit sand-coloured cladding, and; providing dedicated cycle and refuse storage spaces at ground floor level for the benefit of existing and future residents in areas currently previously used for garaging but which are now vacant.



Figure 4: Elevation of the proposed southeast elevation of Damory House

14. These works would entail the creation of four new parking spaces. The two concurrent applications (17/AP/0527 and 17/AP/2908) propose public realm and hard and soft landscaping works directly adjacent to Damory House and Thaxted Court.

Relevant planning history of the application site

15. The following relevant planning history exists for the application site:

16/AP/0561

Application type: Council's Own Development - Reg. 3 (REG3)

Removal of raised podium section adjacent to Damory House, with works to include the demolition of garages; Removal of raised podium section adjacent to Thaxted Court; Removal of the retaining walls to the raised grass bed to the front of Thaxted Court; Removal of the raised grass bed, spoil, x4 trees and x2 saplings to the front of Maydew House; Re-landscaping of affected areas to include replacement tree planting.

Decision date 04/07/2016

Decision: Granted (GRA)

16/AP/1332

Application type: Council's Own Development - Reg 3 (REG3)

Removal of raised podium section adjacent to Damory House, with works to include the demolition of garages; Removal of raised podium section adjacent to Thaxted Court, with works to include the demolition of garages; Removal of the retaining walls and spoil to the raised grass bed to the front of Thaxted Court; Removal of the raised grass bed, spoil, x4 trees and x2 saplings to the front of Maydew House; Re-landscaping of affected areas; Including the replanting of trees

Decision date: 04/07/2017

<p>Decision: Granted (GRA)</p> <p>Note: This planning application was very similar in nature to 16/AP/0561. The two applications differ only in respect of the parts of the raised podium they proposed to demolish. Two separate permission were sought by the Council to give them the flexibility to implement which they preferred.</p>
<p>16/AP/1361</p> <p>Application type: Council's Own Development - Reg 3 (REG3)</p> <p><i>Construction of a new sub-station adjacent to the North West corner of Thaxted Court; infill the open ended North West Corner of Thaxted Court to house a Heat exchanger sub-station; infill 2No. ground floor garages to Damory House to contain a heat exchanger sub-station</i></p> <p>Decision date: 04/07/2017</p> <p>Decision: Granted (GRA)</p>
<p>16/AP/5001</p> <p>Application type: Certificate of Lawfulness - proposed (CLP)</p> <p><i>Certificate of Lawfulness (Proposed) for: the removal of one tree located on the raised grass bed to the front of Thaxted Court.</i></p> <p>Decision date 01/02/2017</p> <p>Decision: Granted (GRA)</p>
<p>17/EQ/0137</p> <p>Application type: Pre-Application Enquiry (ENQ)</p> <p><i>Redevelopment of Thaxted Court, entailing;</i></p> <ul style="list-style-type: none"> • <i>Conversion of the existing ground floor storage/undercroft/garaging area within the northwest wing into x2 self-contained dwellings;</i> • <i>Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings;</i> • <i>Alterations to the existing building, including: the installation of a new glazed facade; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces.</i> <p><i>Redevelopment of Damory House, entailing;</i></p> <ul style="list-style-type: none"> • <i>Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings;</i> • <i>Alterations to the existing building, including: the installation of a new glazed facade; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces.</i> <p>Decision date 01/06/2017</p> <p>Decision: Pre-application enquiry closed (EQC)</p>

Relevant planning history and live planning applications at adjoining sites

16. The following live planning applications are relevant to 17/AP/2562.

Maydew House, Abbeyfield Estate

17. 17/AP/0527
- Application type: Council's Own Development - Reg 3 (REG3)
- Refurbishment of the existing 144 residential units and erection of a 5 storey extension providing 24 additional residential units (Class C3). Landscape improvements to the front of Maydew House, with a new residential entrance at ground floor and residents amenities at first floor together with a new community facility (Class D1) at ground floor. New pedestrian route and gates into Southwark Park and other associated works incidental to the development.
- Decision date: Item 6.1 on this committee agenda

Bede Centre, Abbeyfield Estate

18. 17/AP/2908
 Application type: Council's Own Development - Reg 3
 Demolition of existing community centre and construction of a part-9, part-6 storey block providing 87 residential units; car parking; landscaping; and highway improvements
 Decision date: Item 6.2 on this committee agenda

KEY ISSUES FOR CONSIDERATION**Summary of main issues**

19. The main issues to be considered in respect of this application are:
- a) Principle of the development in terms of conformity with strategic land use policies
 - b) Environmental impact assessment
 - c) Density
 - d) Tenure and affordable housing
 - e) Viability
 - f) Mix of dwelling sizes
 - g) Quality of residential accommodation
 - h) Young people's play space
 - i) Impact on the amenity of adjoining occupiers, excluding daylight and sunlight
 - j) Daylight impacts
 - k) Sunlight impacts
 - l) Overshadowing
 - m) Amenity impacts arising from the construction process
 - n) Design quality
 - o) Impact on heritage assets
 - p) Trees, landscaping and biodiversity
 - q) Transport and highway matters, including cycle storage
 - r) Refuse storage
 - s) Environmental matters
 - t) Sustainability
 - u) Community engagement
 - v) Planning obligations and Community Infrastructure Levy

Planning policyNational Planning Policy Framework (the Framework)

20. 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 Challenges of Climate Change, Flooding and Coastal Change
 Section 11: Conserving and Enhancing the Natural Environment
 Section 12: Conserving and Enhancing the Historic Environment

The London Plan 2016

21. Policy 1.1 - Delivering the Strategic Vision and Objective of London
 Policy 2.9 - Inner London
 Policy 3.1 - Ensuring Equal Life Chances for All
 Policy 3.2 - Improving Health and Assessing Health Opportunities for All

Policy 3.3 - Increasing Housing Supply
 Policy 3.4 - Optimising Housing Potential
 Policy 3.5 - Quality And Design Of Housing Developments
 Policy 3.6 - Children And Young People's Play And Informal Recreation Facilities
 Policy 3.8 - Housing Choice
 Policy 3.9 - Mixed And Balanced Communities
 Policy 3.10 - Definition of Affordable Housing
 Policy 3.11 - Affordable Housing Targets
 Policy 3.13 - Affordable Housing Thresholds
 Policy 5.1 - Climate Change Mitigation
 Policy 5.2 - Minimising Carbon Dioxide Emissions
 Policy 5.3 - Sustainable Design And Construction
 Policy 5.4 - Retrofitting
 Policy 5.5 - Decentralised Energy Networks
 Policy 5.6 - Decentralised Energy in Development Proposals
 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 5.15 - Water Use and Supplies
 Policy 5.17 - Waste Capacity
 Policy 5.20 - Contaminated Land
 Policy 6.1 - Strategic Approach (Transport)
 Policy 6.3 - Assessing Effects of Development on Transport Capacity
 Policy 6.9 - Cycling
 Policy 6.13 - Parking
 Policy 7.1 - Lifetime Neighbourhoods
 Policy 7.2 - An Inclusive Environment
 Policy 7.3 - Designing Out Crime
 Policy 7.4 - Local Character
 Policy 7.5 - 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

Relevant Supplementary Planning Documents/Guidance

22.

Mayor of London: Housing (SPG, 2016)
 Mayor of London: Accessible London: Achieving an Inclusive Environment (SPG, 2004)
 Mayor of London: Sustainable Design and Construction (SPG, 2014)
 Mayor of London: Shaping Neighbourhoods - Play and Informal Recreation (SPG, 2012)
 Mayor of London: Homes for Londoners - Affordable Housing and Viability (SPG, 2017)
 Mayor of London: Shaping Neighbourhoods - Character and Context (SPG, 2014)
 Mayor of London: Social Infrastructure (SPG, 2015)
 Mayor of London: Transport Strategy (2010)
 Mayor of London: Climate Change Mitigation and Energy Strategy (2010)

Mayor of London: Climate Change Adaptation Strategy (2011)
 Mayor of London: Securing London's Water Future - Water Strategy (2011)

Core Strategy 2011

23.

Strategic Policy 1 - Sustainable Development
 Strategic Policy 2 - Sustainable Transport
 Strategic Policy 4 - Places for Learning and Enjoyment
 Strategic Policy 5 - Providing New Homes
 Strategic Policy 6 - Homes for People on Different Incomes
 Strategic Policy 7 - Family Homes
 Strategic Policy 11 - Open Space 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

24. 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.

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
 Policy 3.28 - Biodiversity
 Policy 4.1 - Density of Development
 Policy 4.2 - Quality of Residential Development
 Policy 4.3 - Mix of Dwellings
 Policy 4.4 - Affordable Housing
 Policy 4.5 - Wheelchair Affordable Housing
 Policy 5.1 - 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

Relevant Supplementary Planning Documents

25.

Sustainable Design and Construction (SPD, 2009)
 Sustainable Transport (SPD, 2010)

Affordable Housing (SPD, 2008)
 Draft Affordable Housing (SPD, 2011)
 Design and Access Statements (SPD, 2007)
 Development Viability (SPD, 2016)
 Section 106 Planning Obligations / Community Infrastructure Levy (SPD, 2015)
 Sustainability Assessment (SPD, 2009)
 2015 Technical Update to the Residential Design Standards (SPD, 2011)

Principle of development

26. The proposed development, which is entirely Class C3 (residential), is compatible with the site's existing residential use. As such, the application presents no land use issues.

Environmental impact assessment

27. The scale of development does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would 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 does the cumulative development with the proposed Maydew House extension and Bede Centre redevelopment exceed the indicative threshold for an urban development project.

Density

28. The part of the site occupied by Thaxted Court and associated land is approximately 0.193 hectares in area and the part of the site occupied by Damory House and associated land is approximately 0.191 hectares. From this, the existing and proposed site densities have been calculated as follows:

	Damory House	Thaxted Court	Damory House and Thaxted Court
Existing Density	513 hab rooms/ hectare	394 hab rooms/ hectare	453 hab rooms/ hectare
Proposed Density	733 hab rooms/ hectare	627 hab rooms/ hectare	690 hab rooms/ hectare
Acceptable Density Range: 200 to 700 habitable rooms/ hectare			

29. As the figures show, the proposed development as a whole would not exceed the upper density threshold of 700 habitable rooms per hectare acceptable in this Urban Density Zone location. As such, the proposal is compliant with Strategic Policy 5 and not considered to be an overdevelopment of the site.

Tenure and affordable housing

30. The Southwark Plan requires developments such as this to deliver 35% on an affordable basis (which on a scheme of 28 units would be 10 units). Saved Policy 4.4 states that the tenure mix should be 70% social rented and 30% intermediate, which for this development equates to seven social rented properties and three intermediate properties.
31. The proposed development forms part of the Direct Delivery Programme, one part of the council's ambition to deliver 11,000 new council homes over the period up to 2043, with 1,500 by 2018. As such, all of the units proposed by 17/AP/2562 will be provided

as affordable, social rented homes.

32. The application is made in the knowledge that the South East London Strategic Housing Market Assessment (SHMA) 2014 identifies a net affordable housing requirement within Southwark of 1,472-1,824 units per year between 2013 and 2031. The SHMA states that affordable housing represents 48% of Southwark's total annual housing need.
33. In delivering 28 dwellings on a social rent basis, the proposal directly responds to this identified need and is in accordance with the Council Plan commitment to deliver quality affordable homes. While the scheme would not deliver the intermediate properties required by Saved Policy 4.4, this is considered justifiable because all the other properties in Damory House and Thaxted Court under Local Authority control are social rent units; with all existing and proposed dwellings to be of the same tenure, the Local Authority can conduct its long term maintenance programmes in a much more effective and efficient manner than if there was a mix of intermediate and social rent tenures on the site.
34. In the context of the wider Abbeyfield Estate regeneration, set out below is:
- Table 1: the number of habitable rooms and units across the site as existing;
 - Table 2: the number of habitable rooms and units across the site as proposed, including the existing units to be retained.

35. Table 1

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House existing	432 (144)	0 (0)	0 (0)	432 (144)
Bede Centre existing	0 (0)	0 (0)	0 (0)	0 (0)
Thaxted Court and Damory House existing	90 (38)	0 (0)	66 (21)	156 (59)
Total habitable rooms (units)	522 (182)	0 (0)	66 (21)	588 (203)
Percentage of total habitable rooms (units) across all 3 schemes	88.8% (89.7%)	0 (0)	11.2% (10.3%)	100%

Note: as defined in the glossary of the Affordable Housing SPD, a habitable room is a room the main purpose of which is for sleeping, living or dining and any room with a window that could be used to sleep in regardless of what its intended use is. This excludes toilets, bathrooms, kitchens with an overall floor area of less than 11 square metres, landings, halls and lobbies.

Note: as stipulated in the 2015 Technical Residential Design Standards, any room of a floor space of 27 square metres and within an affordable dwelling is to be treated as two habitable rooms.

36. Table 2

Tenure	Social rent habitable rooms (units)	Intermediate rent habitable rooms (units)	Private habitable rooms (units)	Total
Maydew House proposed	336 (112)	0 (0)	156 (56)	492 (168)
Bede Centre proposed	195 (57)	85 (30)	0 (0)	270 (87)
Thaxted Court and Damory House proposed	171 (66)	0 (0)	76 (21)	247 (87)
Total habitable rooms (units)	702 (235)	85 (30)	232 (77)	1009 (342)
Percentage of total habitable rooms (units) across all 3 schemes	68.8% (68.7%)	8.3% (8.8%)	22.8% (22.5%)	100%

Note: as defined in the glossary of the Affordable Housing SPD, a habitable room is a room the main purpose of which is for sleeping, living or dining and any room with a window that could be used to sleep in regardless of what its intended use is. This excludes toilets, bathrooms, kitchens with an overall floor area of less than 11 square metres, landings, halls and lobbies.

Note: as stipulated in the 2015 Technical Residential Design Standards, any room of a floor space of 27 square metres and within an affordable dwelling is to be treated as two habitable rooms.

37. As the above tables demonstrate, nearly three quarters of the proposed dwellings would be affordable. The application site is outside any area where Strategic Policy 6 requires a minimum of 35% private housing units to be delivered, and as such there is no conflict with this policy.

Viability

38. A brief viability report has been provided to address the requirements of the council's Development Viability SPD 2016. This shows that the scheme will use £8.8m of public funding from Right to Buy receipts, section 106 contributions and any HCA funding in order to make the scheme viable and to deliver the fully affordable scheme proposed in this application.

Housing mix

39. Core Strategy Strategic Policy 7 prioritises the development of family homes. New developments of 10 or more units in the Urban Density Zone must provide at least 60% of units with two or more bedrooms, and at least 20% of units with between three and five bedrooms.
40. The existing and proposed dwelling mix of Thaxted Court and Damory House would be as follows:

Unit size	Existing	Proposed	Total
one-bedroom*	32 (54.2%) [21 at Damory, 11 at Thaxted]	0	32 (36.8%)
two-bedroom	0	25 (89.3%) [14 at Damory, 11 at Thaxted]	25 (28.7%)
three-bedroom	25 (42.4%) [14 at Damory, 11 at Thaxted]	3 (10.7%) [All 3 at Thaxted]	28 (32.2%)
four-bedroom	2 (3.4%) [Both at Thaxted]	0	2 (2.3%)
All units	59	28	87 (100%)

*Includes open-plan 'studio' dwellings

41. All proposed dwellings would have two or three bedrooms. While the percentage of proposed units containing three or more bedrooms falls short of the 20% minimum requirement of Strategic Policy 7, Damory House and Thaxted Court presently contain a large proportion of three-bedroom units and so the entire scheme (i.e. new and existing accommodation) would meet the requirement. As such, Damory House and Thaxted Court in their proposed form would provide a good mix of unit sizes, making a valuable contribution towards achieving mixed and balanced communities.
42. In the context of the associated applications for the redevelopment of Maydew House (17/AP/0527) and the Bede Centre (17/AP/2903), together the three developments would deliver the following dwelling mix:

Unit size	Existing	Proposed	Total
one-bedroom*	32 (15.8%)	42 (30.2%)	74 (21.6%)
two-bedroom	144 (70.9%)	68 (48.9%)	212 (62.0%)
three-bedroom	25 (12.3%)	26 (18.7%)	51 (14.9%)
four-bedroom	2 (1.0%)	3 (2.2%)	5 (1.5%)
All units	203	139	342 (100%)

*Includes open-plan 'studio' dwellings

43. The total number of proposed dwellings across all three applications would meet the aims of Strategic Policy 10 in providing at least 60% of dwellings with two or more bedrooms and at least 20% with three or more bedrooms.

Wheelchair accommodation

44. The London Plan Policy 3.8 requires 10% of new housing to be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users. Saved Policy 4.3 of the Southwark Plan support this, requiring 10% of new dwellings to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.

45. The Council's strong preference, where practical and viable, is for new residential development to achieve M4(2) Building Regulations standards for 'Accessible and Adaptable Dwellings' which is akin to the former Lifetime Homes Standard. The proposed flats would comply with M4(1) but not M4(2).
46. It is recognised full compliance with Category M4(2) may not be possible when extending an existing building and in this instance the new flat layouts and vertical circulation are constrained by the existing structural layout of the tower. As such, it is acceptable in this instance for M4(2) not to be achievable. A condition will be imposed to ensure that the new flats achieve at least Category M4(1) 'Visitable Dwellings'.
47. No wheelchair accessible units would be provided. This is due to the constraints of the site whereby, firstly, the ground level is already occupied by the footprint of the existing buildings, and secondly, there is no lift within either Damory House or Thaxted Court nor any feasible way to introduce a new lift due to the very narrow nature of the vertical circulation core. Although there is an existing undercroft space at Thaxted Court, which the application proposes to redevelop for two new dwellings, the site level in this location is below the 2100 year Thames water breach, rendering both dwellings unsuitable for occupation by wheelchair users.
48. The applicant has provided documentation demonstrating that there is no feasible way of delivering new wheelchair units as part of the proposed redevelopment. As such, it is considered appropriate to capture this deficit through a financial contribution. The *Wheelchair accessible housing: Offset fund* requires any shortfall in the required provision of on-site wheelchair housing to be charged at £10,000 per habitable room unit.
49. The 28 new dwellings proposed by this application would comprise a total of 87 habitable rooms. As 10% of the proposed development (equating to 8.7 habitable rooms) would not be wheelchair accommodation, this triggers a contribution of £87,000 (indexed). This will be secured through a Unilateral Undertaking. The monies would contribute towards funding adaptations to existing housing in the borough.

Quality of residential accommodation

50. Saved Policy 4.2 of the Southwark Plan asserts that planning permission will be granted provided the proposal achieves good quality living conditions. This policy is reinforced by the nationally described minimum space standards and the council's *2015 Technical Update to the Residential Design Standards SPD 2011* (incorporating the National Housing Standards).

Flat sizes and room sizes

51. Provided below is the schedule of accommodation for the proposed two-bedroom, three-person, two-storey units at Thaxted Court and Damory House:

Room	Floor area (sq. m)	Min. floor area req'ment (sq. m)	Complies?
Lounge/dining area	17.0	17.0	YES
Kitchen	7.0	7.0	YES
Bedroom 1 (double)	18.5	12.0	YES
Bedroom 2 (single)	14.7	7.0	YES

Bathroom	4.1	3.5	YES
Built-in storage	2.6	2.0	YES
Dwelling			
Gross Internal Floor Area	75.9	70.0	YES
Private outdoor space	7.0	10.0	NO Shortfall: 3.0 sq. m

Note: One of the two 3 bed/4 person/2 storey dwellings has a slightly larger overall floor area than the other. Given above are the figures for the smaller dwelling.

52. Provided below is the schedule of accommodation for the proposed three-bedroom four-person one-storey units at Thaxted Court to be located within the existing undercroft:

Room	Floor area (sq. m)	Min. floor area req'ment (sq. m)	Complies?
Lounge/dining area	30.0 [Complete]	18.0	YES
Kitchen	11.0	8.0	YES
Bedroom 1 (double)	18.5	12.0	YES
Bedroom 2 (single)	9.5	7.0	YES
Bedroom 3 (single)	7.2	7.0	YES
Bathroom	4.7	3.5	YES
Built-in storage	2.7	2.5	YES
Dwelling			
Gross Internal Floor Area	104.2	74.0	YES
Outdoor space	40.2	10.0	YES

53. Provided below is the schedule of accommodation for Unit 25 at Thaxted Court. This is the three-bedroom, five-person, duplex 'corner' dwelling:

Room	Floor area (sq. m)	Min. floor area req'ment (sq. m)	Complies?
Lounge/dining area	21.9	18.0	YES
Kitchen	8.0	8.0	YES

Bedroom 1 (double)	12.8	12.0	YES
Bedroom 2 (single)	9.9	7.0	YES
Bedroom 3 (single)	8.8	7.0	YES
Bathroom	4.3	3.5	YES
Built-in storage	3.1	2.5	YES
Dwelling			
Gross Internal Floor Area	94.6	93.0	YES
Outdoor space	7.0	10.0	NO Shortfall: 3.0 sq. m

54. As the schedules show, all flat types would provide accommodation of a compliant size. Each flat is logically laid out, with the principal living spaces benefiting from access onto a terrace or balcony. All rooms are practically-shaped and each flat incorporates adequate built-in storage.
55. The matter of the shortfalls in outdoor space is dealt with later in this Report.

Daylight and sunlight

56. The applicant has submitted a *Daylight, Sunlight and Overshadowing Report* which assesses the quality of light the proposed dwellings would receive. The tests carried out are the Average Daylight Factor and the No Sky Line assessment.
57. The Average Daylight Factor is a measure of the overall amount of daylight in a space. A well daylit space would have an ADF of 5% and a partly daylit space would have an ADF of 2%. The BRE guidance set outs that the minimum value of ADF is 2% for a kitchen, 1.5% for a living room and 1% for a bedroom
58. The No Sky Line assessment, while most often used to determine the impact of development on existing windows, is useful here in demonstrating the proportion of each habitable room where the sky is visible.
59. For all proposed habitable rooms, the ADF would be within the 2%-5% threshold, while the NSL would be either 99% or 100%. These results show that all dwellings would benefit from very good daylight receipt.

Quality of outlook

60. All proposed dwellings would benefit from dual outlook and all rooms would be served by one or more clear-glazed apertures of a surface area adequate to the size of the room.
61. The rear-facing rooms within the two ground floor units at Thaxted Court would look onto walled courtyards, but these courtyards are to be of a generous depth such that the occupiers of the dwellings would experience no undue sense of enclosure. To the front, these dwellings would have a pleasant quality of outlook across the courtyard enclosed by Thaxted Court and the proposed Abbeyfield House.

62. The other twenty-six proposed dwellings would all be situated at fourth and fifth floor level. As such, they would benefit from largely uninterrupted long-range views across the borough. No concerns remain, therefore, with regard to the matter of quality of outlook.

Inter-dwelling noise disturbance

63. The proposed 'build on top' two-bedroom duplex flats at Damory House and Thaxted Court, the layout of which would comprise the principal living spaces on the entrance level and the sleeping spaces on the floor above, would not achieve vertical stacking with the existing adjoining dwellings below. This because the flats below are duplexes, with the sleeping spaces located on the upper floor. However, the application drawings show that there would be a void between the roof of the existing dwellings and the floor construction of the proposed dwellings, providing a thermal and acoustic break. It is also recommended that conditions be imposed specifying the acoustic performance of sound insulation to eliminate the risk of undue inter-dwelling noise transfer between the new and existing flats.
64. Similarly, it has not been possible to arrange rooms within units H1 and H2 at Thaxted Court so that they vertical align with similar room types in the single-storey dwellings on the level above. Again, it will be necessary to impose acoustic performance conditions to ensure no undue inter-dwelling noise transfer arises.

Outdoor amenity space

65. The Residential Design Standards require at least 10 square metres of private amenity space to accompany all new two-bedroom and three-bedroom flats. Two of the proposed units meet this requirement, while 26 units would have a 7.0 square metre balcony, which is 3.0 square metres below the minimum threshold.
66. Where there is a robust case for being unable to meet the outdoor amenity space requirements of the Residential Design Standards SPD, shortfalls are permitted subject to an equivalent square meterage being delivered as communal amenity space elsewhere within the application site.
67. The failure to provide private amenity spaces of at least 10 square metres for twenty-six of the proposed 28 flats is due the physical constraints presented by the existing building. To meet this requirement, the only solution would be to have balconies projecting beyond the building footprint, which aside from causing an undesirable over-sailing of the properties on the lower floors, would result in the new development appearing visually incoherent and top-heavy in relation to the lower storeys, thereby failing to achieve a good overall quality of design.
68. For the reasons given above, it is considered acceptable for the overall 78.0 square metre shortfall of private outdoor space to be re-provided as communal amenity space.
69. The Local Planning Authority takes the view that the failure to deliver 78.0 square metres of new communal amenity space (beyond that already provided on site for existing residents) can be satisfactorily compensated for by upgrading the amenity areas immediately to the southeast of each block (both of which fall within the red line of the application site). These communal outdoor spaces have a combined area of 632.0 square metres. At present, they are grassed and accommodate some mature trees, but are not particularly welcoming to encourage their use. A comprehensive scheme of hard and soft landscaping for both parks, to include new planting and the installation of outdoor furniture, would improve the quality of these areas and encourage better use of these spaces by all existing and future residents. Along with

the landscaping improvements associated with the Maydew House and Bede Centre applications, outdoor amenity space provision across the three sites would be generous. The Maydew House application proposes a new pedestrian access into Southwark Park which would reduce the walk distance for residents in Damory House.

70. To achieve this aim, an obligation in the unilateral undertaking is recommended requiring landscaping improvements.

Young people's play space

71. Policy 3.6 of the London Plan requires new residential development with an estimated occupancy of 10 or more children to make provision for play and informal recreation based on the expected child population generated by the scheme. This need is reinforced in the council's S106 Planning Obligations and CIL SPD. Any shortfall in child play space will be charged at £151 per square metre.
72. The total children's play space requirement for the development is 310 square metres, calculated using the Mayor of London's play space calculator. The estimates for the calculator produced the following results for the proportion of age groups this development will bring:

	Number (percentage) of children	Area of play space required
Under 5	18 (58%)	180 square metres
5 to 11	9 (28%)	87 square metres
Over 11	4 (14%)	44 square metres
Total	31 (100%)	311 square metres

Play space for under-5s

73. No under-5s play space facilities are proposed within the boundaries of the application site.
74. However, as part of the associated application at the Bede Centre (ref: 17/AP/2908), it is proposed to create a courtyard between Thaxted Court and the proposed new-build development. The courtyard would deliver 530 square metres of new public realm, of which 410 square metres would be dedicated playspace for under 5s. In order that the new-build development on the site of the Bede Centre fully satisfies its under-5s playspace obligation, 310 square metres of the courtyard has been allocated to the Bede Centre development. The remaining 100 square metres will be attributed to under-5s playspace for Thaxted Court.
75. As part of the associated application at Maydew House (17/AP/0527) under-5s playspace facilities are proposed on the forecourt. These facilities would be within 100 metres of and easily accessible from Damory House. The facilities' location on the forecourt would, however, make them readily available for use by children residing in the surrounding Abbeyfield Estate and possibly the wider Rotherhithe area. For this reason, it would not be appropriate to use these playspace facilities to off-set the outstanding 80 square metre under-5s playspace shortfall for Damory House.
76. As such, when 17/AP/0527, 17/AP/2562 and 17/AP/2908 are assessed as a single development proposal, the requirement to deliver 180 square metres of playspace for

children under 5 years of age residing in Damory House and Thaxted Court would be partly achieved.

77. The shortfall of 80 square metres will be compensated for through a financial contribution. The sum will be £12,080.00 (calculated on the basis of 80 square metres x £151).

Play space for 5-11s

78. For a development of this size, table 4.7 of the *Shaping Neighbourhoods: Play and Informal Recreation SPG* requires on-site local playable space to be provided for children aged up to 11 years old. The application is unable to deliver this playspace due to the constraints of the site.
79. Where on-site local playspace for 5-11s cannot be provided, an off-site contribution may be deemed acceptable as long as there are existing facilities for 5-11s within 400 metres. Such facilities would be available at the adjacent Southwark Park.
80. The applicant will be liable for the sum of £13,137.00 (calculated on the basis of 87 square metres x £151) to offset this deficit.

Play space for over-11s

81. Facilities for children aged 12 or over can be provided off-site within 800 metres, as set out in the *Shaping Neighbourhoods: Play and Informal Recreation SPG*. It should also be noted that facilities for over-11s exist at the nearby Southwark Park.
82. The applicant will be liable for the sum of £6,644.00 (calculated on the basis of 44 square metres x £151) to offset the failure to provide on-site play facilities for over-11s.

Impact on the amenity of adjoining occupiers, excluding daylight and sunlight

Outlook and sense of enclosure

83. Provided below is an assessment of the impact the development will have on the properties most sensitive to increased sense of enclosure.

19-30 Frankland Close

84. Nos. 19-30 Frankland Close is a terrace of 12 flats located to the northwest of and oriented parallel to Damory House. The flats incorporate rear-facing windows which look towards the northwest elevation of Damory House.
85. The separation distance of over 20 metres would be adequate to ensure that the dwellings continue to experience an acceptable quality of outlook to the rear. It should also be noted that the dwellings at nos. 19-30 Frankland Close are dual aspect, benefiting from open views across the public green space directly to the north. Furthermore, the rear gardens of these properties are well-planted with mature trees which would obscure a large amount of the proposed development.

31 and 31A Frankland Close

86. Nos. 31 and 31A Frankland Close are located to the north of and oriented perpendicular to Damory House. Both are dual aspect dwellings, with no. 31A being the most sensitive due to being the closest to Damory House.

87. All but one of the habitable room windows at no. 31A Frankland Close are in the rear elevation. It is not possible to see Damory House within the outlook from these windows. The one other habitable room window at no. 31A Frankland Close has a southwestern outlook (obliquely towards Damory House) but serves one of the property's three bedrooms and in this regard is not especially sensitive to some increased sense of enclose. As such, it is considered that an acceptable quality of outlook would be preserved for nos. 31 and 31A Frankland Close.

1-12 Benwick Close

88. This two-storey terrace comprises a total of twelve flats, each of which benefits from outward views to the northeast and to the southwest. The separation distance between the sensitive windows at these properties and the southwest elevation of Damory House is approximately 18 metres at the closest point. From these dwellings, the two additional storeys would be viewed from the side (i.e. towards the building's short profile) meaning this development would exhibit a relatively contained width within this viewframe. As such, the development would not have a significant impact on the outlook from these properties.

1-4 Dilston Grove

89. These four terraced properties lie to the southeast of Thaxted Court. At their closest point, the properties and Thaxted Court are separated by approximately 20 metres. All four dwellings are dual aspect and separated from the development by the pocket park. Moreover, most of the north-facing windows offer oblique rather than direct views towards Thaxted Court. On balance, while the proposed extra storeys to Thaxted Court would have some effect on the outlook from these four nearby residents, a good sense of openness would remain.

42-52 Abbeyfield Road

90. Nos. 42-52 Abbeyfield Road are oriented perpendicular to Thaxted Court, meaning that outward views from this row of properties are in the main part towards the short profile (i.e. the southwest elevation) of Thaxted Court. The side-on direction from which the two additional storeys would be viewed means this development would exhibit a relatively contained width as seen from nos. 42 and 44 Abbeyfield Road, guarding against any unduly diminished outlook.

Overlooking

91. All twenty-eight proposed dwellings would replicate the existing pattern of overlooking and none of the elevations containing clear-glazed windows would be any closer than 20 metres to the nearest surrounding existing dwellings. For these reasons, none of the existing dwellings within the vicinity of the site would be subject to undue increased overlooking.

Noise disturbance

92. The proposed development would introduce new dwellings within and on top of the two existing buildings which are presently in exclusively residential use. Noise generated by typical domestic activities such as cooking and watching television is to be expected in a predominantly residential location such as this. As such, it is considered that existing nearby occupiers would not be subject to undue noise disturbance as a result of the inhabitation of the proposed dwellings.

Daylight impacts

93. A daylight and sunlight report has been submitted which assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight.
94. The BRE sets out the rationale for testing the daylight impacts of new development through various tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of the original value before the loss is noticeable.
95. The second method is the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of more than 20% in the area of sky visibility, daylight may be affected.
96. Another method of calculation is the Average Daylight Factor (ADF) which is a more detailed assessment and considers the amount of sky visibility on the vertical face of a window, but also the window size, room size and room use. The recommendations for ADF in dwellings are 2 per cent for kitchens, 1.5 per cent for living rooms and 1 per cent for bedrooms. The BRE recommends that whilst ADF is an appropriate measure for new buildings and master planned areas, VSC/NSL should be principally used to assess impact on existing buildings.
97. Important to note is that the BRE guidelines should be applied flexibly particularly in dense urban locations where such standards can be difficult to achieve.
98. Assessed as part of the daylight and sunlight report due to their risk of daylight loss as a result of the works are:
 - 31 and 31A Frankland Close (located to the northwest of Damory House, these two dwellings terminate the terrace numbering 31A to 42 Frankland Close).
 - 19-30 Frankland Close (a row of properties immediately to the northwest of Damory House);
 - 1-12 Benwick Close (a terrace of properties lying to the southwest of Damory House);
 - 17-20 Benwick Close (four properties lining the curving northwestern side of Benwick Close);
 - 1 -4 Dilston Grove (the properties lining the southeastern side of Dilston Grove);
 - 42 to 54 (evens) Abbeyfield Road (the properties lining the stretch of Abbeyfield Road lying to the southwest of Thaxted Court), and;
 - 1 Pedworth Gardens (the dwellinghouse at the far southeastern end of Abbeyfield Road).
99. The VSC results of the daylight and sunlight report are summarised in the table below:

Property	VSC reduction (as a percentage of the baseline VSC value)			
	Up to 20%	Up to 30% (minor adverse impact)	Up to 40% (moderate adverse impact)	40% or over (substantial adverse impact)
Properties adjacent to Damory House				
19-30 Frankland Close	1	13	2	8
31&31A Frankland Close	4	0	0	0
1-12 Benwick Close	16	2	0	0
17-20 Benwick Close	12	0	0	0
Properties adjacent to Thaxted Court				
1-4 Dilston Grove	5	7	1	0
42-54 Abbeyfield Road	17	0	0	0
1 Pedworth Gardens	2	0	0	0

Note: omitted from the table above are the VSC levels for windows which serve non-habitable rooms

Note: the figures given in the table above use the average VSC where two or more windows serve the same room

100. The NSL results of the daylight and sunlight report are summarised in the table below:

Property	NSL reduction (as a percentage of the baseline NSL value)			
	Up to 20%	Up to 30% (minor adverse impact)	Up to 40% (moderate adverse impact)	40% or over (substantial adverse impact)
Properties adjacent to Damory House				
19-30 Frankland Close	2	0	4	18
31&31A Frankland Close	4	0	0	0
1-12 Benwick Close	17	1	0	0
17-20 Benwick Close	9	3	0	0
Properties adjacent to Thaxted Court				
1-4 Dilston Grove	8	3	2	0
42-54 Abbeyfield Road	17	0	0	0
1 Pedworth Gardens	2	0	0	0

Note: omitted from the table above are the NSL levels for windows which serve non-habitable rooms

Assessment of daylight impacts

19-30 Frankland Close

101. Nos. 19-30 Frankland Close would experience the greatest change in VSC. On the rear (southeast) elevation of this terrace, 26 glazed panes (serving 22 rooms) would experience a loss of VSC in excess of 20% with losses in the range of 22% to 50%. All 28 glazed panes previously had a VSC level below 27%.
102. There are eight glazed panes (eight rooms) that would experience a loss of more than 40% VSC. Of these eight rooms, five are bedrooms, which the BRE considers to be less sensitive to reductions in daylight. Of the three that are living rooms, it should be noted that the VSC levels of these affected windows were already low and as such any further reduction generates a significant percentage loss. For example, the worst affected living room window has an existing VSC level of 15.02% and the proposed VSC level would be 7.44%. This means the reduction in VSC is 50% even though the reduction in the VSC level itself is not significant.
103. The 26 windows which would experience a loss of VSC serve 22 rooms. All 22 of these rooms would see a sky visibility reduction in excess of 20% with losses in the range of 32% to 66%.
104. To further explore the potential VSC and NSL alterations within nos. 19-30 Frankland Close, the *Daylight, Sunlight and Overshadowing Report* provides a detailed radiance based assessment to compare the daylight factor. While ADF is less often used to assess daylight within existing dwellings because it is not always possible to determine with certainty factors such as reflectances of interior surfaces, the assessment provided within the *Daylight, Sunlight and Overshadowing Report* adopts the criteria set out in Appendix C of the BRE guidelines, which account to some degree for variances of transmittance, maintenance and reflectance. It also factors-in the CIE standard overcast sky to better reflect the range of daylight levels experienced across the year.
105. The results illustrate that most of the rooms within nos. 19-30 Frankland Close —and, most importantly, all of the living rooms— would maintain an ADF of between 1.5% and 2% in the half of the room closest to the window. The results also reveal that the degree of change between these rooms' existing ADF and proposed ADF would not be marked. While the ADF results indicate compliance with the BRE guidance would be achieved, only some weight can be given to this analysis for the reasons set out in the preceding paragraph.
106. In summary, while it is recognised that there would be a substantial adverse impact to eight habitable room windows within this nearby terrace, the majority serve bedrooms, a use which is recognised as being generally less sensitive to reductions in daylight. Although three of the windows serve living rooms, having regard to the VSC levels these windows currently receive, it is more appropriate in this instance to consider the existing and proposed VSCs as absolute figures rather than one as a percentage of the other. When considered in this way, the resultant VSC would not be considerably less than at present. Moreover, the level of daylight experienced by the occupiers would not be untypical of a central London location such as this. Therefore, it is considered that the occupiers of these properties would not experience an undue loss of amenity.

All other nearby properties

107. With the exception of a few relatively minor deviations, the results of the daylight and sunlight assessment demonstrate that the windows and rooms assessed in nos. 31

and 31 Frankland Close, nos. 1-12 Benwick Close, nos. 17-20 Benwick Close, nos. 42-54 (evens) Abbeyfield Road and no. 1 Pedworth Gardens would be fully compliant with the BRE Guidelines following construction of the proposed development.

108. At nos. 1-4 Dilston Grove, the window to experience a 'moderate adverse' reduction in VSC would pass the NSL test. The window also serves a bedroom, which the BRE recognises as not being especially sensitive to daylight losses. As such, it is considered that the proposed development would not reduce the functionality or amenity levels of this room to a detrimental level.

Sunlight impacts

109. All of the windows within 90 degrees of due south have been assessed with regards to impact on sunlight. The BRE guide states that if a window can receive 25 per cent of summer sunlight, including at least 5% of Annual Probable Sunlight Hours between 21 September and 21 March, then the room would be adequately sunlit. A reduction in APSH of more than 20% is considered to be an adverse impact.
110. Assessed as part of the Report due to their risk of sunlight loss as a result of the works at Damory House are the south-facing windows at the following addresses:
- The existing flats within Damory House;
 - 1-2, 5-6, 9-10 Benwick Close (properties within a terrace which lies to the southwest of Damory House);
 - 17-20 Benwick Close (four properties lining the curving northwestern side of Benwick Close);
 - 19-30 Frankland Close (a row of properties immediately to the northwest of Damory House), and;
 - 31 and 31A Frankland Close (located to the northwest of Damory House, these two dwellings terminate the terrace numbering 31A to 42 Frankland Close).
111. Only at nos. 19-30 Frankland Close would a reduction in APSH exceeding the BRE guidance be experienced.
112. Taking account of instances where two windows serve a single room, a total of eleven rooms (equating to 46% of all rooms) would experience: a reduction of APSH to less than 25%, or; a reduction of WAPSH to less than 5%, or; both a reduction of APSH to less than 25% and a reduction of WAPSH to less than 5%.
113. In each case there would be a reduction in APSH of more than 20%. Wherever this occurs, the BRE guidance requires the annual loss of sunlight to be assessed, advising that if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant. There would not be a loss greater than 4% of APSH at any of the properties within this terrace, meaning the BRE guidance would be met and no rooms would experience undue losses of sunlight.

Overshadowing

114. In terms of overshadowing the BRE guidance recommends that outdoor amenity areas be adequately sunlit throughout the year, specifying that at least 50% of a garden or amenity area should receive at least 2 hours of sunlight on 21 March.
115. The properties with outdoor spaces sensitive to overshadowing are nos. 19-30, 31 and 31A Frankland Close. The application document entitled *Daylight, Sunlight and Overshadowing Report* includes overshadowing analysis of these nearby gardens. The results show that four of the seven open spaces would comply with the BRE Guidelines for solar access. Of the three which do not comply, the proportion of the

garden which would receive at least 2 hours of sunlight would be 41%, 47% and 48% respectively. In the latter two instances, the non-compliance would be only very slightly below the lower threshold of the BRE guidelines. While it is undesirable for the solar access to fall to 41% in one of the gardens, the additional area to be overshadowed is, purely in terms of square meterage, not markedly greater than at present. Furthermore, some acknowledgement must be given that in urban contexts such as the subject site, the BRE guidelines should be applied flexibly.

116. For the reasons set out above, the proposed development would not unacceptably overshadow outdoor spaces at nearby properties.

Amenity impacts arising from the construction process

117. Local residents have raised concerns that the construction and refurbishment phases will impact on their amenity. Foreseen impacts including increased noise, dust and dirt as well as safety hazards such as falling objects.
118. With regard to noise, it is inevitable that there will be some disruption and disturbance during the works. It is also recognised that works of the kind proposed are likely to raise level of dust and particulate matter unless there are suitable control measures. These impacts would, however, be for a temporary period and must be balanced with the long-term benefit brought by the refurbishment as well as the provision of additional homes in the borough.
119. In the interests of minimising impacts from noise and dust, it is recommended that a Construction Management Plan be submitted and approved prior to commencement. This will also set out how working practices will uphold health and safety for local residents, ensuring the site is kept clean and well-maintained. A representation from a member of the public raised concerns about the lack of a predicted time frame for the proposed works. However, there is nothing to suggest that the works would take an overly long period of time to carry out, particularly in light not only of the detailed nature of the Phasing Strategy supplied as part of the application but also the expeditious manner in which other Direct Delivery programmes have been delivered in the borough.
120. The applicant has confirmed that decanting existing residents during the construction phase is not possible but has submitted a construction programme for minimising resident disturbance. This outlines a number of measures for limiting the impact and supporting residents through the construction period, including:
- holding an initial residents meeting at which project impacts will be discussed;
 - conducting a resident profiling exercise (identifying vulnerabilities, disabilities, medical conditions, pets, working hours etc.) from which work activities can be tailored to have the least impact on residents;
 - ensuring the Contractor's Resident Liaison officer—who will maintain continual communication with the Site Manager—will be contactable throughout the construction process;
 - providing a residents' refuge within the Abbeyfield Estate, where residents can sit in peace with tea and coffee making facilities;
 - providing residents with a 24-hour 'call out' telephone number, and;
 - agreeing on hours between which noisy activities will take place.
121. Carrying out the development in accordance with the construction programme will be a condition of the planning permission.
122. On account of the above, it is considered that robust safeguards are in place to minimise the impact on residents' amenity during the construction process.

Design quality

Height, mass and relationship to neighbouring buildings

123. Within the context of close-by tall buildings on the estate and the relatively spacious surroundings of the blocks, an additional two storeys on each is not excessive. The height, scale and massing of the two blocks as proposed would create a fitting step-down between Maydew House and the lower-rise housing on the northern and southern edges of the Estate. As such, the massing is appropriate to the local context and would not dominate the surroundings.
124. Thaxted Court will form an attractive courtyard complex with the proposed Abbeyfield House, contributing to the provision a varied mix of private, semi-private and public spaces across the regenerated Estate.

Detailed design

125. The overall architectural form of projecting bays and balconies on alternate floors sympathetically replicates the form and elevational character of the original architecture. The use of brick elements will give a feeling of solidity and weight to the building. The use of a lighter contrasting cladding material will help emphasise the existing and proposed geometry of the buildings. In the interests of ensuring a suitably high-quality finish, samples of the Marley Eternit product and the dark brown brick currently proposed should be submitted for approval along with a specification for the fixing and joining of the panels.

Creation of an enclosed communal circulation core at each block

126. Damory House and Thaxted Court are each articulated as two sub-blocks connected on the upper levels by the deck walkways. This creates a publicly-accessible through-route between the sub-blocks at Damory House (historically, there was also a through-route at Thaxted Court but this has since been blocked-up). This application proposes to create ground floor lobbies at both Damory House and Thaxted Court, extinguishing the existing through-route at Damory Court in so doing.
127. Enclosing the through-route in this way will create controlled-access entrance points for the residents of Damory House and prevent the vertical circulation core from being publicly-accessible. This is welcomed in the interests of reducing opportunities for crime and anti-social behaviour. The land itself is in the ownership of the applicant and is not currently well-traversed, so its extinguishment would not have a harmful effect on the pedestrian permeability of the estate.
128. The proposed facade system, comprising a mixture of Reglit glazing and sand-coloured cladding, would tie-in with the proposed finishing materials on the host building. As such, a good quality of design would be achieved.

Secured by design

129. Saved Policy 3.14 'Designing out Crime', requires that development in both the private and public realm should be designed to improve community safety and reduce the risk of crime.
130. Metropolitan Police notes that the area currently suffers from incidents of burglary, criminal damage, motor vehicle crime and general anti-social behaviour and so security is fundamental to the success of the development. As such, the Police strongly encourage the applicant to engage with their design out crime officer to

ensure the scheme complies with the security requirements of secured by design. The adoption of these standards will reduce the opportunity for crime, thereby creating a safer, more sustainable environment. A condition will, therefore, be attached to ensure this is achieved.

Impact on heritage assets

131. Damory House and Thaxted Court adjoin the historic Southwark Park (a grade II registered park). Thaxted Court is also situated in close proximity to the grade II listed former Clare College Mission Church on Dilston Grove. The setting of the park has changed over the years, not least by the construction of the Abbeyfield Estate.
132. 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. In this context, "preserving", means doing no harm. The council's conservation policies echo the requirements of the NPPF and require all development to conserve or enhance the setting of heritage assets.
133. 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.
134. 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 Strategic 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.
135. Damory House and Thaxted Court are already visible from Southwark Park but, in the context of the point-tower of Maydew House, both figure much less assertively in the setting of the park. The more historically significant core of the Park is to the north of this location and is centred round the bandstand. Being at the edge of the former cricket ground, the area of the Park immediately adjacent to Damory House and Thaxted Court is of less significance.
136. As such, an additional two storeys on two of the blocks within the estate will not cause any additional harm to the setting of the Park. The finishing materials and architectural form of the additional storeys would achieve a high quality of design appropriate in this sensitive context.
137. Thaxted Court forms part of the setting of the former Clare College Mission Church on Dilston Grove, which is grade II listed. Being located considerably further away to the

northwest, Damory House does not form part of this listed building's setting. When viewed from Southwark Park, the listed building is dominated by the surrounding mature trees within the park. When in leaf, these soften the relationship between the former Mission Church and Thaxted Court. Presently, there is a clear stepping-up in height from the former Mission Church to Thaxted Court, and from Thaxted Court to Maydew House. Given that, firstly, the proposed additional storeys would not considerably alter this change in scale, and secondly, the trees between Thaxted Court and the former Mission Church are to be retained, it is considered that the former Mission church would not be dominated by the development and the building's setting would be preserved.

Trees, landscaping and biodiversity

Trees

138. It is proposed to retain all nine existing trees within the application site, which is welcomed. A Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement have been submitted to demonstrate how the trees will be protected during construction works.
139. A condition relating to tree protection, which will be imposed in the event that planning permission is granted.

Bat boxes

140. Given the proximity of Damory House and Thaxted Court to Southwark Park, the Council's Ecologist has recommended the installation of four nest boxes and three bat tubes on the 'build on top' additional storeys, to be positioned close to the roof tops and facing the park. The applicant has agreed that it is feasible to accommodate the boxes and tubes within the proposed design. A condition will be imposed to ensure this requirement is realised.

Green roofs

141. The Council's Ecologist requires the development to provide ecological enhancement due to the location of the site adjacent to Southwark Park. To achieve this, it has been agreed that a sedum or lightweight green roof should be incorporated into the 'build on top' elements at both Damory House and Thaxted Court. The applicant has agreed that it is feasible to incorporate a meaningful green roof on the roof of both buildings. A condition will be imposed to ensure this requirement is met.

Landscaping

142. Although a landscape masterplan for the Abbeyfield Estate was submitted by the applicant as part of 17/AP/4004, this is a draft document for reference only; it does not form part of the proposed development, but gives an indication as to the likely nature of the forthcoming proposals on this site. Given, therefore, that the application is not accompanied by any formal landscaping proposals, the Urban Forester has requested that landscaping details be submitted for the Council's approval before any above grade works begin.

Transport and highways matters, including cycle storage

143. Saved Policy 5.2 'Transport Impacts' states that planning permission will be granted for development unless there is an adverse impact on the transport network. Saved Policy 5.3 'Walking and Cycling' requires that provision is made for pedestrians and cyclists within the development and Saved Policies 5.6 and 5.7 relate to car parking.

Strategic Policy 2 'Sustainable Transport' of the Core Strategy re-asserts the commitment to encouraging walking, cycling and use of public transport rather than travel by car and requiring transport assessments with applications to show that schemes minimise their impacts, minimise car parking and maximise cycle parking to provide as many sustainable transport options as possible. The main issues to consider in this case are considered to be in relation to car parking, in particular provision for disabled parking, cycle parking, access and servicing. These matters are addressed below

Site context

144. Abbeyfield Road running through the estate is a local residential street with traffic calming measures. Frankland Close (a partly private and partly adopted road not within a Controlled Parking Zone) and Dilston Grove (an adopted road within Controlled Parking Zone N) both fall within the boundaries of the application site. The site is connected to the local road network by Aspinden Road and Frankland Close.
145. Southwark Park provides local off-road cycle routes located within the park and provides linkage to local cycle routes to the east of the park, including National Cycle Network 4. The site is served by a variety of public transport services including bus routes, Overground and Underground rail networks.
146. Damory House and its associated land has a PTAL rating of 3 while Thaxted Court and its associated land has a PTAL rating of 4. This indicates a 'good' level of accessibility to public transport.

Impact on local highway network during construction

147. In the interests of ensuring the impact of construction vehicles on the local highway network is minimised, the Council's Highways department has asked that a construction management plan be submitted and approved prior to implementation of the development. This will be secured by condition.

Impact on local highway network post-construction

148. The submitted Transport Statement, which includes predicted trip rates for the residential development, has carried out analysis to a satisfactory level of depth.
149. The zero increase in vehicle movements associated with the intensification of the site demonstrates that there would be no material impact on the operation of the local highway network. It is acceptable, on this basis, for the application to propose no highway improvements in the vicinity of the site. Highway improvements are, in any case, to be secured through the associated application at Abbeyfield House (presently the Bede Centre), the reference number for which is 17/AP/2908

Impact on public transport network post-construction

150. As the Transport Statement shows, the proposed twenty-eight dwellings would generate up to an additional fifteen London Underground movements, five additional trips on local London Bus services and two rail movements in the combined weekday morning and evening peak hours. The level of impact on the transport infrastructure is considered to be negligible.

Car parking for future residents

151. The proposed development would be car free. Given the good public transport accessibility of the site, the 'car free' nature of the scheme is supported by officers and

Transport for London. A condition would be required on any grant of permission to ensure that future residents of the additional twenty-eight flats are, with the exception of blue badge holders, exempt from obtaining on-street parking permits. With this in place, the additional new units would not add strain to local on-street car parking.

152. Saved Policy 5.7 'Parking Standards for Disabled People and the Mobility Impaired' of the Southwark Plan states that developments must provide adequate parking for disabled people and the mobility impaired. This policy is expanded in Section 9.1.2 of Southwark Council's Sustainable Transport SPD which notes the requirement for one disabled car parking space for each disabled flat or house. The scheme includes no wheelchair accessible units and as such there is a requirement to provide additional wheelchair accessible parking spaces. As part of the highway works to the hammer head of Frankland Close, the one existing disabled parking space would be re-provided, which is acceptable.

Car parking for existing residents

153. Consultation responses raised concerns that the proposal would reduce the number of parking bays available to residents not holding blue badges, the knock-on effect of which would be an exacerbation of local parking pressure.
154. This planning application proposes no altered car parking provision at Thaxted Court. The associated application at the Bede Centre (ref: 17/AP/2908) will, in its amended form, deliver wheelchair parking adequate to meet the needs of the existing occupiers of Maydew House and Thaxted Court, as well as the future occupiers of the proposed Abbeyfield House who require wheelchair parking. No new non-wheelchair parking spaces are proposed, thereby achieving car-free development without compromising existing residents' car parking access.
155. The developments proposed by 17/AP/2562 include highway works to the hammerhead of Frankland Close, which would see the four existing car parking spaces (one of which is a wheelchair parking space) replaced with eight new car parking spaces including one re-provided wheelchair parking space. These car parking changes must be understood within the context of the associated application at Maydew House (ref: 17/AP/0527) which proposes to remove the five existing spaces in the parking court adjacent to Damory House to create an expansive new public realm. As such, the proposals would result in a net loss of one non-wheelchair parking bay in the vicinity of Damory House. This is not considered to be a significant reduction. Furthermore, given that a CPZ is in place in this part of the site, there is no risk of increased parking strain being experienced on Abbeyfield Road, Aspinden Road or Benwick Close.
156. A car parking management plan will be sought as part of the Unilateral Undertaking. This will ensure that there is a strategy in place to manage and allocate the off-street parking bays without prejudice to the existing residents of the Estate.

Car club

157. The nearest car club locations are on Lynton Road, approximately 800 metres from the site. There are further car club bays located about 1 kilometre away. The applicant would be required to fund three years car club membership for the first occupant of each residential unit by a proposed planning obligation.

Cycle storage

158. There is currently no cycle parking provision in Damory House or Thaxted Court.

159. At Damory House, 66 secure cycle parking spaces for the residential flats are proposed within a dedicated bike store located at ground floor level. Each of the 35 flats within in the refurbished part of the building is to be allocated one of these cycle spaces. The cycle storage would be two-tiered.
160. At Thaxted Court, 54 secure cycle parking spaces for the residential flats are proposed within a dedicated bike store located at ground floor level. Each of the 24 flats within in the refurbished part of the building is to be allocated one of these cycle spaces. The cycle storage would be two-tiered
161. The proposed number of space meets the minimum standards for all proposed dwellings. Although single-tier storage is preferred, given the site constraints and the very good offer of one new cycle space for all existing units, two-tier storage is considered acceptable in this instance.
162. A further two Sheffield stands will be provided within the entrance lobby of each building for visitors, thereby achieving compliance with the requirements of the London Plan.
163. Officers are satisfied with the level of long-stay and visitor cycle parking provision. The detailed design (including dimensions) of the cycle stores is however required and this can be secured by condition. Transport for London has also requested that the connections to local cycling routes should be considered. This matter is dealt with in the officer reports for the associated Bede Centre applications (17/AP/2908) as the proposed units at Damory House and Thaxted Court, of which there are 28 in total, are not sufficient in number to require such off-site works.
164. Transport for London's consultation response requested that the ground floor layout of each block be redesigned so that residents would be able to access the cycle stores not just from the exterior, but also from the internal lobby. To achieve this aim, the location of the cycle store and refuse store would need to be switched at both Damory House and Thaxted Court. Both housing blocks are physically constrained such that to rearrange the cycle stores as suggested by TfL would make much less efficient use of the relatively limited available space at ground floor level, the consequence of which would almost certainly be a failure to deliver adequately-sized refuse and cycle storage facilities. As such, while TfL's preference for directly accessible from the lobbies of the two housing blocks as well as from the exterior, the Local Planning Authority considers it acceptable for the cycle stores to be externally-accessible only.

Refuse collection and servicing

165. As part of the redevelopment of the wider Abbeyfield Estate, the existing vehicular access and parking court at the front (south) of Damory House via Aspinden Road will be removed to make way for a new plaza to the front of the refurbished Maydew House. As such, all servicing (deliveries and refuse collection) for Damory House would be undertaken from Frankland Close.
166. Vehicle tracking diagrams have been submitted to demonstrate that a refuse vehicle for waste skip and Eurobin collection can manoeuvre at the hammerhead of Frankland Close to enter and exit the vicinity in forward gear. The Council's Highways department has been consulted on the proposed use of Frankland Close for servicing and consider the risk to pedestrian and cyclist safety to be minimal.
167. Transport for London has requested that a final Delivery and Servicing Plan is secured to ensure there is a strategy in place for how the three sites will be managed. Transport for London suggested that parcels and large deliveries to occupiers of the flats at Damory House and Thaxted Court could be received by the concierge service

to be based at Maydew House. The Delivery and Servicing Plan will be secured through the Unilateral Undertaking.

Refuse storage

168. Calculated in line with the instructions of the Council's 'Waste Management Guidance Notes for Residential Developments' (February 2014, the application would be expected to provide facilities within for the storage of 9800 litres of recycling and residual waste at Damory House for existing and proposed residents, and 7376 litres of recycling and residual waste at Thaxted Court.
169. The plans show that the proposed refuse storage space would be adequate in size to cater for this, and therefore the proposal is compliant.
170. A Waste Strategy Statement has been submitted outlining that the concierge service at the redeveloped Maydew House would arrange for the refuse from the existing chute bin to be transferred to the proposed new bin store on refuse collection days. By transferring bins to this location would ensure all refuse is within the recommended 10 metre pick-up distance for the collection truck, which would service the building from the hammerhead of Frankland Close. This is considered to be a satisfactory arrangement. A condition will be imposed to ensure the refuse management strategy outlined in the Waste Strategy Statement is adhered to.

Environmental matters

Flood risk and flood resilience

171. The Environment Agency's flood mapping identifies the site as being located within Flood Zone 3, indicating a high probability of flooding. Accordingly, a Flood Risk Assessment (FRA) has been submitted which details the proposed flood management measures. The Sequential and Exception Tests have been satisfied for this development.
172. A Flood Risk Assessment was provided in support of the application, which the Environment Agency has considered and raised no objection to. The Environment Agency recommended that a Flood Evacuation Plan be implemented, and so this will be sought by condition. The Council's Flood Risk Management team reflected the views of the Environment Agency.

Sustainable urban drainage

173. The Council's Flood and Drainage Team and the Environment Agency have raised no objections to the proposal but the recommendations set out in the submitted FRA, including a Flood Management Plan (detailing safe access and egress, warning and evacuation procedures), should be adhered to and secured by conditions.
174. The preference of the Flood and Drainage Team is to see a drainage strategy pre-approval but it has been accepted in this instance that, not until landscaping and green roofs matters have been finalised, can a full surface water drainage strategy be resolved. As such, the Team has agreed that a drainage strategy be secured by condition.

Land contamination

175. While the majority of the development would require limited ground works, the infilling of the existing undercroft presents potential land contamination issues. The Environment Protection Team has recommended a condition requiring a Phase 1

Land Contamination Assessment be carried out, which is included in the recommendation.

Archaeology

176. The site is not in an archaeological priority zone and given the limited groundworks involved to this 1960s development, the proposal would not affect any archaeological remains.

Sustainability

Energy

177. Policy 5.1 'Climate Change Mitigation' of The London Plan requires that major development schemes should provide an assessment of their energy demands and demonstrate how they have taken steps to apply the Mayor's energy hierarchy. Policies 5.2 'Minimising Carbon Dioxide Emissions' and 5.7 'Renewable Energy' of The London Plan require a demonstration that the scheme has applied the Mayor's energy hierarchy and that a reduction in carbon dioxide emissions targeting at least 20% can be gained from on-site renewable energy generation. Saved Policy 3.4 'Energy Efficiency' of the Southwark Plan seeks energy efficient development and Saved Policy 3.9 'Water' advises that all development should incorporate measures to reduce the demand for water supply. Core Strategy Strategic Policy 13 'High Environmental Standards' applies a similar energy hierarchy to the London Plan and requires the highest environmental standards.

The reports submitted demonstrate that the refurbishment and extension works would follow the London Plan's energy hierarchy, which is as follows:

- Be lean - use less energy;
- Be clean - supply energy efficiently;
- Be green - use renewable energy.

Existing dwellings

178. The refurbishment works, whereby the existing walls of Damory House and Thaxted Court would be re-clad, would improve the energy efficiency of the existing units. Both Damory House and Thaxted Court would be connected to the South East London Combined Heat and Power district heating network. This would effect a 37% reduction in carbon emissions for the refurbished units.

Proposed dwellings

179. The new dwellings would use energy efficient measures such as high-performance insulation, an enhanced air permeability rate and energy efficient lighting. They would also be connected to the South East London Combined Heat and Power district heating network. This would achieve an improvement of 35% over the Building Regulations Part L 2013 Target Emissions Rate (TER). The development has followed the energy hierarchy and all feasible measures are incorporated to achieve the targets. A contribution would be required for the new units in order to achieve the zero carbon requirements by offsetting the 27.399 tonnes per year predicted emissions. The contribution of £49,319 for Damory House and Thaxted Court would be secured in the unilateral undertaking.
180. The GLA has sought further information on overheating, worksheet calculations, the site heat network, district heating, and photovoltaic installation, before the proposals can be considered acceptable and the carbon dioxide savings verified. As such, the offset figure of £49,319 is subject to change. This matter can be resolved, and

changes to the Unilateral Undertaking made accordingly, subsequent to the application being considered by Members at Committee and prior to the GLA's Stage 2 response.

BREEAM

181. The refurbishment works would be required to achieve a "very good" rating. Although the submission does not include a BREEAM pre-assessment, this is not a validation requirement and the Local Planning Authority has no reason to doubt that "very good" can be achieved.
182. Achieving this in the completed project would be a condition requirement to ensure the significant works to the building take sufficient consideration of sustainability.

Air quality

183. London Plan policy 7.14 states that development proposals should minimise exposure to poor air quality, being at least 'air quality neutral'. This is particularly the case where developments are located within designated Air Quality Management Areas (AQMA) as is the case with this proposal. Southwark Plan policy 3.6 advises that planning permission will not be granted where a development leads to a reduction in air quality.
184. The Air Quality Assessment as originally submitted only assessed the impacts during construction. At the request of the Environmental Protection Team, an addendum was supplied to cover the operational phase impacts. The residential nature of the development and surrounding area makes it sensitive and so receptors were chosen at various locations to assess the potential impacts
185. The development would achieve air quality neutrality and therefore would not impact nearby sensitive receptors. The Environmental Protection Team considered the submitted assessment to be acceptable. Notwithstanding, the Team has requested a condition regarding domestic gas boiler emissions and, due to the significant risk from the construction activities, a condition requiring all mitigation measures to be detailed in a Construction Environmental Management Plan.

Light pollution

186. No external lighting is shown on the proposed plans. In the interests of sound planning, the Environmental Protection Team has requested that any external lighting installed at the development comply with certain lux limits. A condition will be imposed to this end.

Employment benefits

187. When considered with the two associated applications currently under determination (17/AP/0527 and 17/AP/2908) the developments would be expected to deliver 29 sustained jobs to unemployed Southwark residents, 29 short courses, and take on 7 construction industry apprentices during the construction phase. The maximum Employment and Training Contribution would be £139,550 (£124,700 against sustained jobs, £4,350 against short courses, and £10,500 against construction industry apprenticeships). This will be secured in the Unilateral Undertaking, as will an employment, skills and business support plan.

Community engagement

188. Objections have been received from members of the public contending that insufficient public consultation was carried out by Southwark Councils' Housing department

before submitting the planning application.

189. Section 5.2 of the *Design and Access Statement* submitted in support of the application provides evidence:
- 29 September 2016:
a 'drop in' session showing the early design proposals
 - 4 October 2016:
a letter sent to all residents on those residents who were unable to attend the 'drop in' session held on 29th September 2016, in which was enclosed a booklet describing the proposals
 - 16 March 2017:
a 'drop in' session (invitation letters were sent beforehand to residents of Damory House and Thaxted Court)
190. Notwithstanding that there are no statutory requirements in relation to Community Involvement, this is considered to be an adequate effort to engage with those affected by the proposals. The Local Planning Authority, as part of its statutory requirements, sent letters to all residents, displayed site notices adjacent to both Damory House and Thaxted Court, and published a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. The responses received are summarised later in this report.

Planning obligations and Community Infrastructure Levy

191. 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 of (£105,083 pre-relief) and Southwark CIL payment (£510,338 pre-relief) would be payable in the event planning permission is granted and payment of the Mayoral CIL would accord with policy 8.3 of the London Plan.
192. Saved Policy 2.5 'Planning Obligations' advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 is reinforced by the *Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD*, which sets out in detail the type of development that qualifies for planning obligations.
193. The applicant is the council. For the council to enter into a legal agreement with itself would not be enforceable, meaning to complete a Section 106 agreement is not possible in this case. Instead, the required obligations and contributions are to be secured by conditions and through a Unilateral Undertaking.
194. In accordance with Southwark's *Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD*, the following contributions have been agreed with the applicant, in order to mitigate the impacts of the development:

Planning Obligation	Mitigation	Applicant's position
Affordable Housing	Retention in perpetuity of all twenty-eight proposed dwellings on a social rented tenure	Agreed
Carbon Offset - Green Fund	Payment based on the shortfall of 27.399 tonnes of carbon per year over a 30 year period = £49,318 (indexed) Achievement of the 35.0% carbon reduction for the new units set out in the submitted Energy Strategy.	Agreed
Car Club	Provision of three years membership for each eligible resident.	Agreed
Car Parking	Implementation of a Car Parking Management Plan detailing the management and allocation the off-street parking bays.	Agreed
Children's Play Equipment	Payment in lieu of the provision of children's play space, comprising: Under-5s: £12,080.00 5-11 year olds: £13,137.00 12 and over: £6,644.00 Total: £31,861.00 (indexed)	Agreed
Delivery and Servicing Plan	Provision of a Plan detailing the arrangements for deliveries and servicing across all three sites.	Agreed
District Heat Network	Obligation to connect to the South East London Combined Heat and Power district heating network.	Agreed
Employment During the Construction Period	Contribution towards the cumulative targets of 29 jobs, 29 short courses and 7 apprenticeships during construction period for the 3 applications in the Abbeyfield Estate (or the equivalent contribution in line with the CIL & S106 SPD). Provision of an Employment, Skills and Business Support Plan Local procurement and supply chain measures during the construction phase.	Agreed
Outdoor Amenity Space	To require improvements to the landscaping to the communal gardens around Thaxted Court and Damory House (to improve the quality given no additional communal amenity space is proposed)	Agreed
Wheelchair Housing	Payment in lieu of the provision of the requisite 8.7 habitable rooms = £87,000 (indexed)	Agreed
Administration charge (2%)	Payment to cover the costs of monitoring these necessary planning	Agreed

	obligations calculated as 2% of total sum £168,179.00 = £3,363.58 (indexed)	
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195. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 31 May 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 unilateral undertaking, fails to ensure adequate provision of 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 (2016), and Southwark Council's Planning Obligations and Community Infrastructure Levy SPD (2015).”

Conclusion

196. The proposed extension and refurbishment works would significantly improve the appearance and environmental performance of Damory House and Thaxted Court, while preserving the setting of the registered Southwark Park and Grade II listed Dilston Grove building. The scheme would deliver high quality accommodation catering for a range of family sizes. All twenty-eight dwellings would be offered on a social rent basis which, together with the range of proposed tenure types at the adjoining Maydew House and Bede Centre sites, would make a valuable contribution towards the Council's aim of achieving mixed and balanced communities.
197. It is acknowledged that there would be an adverse impact on daylight to some of the properties numbering 19-30 Frankland Close, primarily affecting bedroom windows. This impact must be assessed in the context of a number of key considerations. All the affected properties are dual aspect, and the windows in the other elevations would continue to benefit from very good levels of daylight. The extra storeys at Damory House are of a crenulated planform which creates a pattern of regular set-backs on the elevation facing the affected properties, providing visual relief and reducing the sense of enclosure for residents of nos. 19-30 Frankland Close. Moreover, the resulting level of daylight these nearby occupiers would experience is comparable with other properties in this part of the borough and is not untypical for a central London location such as this. Other factors including the high quality of design of the proposal, the generous affordable housing offer and the absence of other amenity impacts such as overlooking or sense of enclosure should be given weight. On balance, while recognising the impacts, it is concluded that the merits of the scheme, and the context within which it would sit, would not justify the refusal of planning permission.
198. The application raises no other neighbour amenity concerns, and while a number of objections were received about the risk of increased noise and disturbance resulting from the construction and refurbishment phases, it is considered that the impacts can be mitigated through the imposition of conditions. Other conditions relating to materials, tree protection, landscaping, play space, some transport matters, sustainability items, flooding, drainage and contamination are proposed.
199. In line with the requirements of the NPPF, the Council has applied the presumption in favour of sustainable development. The proposed development would accord with sustainable principles and would make efficient use of the land to deliver a high quality and 100% affordable housing development that meets the Council's aspirations for the

area. It is therefore recommended that permission be granted, subject to conditions as set out in the attached draft decision notice, the completion of a Unilateral undertaking, and referral to the Greater London Authority.

Community impact statement

200. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses – public comments

203. A total of 12 responses were received from members of the public. All 12 were in objection. Listed below are the issues raised which constitute material planning considerations, together with the number of times each was raised:

- Pre-application consultation
 - Poor/misleading prior consultation with local residents x3
- Impact on local infrastructure
 - Strain on waste disposal, drainage etc. x1
 - Reduction in the number of parking bays x2
- Construction issues
 - Unacceptable disruption and health risks arising from the construction process (noise, dust, smoke, things falling from scaffolding, obstacles within communal/circulation areas etc.) x6
 - No opportunity for residents to be accommodated elsewhere while the works are carried out x1
 - No clear indication as to the predicated timeframe of the works x1
- Long-term amenity impacts
 - Post-completion noise disruption generated by the future occupants x4
- Design
 - Intensification/densification of the estate would be harmful to its character x1

204. *Officer response:* These matters have been comprehensively addressed in the assessment parts of this report regarding design, refuse arrangements, parking, and neighbour amenity impacts. A construction environmental management plan would be required by a recommended condition.

Summary of consultation responses from statutory consultees

205. **Environment Agency** - No objection, but with comments summarised as:
- The finished floor levels of the ground floor units are set at 1.65m, meaning if

the simultaneous failure of all the linear defences along the River Thames did occur, flood depths in the region of 0.65m could occur at the site. Safe refuge for such an event has been included within the design, which is welcomed.

- Although the ground floor levels are not situated 300mm above the 0.5% AEP (200 year) plus climate change floor level, as required by Southwark's Strategic Flood Risk Assessment, by virtue of the application proposing to convert part of an existing building, the EA has taken a pragmatic approach.
 - The inclusion of flood resilience is recommended.
 - Any evacuation plan should provide suitable access and egress from the site and would need to be approved by the Local Planning Authorities (LPA's) Emergency Planning Department (EPD).
206. **GLA** – provided a combined response for the two applications (for the Bede Centre redevelopment, and the extensions to Thaxted Court and Damory House) was provided. This sets out the remedies needed to the applications to address deficiencies and ensure compliance with the London Plan:
- The principle of the estate renewal is strongly supported.
 - Provision of 100% affordable housing is strongly supported.
 - The applicant must demonstrate that achieving step free access for Damory House and Thaxted Court is not possible.
 - A cycling level of service assessment.
 - Cycle parking should be amended to meet London Plan standards for all residents (existing and new), parking areas should be re-designed to include the more convenient direct access, and 5% of the spaces should be suitable for use by larger bikes
 - Further information is required to verify the proposed carbon dioxide savings.
207. *Officer response:* In response to these comments, applicant has since demonstrated that it is not possible to provide step-free access to the new units, and a cycling level of service assessment was provided. The number of cycle stands for new units would be compliant and conveniently located, and it is considered that the cycle storage provision for existing residents to be a good offer. The additional carbon saving information will be provided to the GLA for the Stage 2 review.
208. **Historic England** - has no comment
209. **London Underground** – has no comment
210. **Metropolitan Police** – no objection and recommends the achievement of Secured by Design is required by condition.
211. **Natural England** – has no comment
212. **Transport for London** – commented that:
- All residents should be made exempt from parking permits.
 - Cycle parking should be amended to meet London Plan standards for all existing and new residents, parking areas should be re-designed to include the more convenient direct access, and 5% of the spaces should be suitable for use by larger bikes.
 - Construction Logistics Plan should be secured by condition.
 - Delivery and Servicing Plan should be secured by condition [noted, but will be secured through the Unilateral Undertaking rather than by condition].
213. *Officer response:* As set out above in the officer response to the GLA comment the proposed cycle parking is considered acceptable. The other items are to be secured by condition or through the unilateral undertaking.

214. **Thames Water** – comments on storm water flows, discharging to a public sewer, and water pressure. These can form informatives on any permission.

Human rights implications

215. 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.
216. This application has the legitimate aim of providing new dwellings and associated works. 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/H66 Application file: 17/AP/0527 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020-7525-5349 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Patrick Cronin, Planner	
Version	Final	
Dated	30 January 2018	
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 of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	29 January 2018	

APPENDIX 1

Consultation undertaken**Site notice date:** 03/07/2017**Press notice date:** 06/07/2017**Case officer site visit date:** 04/07/2017**Neighbour consultation letters sent:** 03/07/2017**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

28 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	28 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
27 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	32 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
26 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	31 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
30 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	30 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
3 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	27 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
29 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	23 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
25 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	22 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
21 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	21 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
20 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	26 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
2 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	25 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ

65 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	SE16 2DW
64 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	129 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
8 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	128 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
7 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	127 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
67 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	132 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
63 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	131 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
6 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	130 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
59 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	126 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
58 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	122 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
62 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	121 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
61 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	120 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
60 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DP	125 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
3 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	124 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
29 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ	123 Maydew House Abbeyfield Estate Abbeyfield Road SE16 2DW
	273 Montrose Avenue DA16 2QU
	Thaxted Court London se16 3rr

Re-consultation: n/a

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

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

Statutory and non-statutory organisations

Historic England
London Fire & Emergency Planning Authority
London Underground Limited
Natural England - London Region & South East Region
Thames Water - Development Planning

Neighbours and local groups

Thaxted Court London se16 3rr
12 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
15 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
17 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
21 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
21 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
23 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
273 Montrose Avenue DA16 2QU
28 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
3 Thaxted Court Abbeyfield Estate Abbeyfield Road SE16 2BU
34 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
4 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ
9 Damory House Abbeyfield Estate Abbeyfield Road SE16 2EZ

RECOMMENDATION LDD MONITORING FORM REQUIRED

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

Applicant	Mr Kevin Orford Southwark Council	Reg. Number	17/AP/2562
Application Type	Full Planning Application	Case Number	TP/H66
Recommendation	Grant With Unilateral Undertaking		

Draft of Decision Notice

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

Redevelopment of Thaxted Court, entailing;

- Conversion of the existing ground floor undercroft/garaging area within the northwest wing into x2 self-contained dwellings;
- Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) of both wings of the building to facilitate the delivery of x12 self-contained dwellings;
- Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;
- Delivery of new public realm, hard and soft landscaping, and associated works

Redevelopment of Damory House, entailing;

- Construction of a two-storey extension to the roof (i.e. at fourth and fifth floor level) across the full length of the building to facilitate the delivery of x14 self-contained dwellings;
- Alterations to the existing building, including: the installation of a new glazed facade; re-cladding of existing elevations; the creation of a new covered entrance at ground floor level; and the provision of dedicated cycle and refuse storage spaces;
- Delivery of new public realm, hard and soft landscaping, and associated works

At: DAMORY HOUSE AND THAXTED COURT, ABBEYFIELD ROAD, LONDON SE16 2BU

In accordance with application received on 22/06/2017

and Applicant's Drawing Nos.

Existing drawings: Damory House

16025(EX)001 - Damory House Site Location Plan
 16025(EX)100 - Damory House Existing Ground Floor Plan
 16025(EX)101 - Damory House Existing First Floor Plan
 16025(EX)102 - Damory House Existing Second Floor Plan
 16025(EX)103 - Damory House Existing Third Floor Plan
 16025(EX)104 - Damory House Existing Roof Plan
 16025(EX)200 - Damory House Existing Elevations
 16025(EX)300 - Damory House Existing Sections

Existing drawings: Thaxted Court

16025(EX)010 - Thaxted Court Site Location Plan
 16025(EX)110 - Thaxted Court Existing Ground Floor Plan
 16025(EX)111 - Thaxted Court Existing First Floor Plan
 16025(EX)112 - Thaxted Court Existing Second Floor Plan
 16025(EX)113 - Thaxted Court Existing Third Floor Plan
 16025(EX)114 - Thaxted Court Existing Roof Plan
 16025(EX)210 - Thaxted Court Existing Elevations
 16025(EX)310 - Thaxted Court Existing Sections

Proposed drawings: Damory House

16025(PA)100 - Rev. C - Damory House Proposed Ground Floor Plan [dated 05.10.17]
 16025(PA)101 - Damory House Proposed First Floor Plan
 16025(PA)102 - Rev. A - Damory House Proposed Second Floor Plan [dated 05.10.17]
 16025(PA)103 - Rev. A - Damory House Proposed Third Floor Plan [dated 05.10.17]

16025(PA)104 - Rev. A - Damory House Proposed Fourth Floor Plan
 16025(PA)105 - Rev. A - Damory House Proposed Fifth Floor Plan [dated 05.10.17]
 16025(PA)106 - Rev. A - Damory House Proposed Roof Plan [dated 05.10.17]
 16025(PA)200 - Rev. B - Damory House Proposed Elevations [dated 05.12.17]
 16025(PA)300 - Damory House Proposed Sections

Proposed drawings: Thaxted Court

16025(PA)110 - Rev. B - Thaxted Court Proposed Ground Floor Plan [dated 05.10.17]
 16025(PA)111 - Rev. A - Thaxted Court Proposed First Floor Plan [dated 05.10.17]
 16025(PA)112 - Rev. A - Thaxted Court Proposed Second Floor Plan [dated 05.10.17]
 16025(PA)113 - Rev. A - Thaxted Court Proposed Third Floor Plan [dated 05.10.17]
 16025(PA)114 - Rev. A - Thaxted Court Proposed Fourth Floor Plan [dated 05.10.17]
 16025(PA)115 - Rev. A - Thaxted Court Proposed Fifth Floor Plan [dated 05.10.17]
 16025(PA)116 - Rev. A - Thaxted Court Proposed Roof Plan [dated 05.10.17]
 16025(PA)118 - Typical Flat Types 3B/4P
 16025(PA)120 - Rev. A - Typical Flat Types 3B/4P Duplex [dated 05.10.17]
 16025(PA)210 - Rev. B - Thaxted Court Proposed Elevations [dated 05.12.17]
 16025(PA)310 - Thaxted Court Proposed Sections
 16025(PA)311 - Thaxted Court Proposed Section Through Ground Floor Units

Proposed drawings: Damory House and Thaxted Court

16025(PA)117 - Rev. A - Proposed Site Plan Masterplan Context (dated 05.10.17)
 16025(PA)119 - Rev. A - Typical Flat Types 2B/3P Duplex (dated 05.10.17)

Documents

Air Quality Assessment [produced by Phlorum, dated August 2017]
 Daylight, Sunlight and Overshadowing Report [produced by the Chancery Group, dated 19th June 2017]
 Daylight, Sunlight and Overshadowing Report Addendum: Appenix 01 - Window Maps [produced by the Chancery Group, dated 5th December 2017]
 Design and Access Statement [produced by MDR Associates, dated June 2017]
 Managing the works at Damory & Thaxted [produced by Keepmoat Regeneration, undated]
 Aspects and Impacts Assessment [produced by Keepmoat Regeneration, dated 17th November 2017]
 Draft Construction Environmental Management Plan [produced by Keepmoat Regeneration, undated]
 Environmental Policy Statement [produced by Keepmoat Regeneration, dated May 2017]
 Inclusive Design - Existing constraints at Damory House & Thaxted Court [produced by MDR Associates, dated December 2017]
 Waste Management on Site [produced by Keepmoat Regeneration, dated 1st June 2017]
 Energy Statement [produced by NLG Associates, dated 26th October 2017]
 MHS-BWB-EWE-XX-RP-YE-004_FRA - FLOOD RISK ASSESSMENT For Thaxted Court [produced by BWB, dated June 2017]
 MHS-BWB-EWE-XX-RP-YE-0003_FRA - FLOOD RISK ASSESSMENT For Damory House [produced by BWB, dated June 2017]
 9307_G:100:2:2 - Ground Floor - Damory House & Thaxted Court, London [produced by Formby Surveys, dated October 2015]
 16025(SK)110 - Thaxted Court Proposed Route to 1st Floor Refuge Area [produced by MDR Associates, dated September 2017]
 KSL 58689 UE - Product 4 (Detailed Flood Risk) [produced by the Environment Agency, dated 4th September 2017]
 Thaxted Court, Existing and Proposed Constraints [produced by BWB, undated]
 Report on Ground Investigation [produced by Ian Farmer Associates, dated June 2017]
 Impact on heritage assets [produced by MDR Associates, dated January 2018]
 1553-HT-MH-00-003 - Rev. T1 - Maydew House Site Constraints Phase 1 [produced by Haworth Tompkins, dated 15th June 2016]
 1553-HT-MH-00-004 - Rev. T1 - Maydew House Site Constraints Phase 2 [produced by Haworth Tompkins, dated 15th June 2016]
 1553-HT-MH-00-005 - Rev. T1 - Maydew House Site Constraints Phase 3 [produced by Haworth Tompkins, dated 15th June 2016]
 16/0907/TK05 - Rev. B - 11.2 METRE REFUSE VEHICLE SERVICING THAXTED COURT [produced by Transport Planning & Infrastructure, dated December 2016]
 16/0907/TK10 - REFUSE VEHICLE SERVICING DAMORY HOUSE VIA ABBEYFIELD ROAD [produced by Transport Planning & Infrastructure, dated July 2017]
 16/0907/TK09 - REFUSE VEHICLE SERVICING DAMORY HOUSE VIA FRANKLAND CLOSE [produced by Transport Planning & Infrastructure, dated July 2017]
 1553-HT-MH-PP-001 - Abbeyfield Estate Redevelopment PHASE 1 [produced by Haworth Tompkins, dated 3rd November 2017]
 1553-HT-MH-PP-002 - Abbeyfield Estate Redevelopment PHASE 2 [produced by Haworth Tompkins, dated 3rd November 2017]
 1553-HT-MH-PP-003 - Abbeyfield Estate Redevelopment PHASE 3 [produced by Haworth Tompkins, dated 3rd

November 2017]

1553-HT-MH-PP-004 - Abbeyfield Estate Redevelopment PHASE 4 [produced by Haworth Tompkins, dated 3rd November 2017]

1553-HT-MH-PP-005 - Abbeyfield Estate Redevelopment ALL PHASES [produced by Haworth Tompkins, dated 3rd November 2017]

1553-HT-MH-PP-006 - Abbeyfield Estate Redevelopment ALL PHASES [produced by Haworth Tompkins, dated 3rd November 2017]

Accommodation schedule [produced by MDR Associates, dated 7th November 2017]

Transport Statement [produced by Motion, dated November 2017]

Travel Plan Statement [produced by Motion, dated November 2017]

Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement [produced by the Landscape Partnership, dated August 2017]

Financial Viability Statement [produced by Southwark Council, undated]

Waste Strategy Statement for Damory House & Thaxted Court [produced by MDR Associates, undated]

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:

16025(PA)100 - Rev. C - Damory House Proposed Ground Floor Plan [dated 05.10.17]

16025(PA)101 - Damory House Proposed First Floor Plan

16025(PA)102 - Rev. A - Damory House Proposed Second Floor Plan [dated 05.10.17]

16025(PA)103 - Rev. A - Damory House Proposed Third Floor Plan [dated 05.10.17]

16025(PA)104 - Rev. A - Damory House Proposed Fourth Floor Plan

16025(PA)105 - Rev. A - Damory House Proposed Fifth Floor Plan [dated 05.10.17]

16025(PA)106 - Rev. A - Damory House Proposed Roof Plan [dated 05.10.17]

16025(PA)110 - Rev. B - Thaxted Court Proposed Ground Floor Plan [dated 05.10.17]

16025(PA)111 - Rev. A - Thaxted Court Proposed First Floor Plan [dated 05.10.17]

16025(PA)112 - Rev. A - Thaxted Court Proposed Second Floor Plan [dated 05.10.17]

16025(PA)113 - Rev. A - Thaxted Court Proposed Third Floor Plan [dated 05.10.17]

16025(PA)114 - Rev. A - Thaxted Court Proposed Fourth Floor Plan [dated 05.10.17]

16025(PA)115 - Rev. A - Thaxted Court Proposed Fifth Floor Plan [dated 05.10.17]

16025(PA)116 - Rev. A - Thaxted Court Proposed Roof Plan [dated 05.10.17]

16025(PA)120 - Rev. A - Typical Flat Types 3B/4P Duplex [dated 05.10.17]

16025(PA)200 - Rev. B - Damory House Proposed Elevations [dated 05.12.17]

16025(PA)300 - Damory House Proposed Sections

16025(PA)210 - Rev. B - Thaxted Court Proposed Elevations [dated 05.12.17]

16025(PA)310 - Thaxted Court Proposed Sections

16025(PA)311 - Thaxted Court Proposed Section Through Ground Floor Units

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 LAND CONTAMINATION INVESTIGATION AND ASSESSMENT

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.

4 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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.

The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of the CEMP shall be available on site at all times and shall 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;
- Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;
- Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- 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, lay off areas, etc.;
- Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations

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, to prevent access onto the railway and protect the safe operation of the railway, 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 CONSTRUCTION LOGISTICS PLAN

No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason:

To ensure that construction works do not have an adverse impact on the transport network in accordance with London Plan Policy 6.14 and to minimise the impact of construction activities on local air quality in accordance with London Plan Policy 7.14.

6 SURFACE WATER DRAINAGE STRATEGY

No works shall commence until details of a surface water drainage strategy, that achieves a reduction in surface water run-off as close as possible to greenfield run-off rates, for storm events up to a 1% Annual Exceedance Probability including 40% allowance for Climate Change (AEP), has been submitted and approved in writing by Local Planning Authority. The surface water drainage scheme should incorporate Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the Southwark Strategic Flood Risk Assessment (2017) and the London Plan (2011). The SuDS hierarchy within the London Plan should be followed in the development of the surface water drainage scheme, with a preference for SuDS measures that control surface water at source.

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).

7 TREE SURVEY

Prior to works commencing, 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 is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason:

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

8 BAT NESTING FEATURES

Details of three bat nesting boxes to be positioned on the 'build on top' storeys of Damory House and four bat tubes to be positioned on the 'build on top' storeys of Thaxted Court, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

A total of no less than three boxes and four tubes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes and tubes shall be installed with the development prior to the first occupation of the development in which they are contained.

The nesting boxes and tubes shall be installed strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the boxes and tubes, together with mapped locations, and Southwark Council agreeing the submitted plans, and once the features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the features have been installed to the agreed specification.

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 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

9 DETAILED DRAWINGS

1:5 or 1:10 section detail drawings complete with references back to the overall design and through:

the facades of Damory House and Thaxted Court as re-clad;

the facades of the approved extension to Damory House and Thaxted Court;

heads, cills and jambs of all openings at Damory House and Thaxted Court;

junctions between the top of the existing building and the additional two storeys at both Damory House and Thaxted Court;

parapets at Damory House and Thaxted Court; and

roof edges at Damory House and Thaxted Court;

to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; 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 design and details in the interest of the special architectural qualities of the proposal in accordance with the NPPF (2012), Strategic policy SP12 Design & Conservation of the Core Strategy (2011) and saved policies 3.12 Quality in Design and 3.13 Urban Design 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.

10 MATERIALS SPECIFICATION AND SAMPLES

Prior to above grade works commencing, a specification for the fixing and joining of the panels, a sample of the proposed brick and a 1sq.m. panel of the MarleyEquitone cladding 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. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the NPPF (2012), Strategic Policy 12 Design & Conservation of the Core Strategy 2011, and saved policies 3.12 Quality in Design, 3.13 Urban Design and 3.20 Tall Buildings of the Southwark Plan (2007).

11 SECURED BY DESIGN

Before any above grade work hereby authorised begins, details of security measures for the residential units 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.

12 HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials 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 and shall be retained for the duration of the use.

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

Reason:

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

13 BIODIVERSITY ROOFS

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 (green/brown) 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.

Discharge of this condition will be granted on receiving the details of the green/brown roofs and Southwark Council agreeing the submitted plans, and once the green/brown roofs are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

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 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

14 BREEAM CERTIFICATION

Before above ground work relating to the development hereby authorised begins, an independently verified BREEAM report to achieve a minimum BREEAM 'Very Good' or 'Excellent' rating in accordance with the requirements of the BREEAM Guide (or such national measure of sustainability that replaces that scheme) 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 development 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.

15 CYCLE STORAGE ARRANGEMENTS

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 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 are provided and retained in order 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.

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.

16 REFUSE STORAGE AND COLLECTION ARRANGEMENTS

The refuse storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the existing and proposed dwellings before the use of the proposed dwellings hereby permitted commences. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose. Seven 1100 litre refuse bins shall be provided within the dedicated store room at Thaxted Court. Eight 1100 litre refuse bins shall be provided within the three dedicated store rooms at Damory House. In line with the document entitled 'WASTE STRATEGY STATEMENT FOR DAMORY HOUSE AND THAXTED COURT', the concierge personnel based at Maydeu House (or appropriate alternative persons) shall transfer the refuse bins within the chute room at Damory House to the kerbside of Frankland Close for collection only on the day of refuse collection.

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.

17 ELECTRIC VEHICLE CHARGING POINTS

Before the first occupation of the building hereby approved, details of the installation (including location and type) of the electric vehicle charger points for the eight car parking spaces at the hammerhead of Frankland Close shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of the Core Strategy 2011 and saved policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

18 MEETING M4(1) STANDARD OF THE BUILDING REGULATIONS

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 standards M4(1) shall be achieved at the proposed units at Damory Housing numbering 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49.

Access to and use of building standards M4(1) shall be achieved at the proposed units at Thaxted Court numbering H1, H2, 325, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36.

Reason:

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

19 FLOOD EMERGENCY AND EVACUATION PLAN

Before the development hereby permitted is occupied, a flood emergency and evacuation plan shall be submitted

to and approved by the local planning authority (in consultation with the emergency planning team) including details of how occupants will be informed about and recommended to sign up to the Environment Agency Flood Warning Service. The flood emergency and evacuation plan shall be implemented on first occupation and carried out in accordance with the approved details.

Reason:

To ensure future occupiers are made aware of the flooding risk to this site within flood zone 3 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.

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 FLOOD RISK ASSESSMENT

The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment comprising the following documents:

- 'MHS-BWB-EWE-XX-RP-YE-004_FRA - FLOOD RISK ASSESSMENT For Thaxted Court' [produced by BWB, dated June 2017]
- 'MHS-BWB-EWE-XX-RP-YE-0003_FRA - FLOOD RISK ASSESSMENT For Damory House' [produced by BWB, dated June 2017]
- '9307_G:100:2:2 - Ground Floor - Damory House & Thaxted Court, London' [produced by Formby Surveys, dated October 2015]
- '16025(SK)110 - Thaxted Court Proposed Route to 1st Floor Refuge Area' [produced by MDR Associates, dated September 2017]
- 'KSL 58689 UE - Product 4 (Detailed Flood Risk)' [produced by the Environment Agency, dated 4th September 2017]
- 'Thaxted Court, Existing and Proposed Constraints' [produced by BWB, undated]

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.

21 VERTICAL SOUND TRANSMISSION BETWEEN EXISTING AND PROPOSED RESIDENTIAL PROPERTIES ON REFURBISHMENT

Party walls, floors and ceilings between the existing and new residential dwellings shall be designed to achieve a minimum airborne sound insulation weighted standardised level difference of 50dB DnTw+Ctr. Furthermore party floors and ceilings between the existing and new residential dwellings shall be designed to achieve a maximum allowable weighted standardised impact sound pressure level of 57dB LnTw. The partition's acoustic performance 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.

22 MAXIMUM INTERNAL NOISE LEVELS FROM ENVIRONMENTAL NOISE

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).

23 PLANT NOISE

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 plant Specific 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 in full accordance with the methodology of BS4142:2014.

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.

24 LUMINANCE OF EXTERNAL LIGHTING

Any external lighting system installed at the development shall comply with the limits set out below for an E3 Environmental Lighting Zone (a suburban surrounding, with medium district brightness lighting environment):

Light Limitations for Exterior Lighting Installations:

Sky Glow ULR [Max %] (a) = 5.0

Light Intrusion (into Windows) Ev [lux] (b) pre-curfew = 10

Light Intrusion (into Windows) Ev [lux] (b) post-curfew = 2

Luminaire Intensity I [candelas] (c) pre-curfew = 10,000

Luminaire Intensity I [candelas] (c) post-curfew = 1,000

Building Luminance Pre-curfew (d) average L (cd/m²) = 10

Where:

(a) ULR = Upward Light Ratio of the Installation is the maximum permitted percentage of luminaire flux that goes directly into the sky.

(b) Ev = Vertical Illuminance in Lux - measured flat on the glazing at the centre of the window.

(c) I = Light Intensity in Candelas (cd)

(d) L = Luminance in Candelas per Square Metre (cd/m²)

(e) Curfew = the time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied by the local planning authority. If not otherwise stated - 23.00hrs is suggested.

* Permitted only from public road lighting installations

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. Full details can be found by using this link <https://www.theilp.org.uk/documents/obtrusive-light/>

25 SPECIFICATION OF DOMESTIC GAS BOILERS

Any domestic gas boilers shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

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.

26 ADHERENCE TO THE PROGRAMME OF MINIMISED CONSTRUCTION-RELATED DISTURBANCE

The measures set out in the document entitled 'Managing the works at Damory & Thaxted' shall be adhered to throughout the refurbishment and construction phases of the development hereby approved.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of excess noise and pollution from activities relating to the refurbishment and construction phases of the development hereby permitted, 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.

27 EXEMPTION FROM PARKING PERMIT ELIGIBILITY

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.

28 RESTRICTION ON ADDITIONAL ROOF PLANT

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.

29 RESTRICTION ON THE INSTATEMENT OF TELECOMMUNICATIONS EQUIPMENT OR STRUCTURES

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.

30 RESTRICTION ON THE INSTALLATION OF APPURTENANCES

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 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.

Statement of positive and proactive action in dealing with the application

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

The Council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements. The applicant used this service to seek pre-application advice.

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

The application was validated promptly.

Informatives

- 1 Guidance on preparing CEMPs and best construction practice can be found at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise> and <https://www.southwark.gov.uk/environment/environmental-protection/construction>

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

- Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/air-quality/the-main-causes-of-air-pollution>
- 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.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

2 Southwark Flood and Drainage Team

Flood risk

Recommend non return valves for all connections to the sewer network below 2100 year Thames maximum breach level plus 300mm freeboard.

Safe access and egress routes should be identified and provided above the 2100 year Thames maximum breach level, with routes that lead to high ground outside the floodplain. For residential developments where this is not feasible, a dedicated 'safe haven' can be provided above the flood level to enable rapid escape should defence failure occur. This may be provided in the form of a sheltered communal space within the building with sufficient size to safely house all residents. This area should be accessible via internal stairs.

Item No. 5.4	Classification: OPEN	Date: 7 February 2018	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 17/AP/3170 for: Full Planning Application Address: 18-19 CRIMSCOTT STREET, LONDON, SE1 5TE Proposal: Redevelopment of the site to provide a part 6 / part 9 storey building (plus basement) with 1835sqm GIA of Class B1 office floorspace and 55 residential units (Class C3) and associated car and cycle parking and landscaping. (This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date	25/08/2017	Application Expiry Date	24/11/2017
Earliest Decision Date	14/10/2017		

RECOMMENDATION

1. a) That planning permission be granted, subject to conditions and the completion of a legal agreement by 1 March 2018.
- b) In the event that the legal agreement is not completed by 1 March 2018, the Director of Planning should refuse planning permission, if appropriate, for the reasons set out under paragraph 131 this report.

BACKGROUND INFORMATION

Site location and description

2. This site to which this application relates is currently occupied by a light industrial unit which provides approximately 1,350sqm of floorspace over ground and mezzanine levels. It is located on the western side of Crimscott Street, just south of Grange Road. In the past it has been unlawfully used as a place of worship and has been vacant for approximately three years. It is neither listed nor located within a conservation area.
3. The applicant has confirmed that they have rights over the access to the site from Pages Walk for parking and servicing. As no changes are proposed to the existing arrangements, this area has not been included in the red line boundary shown on the site plan.
4. To the north of the application site there is a single-storey industrial building and

residential buildings beyond this. To the east, on the opposite side of Crimscott Street, is the Bermondsey Medical Mission (hostel) and the Rich Industrial Estate, which is currently being redeveloped. There are further industrial units to the south and west.

Details of proposal

5. Full planning permission is sought for demolition of the existing building and redevelopment of the site to provide a part 6 / part 9 storey mixed use building with 1835sqm GIA of flexible Class B1 office floorspace (ground and first floor) and 55 residential units (Class C3). The proposals also include a basement, two wheelchair accessible parking spaces, cycle and refuse stores, a relocated sub station and landscaping.
6. The new building would measure a maximum of 29.77m high (32.67m AOD). Two residential and one commercial entrance would front onto Crimscott Street. The car parking would be accessed to the rear of the site, via Pages Walk. There would be two communal amenity terraces. 16 of the residential units would be affordable, which would equate to 37% of the total number of habitable rooms. 70% (11 units) of these would be provided as social rent and 30% (5 units) would be provided as intermediate housing, based on habitable rooms.
7. The materials for the proposed building would comprise brick, reconstituted stone, metal railings to balconies and obscure glass privacy screens.

Amendments

8. During the course of the application a number of revised / updated drawings and documents have been received. The drawings were revised to address Officers' concerns and made the following revisions:
 - Additional ground floor windows onto the alleyways proposed to the north and south of the building;
 - Full height louvered screens on south eastern balconies to avoid prejudicing development potential at 20 Crimscott Street;
 - Oriel windows on the north elevation and privacy screens to the communal terraces to avoid harmful overlooking of no. 1 Crimscott Street and Twist House;
 - Additional storage space instead of en suite shower rooms in the larger residential units (they still retain an additional WC and hand basin in line with the Residential Design Standards SPD)
 - An illustrative floor plan for potential development on 20 Crimscott Street to demonstrate that its potential would not be prejudiced; and
 - A wireline view from the Pages Walk Conservation Area.
9. A revised Energy Strategy was also submitted to take account of a small Combined Heat and Power (CHP) engine and additional solar photovoltaic (PV) panels.
10. The viability of the scheme and subsequent affordable housing offer has been discussed and revised during the application process.

Planning history

11.

10/AP/2740 Application type: Full Planning Application (FUL)
 Change of Use from (Class B1) Light Industrial to (Class D1) Training, Educational establishments, Communities activities and Place of Worship and provision of associated parking.
 Decision date 17/12/2010 Decision: Refused (REF) Appeal decision date: 03/10/2011
 Appeal decision: Planning appeal dismissed (DIS).

<p>Reason(s) for refusal:</p> <p>1) The proposed development, by virtue of the provision of a D class use in a preferred industrial location would be contrary to the provisions of policy 1.2 of the Southwark Plan 2007 'Preferred office and industrial locations' which only permits B class uses and sui generis class industrial uses which would be unsuitable in residential areas in preferred industrial locations. The inclusion of a Class D use would set an undesirable precedent making it difficult to resist similar applications in the future, the cumulative impact of which would be to undermine the character, and harm the function of the industrial area.</p> <p>2) Insufficient information has been submitted to enable an assessment of the highway safety and parking implications of the development to be undertaken. As such, the proposal fails to demonstrate that no harm would arise to highways safety or parking conditions on local roads. The proposal is therefore contrary to policies 2.2 'Provision of new community facilities', 5.2 'Transport impacts' and 5.6 'Car parking' of the Southwark Plan 2007.</p>
<p>10/EN/0392 Enforcement type: Change of use (COU) Change of use of B1 unit into place of worship. Sign-off date 17/11/2015 Sign-off reason: Final closure - breach ceased (FCBC)</p>
<p>11/EN/0085 Enforcement type: Change of use (COU) Continued use of premises as a place of worship Sign-off date 21/02/2011 Sign-off reason: Final closure - miscellaneous reason (FCM)</p>
<p>13/AP/2830 Application type: Full Planning Application (FUL) Retrospective application for temporary change of use (three years) from light industrial (Use Class B1) to place of worship at ground floor, with educational uses and ancillary offices at ground and mezzanine level (Use Class D1) (Departure from Development Plan policy relating to Preferred Industrial Locations) Decision date 01/11/2013 Decision: Refused (REF)</p> <p>Reason(s) for refusal:</p> <p>1) The proposed development, by virtue of the provision of a D class use in a preferred industrial location would be contrary to the provisions of Strategic Policy 10 'Jobs and Businesses' of the Core Strategy 2011 and saved Policy 1.2 of the Southwark Plan 2007 'Preferred office and industrial locations' which only permits B class uses and sui generis class industrial uses which would be unsuitable in residential areas in preferred industrial locations.</p>
<p>14/EN/0078 Enforcement type: Change of use (COU) Unauthorised use of building as a church in breach of enforcement notice (ref 10en0392) Sign-off date 13/07/2017 Sign-off reason: Final closure - breach ceased (FCBC)</p>
<p>16/AP/0481 Application type: Full Planning Application (FUL) Demolition of existing two storey industrial building (Use Class B1) and redevelopment of site to provide a part four/five/seven storey office building (Use Class B1) plus basement, including cafe at ground floor level and roof terraces at fourth and sixth floor levels.</p> <p>Decision date 23/05/2016 Decision: Granted with Legal Agreement (GWLA)</p>

17/AP/1211 Application type: Variation: non-material changes (VNMC)
 Non-material amendment to planning permission 16AP0481 granted 23/05/2016 (for 'Demolition of existing two storey industrial building (Use Class B1) and redevelopment of site to provide a part four/five/seven storey office building (Use Class B1) plus basement, including cafe at ground floor level and roof terraces at fourth and sixth floor levels') comprising alteration to building footprint to realign the northern wall of the building which would be pulled back 2.1m from its approved position; insertion of new door at ground floor level.

Decision date 03/05/2017 Decision: Agreed - for app types VLA & VNMC (AGR)

12. As shown in the planning history above, there is an extant permission on the site for a part four/five/seven storey office building (16/AP/0481).
13. Pre-application discussions were held in relation to the proposal under consideration now, the details of which are held electronically by the Local Planning Authority. Discussions centred around massing, privacy and overlooking. No formal response was issued.

Planning history of adjoining sites

Rich Industrial Estate (15-AP-2474)

14. Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3 - 9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,787sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, Be and D1) and 407 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works. On 22nd March 2016 the Planning Committee resolved to grant planning permission, subject to the completion of a s106 agreement and referral to the Mayor of London.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

15. The main issues to be considered in respect of this application are:
 - Principle in terms of land use, including consideration of emerging policy for the Old Kent Road Opportunity Area;
 - Design and the impact upon the setting of adjacent conservation areas, listed buildings and protected views;
 - Density;
 - Affordable housing;
 - Housing mix;
 - Quality of accommodation;
 - Wheelchair accessible housing;
 - Impact upon the amenity of neighbouring residential occupiers and the surrounding area;
 - Noise and Vibration;
 - Transport;
 - Impact on trees;
 - Planning obligations (Section 106 Undertaking or Agreement);

- Community infrastructure levy;
- Viability of Development;
- Sustainable development implications;
- Archaeology;
- Air quality;
- Flood risk;
- Contaminated land;
- Ecology; and
- Statement of community involvement.

Planning policy designations (Proposals Map)

- 16.
- Preferred Industrial Location
 - Urban density zone
 - Archaeological priority zone
 - Air quality management area
 - Protected view 3A.1 (Kenwood viewing gazebo to St Paul's Cathedral) - background assessment area)
17. The London Plan 2015 designated the Old Kent Road as an Opportunity Area. A Revised Draft AAP Old Kent Road Area Action Plan (AAP) has been produced, which identifies a core area within which the application site would sit. The application site would also sit within allocation site OKR2 (Crimscott Street and Pages Walk) of the revised draft AAP. It was agreed by Cabinet on 12th December 2017 that it could go out to consultation. Given the advanced stage of the revised draft AAP, it can be accorded some weight, but it is important to note that it is not yet adopted policy.

Planning policy

National Planning Policy Framework (the Framework)

18. 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

National Planning Policy Guidance (2014)

The London Plan 2016

19. Policy 3.3 Increasing housing supply
 Policy 3.5 Quality and design of housing developments
 Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.7 Large residential 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 3.16 Protection and enhancement of social infrastructure

Policy 4.2 Offices
 Policy 4.3 Mixed use development and offices
 Policy 4.4 Managing industrial land and premises
 Policy 5.7 Renewable energy
 Policy 5.8 Innovative energy technologies
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.21 Contaminated land
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

20. An updated Draft London Plan was published for public consultation in December 2017.

Core Strategy 2011

21. 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 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

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

1.1 - Access to employment opportunities
 1.2 - Strategic and local preferred industrial locations
 1.5 - Small businesses
 2.5 - Planning obligations
 3.2 - Protection of amenity
 3.3 - Sustainability assessment
 3.4 - Energy efficiency
 3.6 - Air quality
 3.7 - Waste reduction

- 3.9 - Water
 - 3.11 - Efficient use of land
 - 3.12 - Quality in design
 - 3.13 - Urban design
 - 3.14 - Designing out crime
 - 3.15 - Conservation of the historic environment
 - 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 - 3.19 - Archaeology
 - 3.28 - Biodiversity
 - 4.2 - Quality of residential accommodation
 - 4.3 - Mix of dwellings
 - 4.4 - Affordable housing
 - 4.5 - Wheelchair affordable housing
 - 5.2 - Transport impacts
 - 5.3 - Walking and cycling
 - 5.6 - Car parking
 - 5.7 - Parking standards for disabled people and the mobility impaired
23. The Proposed Submission version of the New Southwark Plan will be formally consulted upon from 2 January 2018 for six weeks.

Supplementary Planning Documents

- 24.
- Sustainable design and construction SPD (2009)
 - Sustainability assessments SPD (2009)
 - Sustainable Transport SPD (2010)
 - Affordable housing SPD (2008 - Adopted and 2011 - Draft)
 - Residential Design Standards SPD (2011 and 2015)
 - Section 106 Planning Obligations and Community Infrastructure Levy (2015)
 - Development Viability SPD (2016)

Summary of consultation responses

25. At the time of writing, three consultation responses AGAINST the application have been received from neighbouring residents and commercial building owners. They raise concerns relating to:
- Loss of privacy, both during occupation and construction;
 - Parking;
 - Air pollution caused by demolition and construction;
 - Noise from demolition works, construction works and construction traffic; and
 - Loss of sunlight and daylight.
26. Each of these issues are addressed in the report below. The following other representations have been received.

Environmental Protection Team

27. Approve with conditions.

Flood Risk Management Team

28. Initially, the flood and drainage team responded to consultation requiring a Basement Impact Assessment and details of brown roofs to be submitted and considered prior to a decision being issued. It was subsequently agreed however, that both could be required by condition.

Economic Development Team

29. Targets for employment during construction phase, associated employment and training contribution and requirement for employment, skills and business support plan. Confirmed there are no end use employment contributions required as the threshold for that is 2500sqm non residential space.

Historic England

30. Determine in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

London Underground

31. No comments.

Thames Water

32. Approve with conditions and informative recommended.

Network Rail

33. No observations.

Transport for London (TfL)

34. TfL's response:
- Acknowledged that walking and cycle route provision in the area is good;
 - Requested further details on cycle storage (this will be required by condition);
 - Sought a contribution of £50,000 to allow expansion of a proposed new cycle hire docking station to be located in an on-street position nearby;
 - Welcomed the car-free (aside from disabled parking) proposal, but requested justification for number of wheelchair car parking spaces;
 - Advised that electric vehicle charging points should be provided in line with emerging New Southwark Plan policy, i.e. that every parking space has access to a charging point;
 - The applicant should provide a construction logistics plan and a delivery and servicing plan in accordance with TfL guidance, and these should be secured by condition.
 - Acknowledged that the impacts of the likely trips upon the transport network would be relatively modest. However, given distance from national rail and London Underground services, the bus is likely to be used as an access mode and therefore bus demand is likely to be higher than predicted in the TA. Noted that advice is therefore being sought from colleagues in TfL Buses. No further response in relation to this has been received.
 - Requested a Travel Plan, including the provision of free access to cycle hire for initial residents, in line with emerging New Southwark Plan policy;
 - Noted that, within Southwark, Mayoral CIL is charged at £35 per square metre.
35. TfL subsequently confirmed by email (dated 17/11/2017) that they would not be seeking the contribution of £50,000 as it is not considered proportionate to the scale of development proposed.
36. Each of TfL's other concerns is addressed in the report below.

Greater London Authority (GLA):

37. Confirmation that the scheme is not referable to the GLA was received by email dated 4 October 2017.

Environment Agency (EA)

38. The Environment Agency have not responded to consultation, so the conditions recommended for extant permission have been included here.

Principle of the proposed development in terms of land use

39. The site is located in the Mandela Way Preferred Industrial Location (PIL) which is a PIL of local importance identified in the Core Strategy, and is located to the north of the Old Kent Road PIL. Strategic Policy SP10 of the Core Strategy 'Jobs and Businesses' states that the PILs will be protected for industrial and warehousing uses and Saved Policy 1.2 of the Southwark Plan states that the only developments that will be permitted in PILs are B class uses and other sui generis uses which are inappropriate in residential areas. PIL designations are however being reviewed through the emerging New Southwark Plan and the revised draft Old Kent Road AAP, but as noted above, these draft documents can only be accorded limited weight.
40. The London Plan designates the Old Kent Road as an Opportunity Area, with an indicative capacity of 1,000 new jobs and a minimum of 2,500 new homes. The Core Strategy also sets out the future direction of Old Kent Road as a growth and regeneration action area, and the revised draft AAP identifies capacity for 20,000 new homes and 5,000 new jobs.
41. The building that currently occupies the site was last lawfully occupied for light industrial purposes (use class B1b) and provided 1350sqm of B1b floorspace. In 2016, Planning Permission was granted for a scheme that would demolish the existing building and replace it with a commercial building that would provide 5,997sqm (GIA) of office floorspace (use class B1a). This application was supported by advice from a number of property agents that the site would be suitable for office use because of its good location in relation to Elephant and Castle, London Bridge and Bermondsey tube stations, proximity to the Rich Industrial Estate, and the particular merits of the proposed scheme. The principle of the redevelopment of the site to provide B1a rather than B1b land use has therefore been established.
42. The proposed mixed use building now under consideration would provide 1835sqm B1a floor space. Although this is less than the previously consented scheme, it would still represent an additional 485sqm of B1a class floorspace over and above that provided by the existing building. The full replacement of B class floorspace would be in accordance with adopted policy, and the increase in floorspace is welcomed. It would also be consistent with the revised draft AAP requirement to increase jobs in the Old Kent Road Opportunity Area.
43. The 55 residential dwellings proposed would however represent a departure from adopted policy. The council therefore need to be satisfied that other material considerations associated with the overall regeneration benefits of the scheme outweigh the loss of industrial space and provision of housing in what is currently identified as a preferred industrial location.
44. Officers consider that the key benefits arising from the proposal would be as follows:
- Provision of 1835 sqm of employment space capable of generating around 150 jobs (based on a standard occupancy rate of 1 person per 10sqm);

- Regeneration of a vacant building. A borough-wide industrial and warehousing study carried out by GVA in 2014 on behalf of the Council indicated that a significant part of the stock would become obsolete over the plan period, and that there was little prospect of reuse solely for industrial purposes. The report suggested that mixed use development should be required which would enable refurbishment of part of the stock for employment purposes, with some residential also allowed;
 - Provision of housing including affordable housing. The scheme would provide 55 new residential units, including policy compliant affordable housing comprising social rented and intermediate units. There is a pressing need for housing in the borough. Policy 3.3 of the London Plan supports the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015-2025. This is reinforced through Strategic Policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas. It would also be in accordance with emerging policy for the Old Kent Road Opportunity Area and the expectation of significant new housing provision.
 - Emerging policy in the revised draft Old Kent Road AAP requires schemes of this scale or larger to provide an element of affordable workspace. Through negotiation, it has been agreed that the office space proposed here would not easily accommodate affordable workspace, so a payment in lieu as been agreed, totalling £140,561. This can contribute to the provision of affordable workspace elsewhere and will be secured through a section 106 planning obligation.
45. It is also worth noting that the surrounding area is undergoing significant change, with planning permission granted at the adjacent Rich Estate (to the east of Crimscott Street) for a mixed use scheme ranging from 3-9 storeys with 406 residential units and 19,468sqm (GIA) of commercial, retail and storage space. This also represented a departure from adopted policy with residential uses introduced into the Mandela Way PIL.
46. In conclusion, the reuse of a vacant site, the increase in employment floorspace and the consequent enhanced employment opportunities, and the provision of housing and affordable housing and the payment in lieu of affordable workspace are all very positive aspects of the proposal and are supported in land use terms. Officers consider that this outweighs the loss of industrial space.

Environmental impact assessment

47. No formal screening opinion has been sought under the EIA Regulations and the proposed development would constitute an urban development project. However, under the 2017 EIA Regulations projects do not need to be screened unless:
- the development includes more than 1 hectare of development which is not dwellinghouse development; or
 - the development includes more than 150 dwelling houses; or
 - the area of the development exceeds 5 hectares.
48. None of the above applies in this instance; 1,835 sqm (GIA) of non-residential floorspace would be provided, 55 residential dwellings would be provided and the site area is 0.14 hectares in area.

Design, and the impact of the proposals upon the setting of adjacent conservation areas, listed buildings and protected views

49. Paragraph 56 of the NPPF states that "The Government attaches great importance to

the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." In terms of local policy, Strategic Policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected 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 Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments which includes height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.

50. The Bermondsey Street Conservation Area is approximately 15m north-east of the site and there are listed buildings at numbers 44 and 45 Grange Road. Pages Walk Conservation Area is approximately 85m to the south. In light of this, Saved Policy 3.18 of the Southwark Plan is also relevant, as this requires development to preserve the setting of listed buildings, conservation areas and world heritage sites. The site also sits within the background assessment area of protected view 3A.1 (Kenwood) in the London View Management Framework. However, the height threshold for requiring an assessment is 52.1m AOD which the proposed building would sit well below.

Height, scale and massing

51. At its highest point, the development under consideration here would be 29.77m high, comprising two commercial storeys and seven residential storeys. This drops to six storeys (two commercial and four residential) on the part of the site adjacent to the lower rise housing to the north. The planning permission granted for the redevelopment of the Rich Estate (15/AP/2474) allows buildings of up to 9 storeys fronting onto Crimscott Street.
52. The extant permission for a commercial building on the site (16/AP/0481), approved a maximum height of 26.4m (29.3 AOD). The proposals now under consideration would increase this by only 3.37m. The submitted material also demonstrates that the impact of the proposed height, scale and massing would be very similar to that already approved when viewed from street level.
53. It is considered that the height, scale and massing proposed would relate satisfactorily to the surrounding buildings and heritage assets. At five storeys with a set back sixth storey, the lower part of the building would be acceptable in relation to the 4 storey Twist House and 2-3 storey house at 1 Crimscott Street. The height would then step up to 9 storeys to the south of the site. Although this would contrast with the low rise industrial building currently adjoining the site here, this site could well be redeveloped in the future. The heights proposed would relate well to the existing Rich Estate buildings and those granted planning permission in 2016. The massing of the top storey would be set back to reduce its impact on the Pages Walk Conservation Area. A wireline view of the proposals from Pages Walk has been submitted, which demonstrates that, although the proposal would be visible, it would not breach the sensitive roof profile of the buildings that line the south-eastern side of the street. As a result, its impact on the conservation area is considered to result in less than substantial harm to the heritage asset, which would be outweighed by the public benefits of the proposals. This is in line with the requirements of Paragraphs 133 and 134 of the NPPF. It is not considered that the proposals would cause any adverse impacts to views into and out of the Bermondsey Street Conservation Area or the settings of the nearby listed buildings.
54. Along Crimscott Street, the footway would be widened and new hard and soft

landscape would be introduced where appropriate. This would result in a similar proportional relationship between the height of the buildings and width of the public realm as that approved at the Rich Estate.

Design quality

55. The design proposed would be of a high quality. The building would have a clear hierarchy of 'base', 'middle' and 'top', ensuring comfortable proportions and clear articulation of uses. The 'base' would ground the building at the back edge of the widened footway, with the two storey commercial offer well articulated with brick piers. The 'middle' would feature a clear rhythm windows and balconies, broken up by changes in massing, and reconstituted stone detailing. The 'top' would also be well articulated with bands of textured brickwork proposed to terminate the building.
56. At either end of the base, fronting onto Crimscott Street, would be a well articulated residential entrance, highlighted with reconstituted stone details. In the centre would be the commercial entrance. All three entrances would be generously proportioned within the facade and would be clearly legible in the street scene. The commercial frontage along Crimscott Street would be visually permeable, providing good levels of activity and natural surveillance. In order to achieve this active frontage onto Crimscott Street, the existing sub station to be relocated to a position on the southern edge of the proposed building. Relocating the substation is also necessary to widen the footway. The principle of relocation was agreed in the extant permission, although under the current proposals it would be relocated to a different location within the ground floor. The applicant has demonstrated that the principle of relocation is acceptable to the UK Power Network.
57. The existing pedestrian routes to the north and south of the site would be retained and improved, with new paving and accessible gradients to overcome existing level changes. As the primary focus of the commercial frontage would be onto Crimscott Street at ground floor level, these routes will be largely fronted by ancillary uses. Whilst this could compromise activity and natural surveillance, this has been mitigated by introducing corner openings at the residential entrances, low level up lighters for good lighting after dark, and full height windows at first floor for passive surveillance. The full height windows at first floor would not be high enough to cause harmful overlooking of No. 1 Crimscott Street as they would be obscured by the commercial building at No. 2 Crimscott Street.

Materials

58. A masonry language is proposed for the building, in response to the character of the surrounding area. This would consist predominantly of brick, with reconstituted stone features. This is considered an appropriate response to the existing character of the area and the emerging architectural language approved at the Rich Estate. Detailed drawings and material samples should be required by condition in order to ensure that this quality of design is delivered.

Density

59. The site is within the Urban Density Zone, for which Core Strategy Strategic Policy 5 establishes a density range of 200-700 habitable rooms per hectare (HR/Ha). The proposed building would provide a total of 152 habitable rooms within a site area of 0.143ha. This would result in a density of 1,062HR/Ha. Whilst this exceeds the density range established for the Urban Density Zone, Strategic Policy 5 also acknowledges that within Opportunity Areas and Action Area Cores, the maximum densities may be exceeded when developments are of an exemplary standard of design. Furthermore, the revised draft Old Kent Road AAP proposes a density range

of 650-1100 HR/Ha for the Opportunity Area Core Area, within which this site sits.

60. A number of indicators of exemplary design are set out in Southwark's Residential Design Standards SPD. The proposals under consideration would meet a number of these, including exceeding minimum floor space standards, providing additional storage, exceeding the minimum ceiling height of 2.3m required by Building Regulations, having natural light and ventilation in kitchens, achieving good standards of sunlight and daylight, meeting Approved Document M of the Building Regulations M4(2) for all non wheel chair user homes, minimising corridor lengths, minimising noise nuisance by stacking floors, maximising the development potential of the site and making a positive contribution to local context. Given this, and the density range proposed in the revised draft AAP, the density proposed is considered acceptable.

Affordable housing

61. Strategic Policy 6 of the Core Strategy 'Homes for People on Different Incomes' requires at least 35% of the residential units to be affordable. For developments of 15 or more units affordable housing is calculated as a percentage of the habitable rooms and further information on this can be found in the Council's draft Affordable Housing SPD (2011). All of the affordable units should be provided on site and a mix of housing types and sizes is required. In accordance with Saved Policy 4.5 of the Southwark Plan, for every affordable housing unit which complies with the wheelchair design standards one less affordable habitable room will be required.
62. Saved Policy 4.4 of the Southwark Plan requires a tenure split of 70% social rented to 30% intermediate housing. This is reiterated in the revised draft Old Kent Road AAP. For clarification, Saved Policy 4.4 established an affordable housing tenure split of 50% social rent to 50% intermediate within the Old Kent Road Action Area. However, the Old Kent Road Action Area boundary to which this related pre dates that of the current Opportunity Area, and does not include Crimscott Street. It is therefore not applicable here.
63. Of the 55 residential units proposed, 16 would be affordable. This equates to 37% of the total habitable rooms (59 affordable habitable rooms). Of the affordable housing, 11 units (41 of the habitable rooms) would be for social rent and five would be intermediate (18 of the habitable rooms). This equates to a split of 70% social rent to 30% intermediate and therefore fully complies with Strategic Policy 6 of the Core Strategy.

Housing mix

64. Strategic Policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% 2+ bedroom units and 20% 3+ bedroom units. No more than 5% studio units can be provided and these can only be for private housing.
65. Of the 55 residential units proposed, 26 would be 1 bed units, 22 would be 2 bed units and 7 would be 3 bed units. There would be no studio units. This equates to 53% 2 or more bedroom units and 13% 3 or more bedroom units. This is not in compliance with policy requirements, but it is accepted within the Technical Residential Design Standards SPD that exceptions may be made where a mix of dwelling sizes would be inappropriate due to the location of the site, its external environment or the limitations of the site itself. The applicants in this case have identified a market demand for 1 and 2 bed units in this location.
66. Furthermore, all of the 3 bedroom units would be affordable. As a result, the mix of

affordable units would be policy compliant, with 62% having more than 2 or more bedrooms and 44% having 3 bedrooms.

67. In light of the above, it is considered that this shortfall in private 3 bedroom units would not outweigh the other benefits of the scheme. On balance therefore, the housing mix is considered acceptable.

Quality of accommodation

68. Saved Policy 4.2 of the Southwark Plan 'Quality of accommodation' requires developments to achieve good quality living conditions. The Council's Residential Design Standards SPD establishes minimum room and overall flat sizes (dependant on occupancy levels) and requires units to be dual aspect with good levels of light, outlook and cross-ventilation.

Aspect

69. 23 (42%) of the proposed units would be dual or through-aspect. 32 (58%) would be single aspect. Of the single aspect units, 19 (35% of the total, 59% of the single aspect units) would have corner windows. This is a relatively high proportion of single aspect units, but given the constrained, urban nature of the site, it is not considered unreasonable. The design also mitigates against the harmful impacts of single aspect homes as none would be north-facing or have any more than two bedrooms. Indeed, 21 (66%) of the single aspect units would have only 1 bedroom. All of the single aspect units would also have full height, floor to ceiling glazing to maximise daylight.

Unit sizes

70. All of the proposed units would satisfy the minimum floor areas set out in Southwark's Residential Design Standards SPD. 34 of the 55 units (62%) would exceed the standards by 1 sqm or more. All of the units would provide at least the required amount of storage space. All of the three bed, affordable units would provide 1 sqm or more in excess of the required storage, which would allow for larger items like pushchairs.
71. Most of the individual room sizes proposed would also comply with the standards set out in Southwark's Residential Design Standards. The only exception to this are ten two bed, three person private units, which would fall short of the required open plan living/kitchen/dining rooms by between 1 and 2sqm. However, as these units meet or exceed the overall space standards, it is considered that this would be mitigated by space elsewhere in the dwellings. It is also noted that these sizes would be in line with the Nationally Described Space Standard (updated 2016).

Internal daylight and sunlight within the proposed dwellings

72. A report on daylight within the proposed dwellings, based on Building Research Establishment (BRE) guidance, has been submitted. This considers light to the proposed dwellings using the Average Daylight Factor (ADF). ADF determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. The report takes into account the approved massing of the development at the Rich Estate and simple 9 and 4 storey buildings on the land at 20 Crimscott Street and 15-25 Page's Walk respectively. As such, it represents a 'worst case scenario'.
73. All of the habitable rooms on the lowest three floors of the proposed development were tested. At fourth floor level, only 1 room would fall below the BRE guidelines, and this would be a secondary bedroom. The floors above were not tested as the

results would improve as you move up through the building, so it is assumed they would all pass. In total, 81 rooms were tested, comprising 30 living/dining/kitchens (or a combination thereof) and 51 bedrooms. Where windows would be set back beneath balconies serving the floor above, the obstructing effect of the balcony was included within the model.

74. The results can be summarized as follows:-
- (a) 42 (82%) of the 51 bedrooms tested would satisfy the 1% ADF target.
 - (b) 23 (77%) of the 30 living/diners or living/kitchen/diners tested would satisfy the 1.5% or 2.0% ADF target.
- Those rooms that would not meet the requirements, would achieve levels ranging from 1.27% to 1.99% for Living/Kitchen/Dining and 0.35% to 0.95% for bedrooms.
75. This is a high level of adherence for an urban setting, and the report notes that many rooms receive daylight levels well in excess of the suggested targets. Where rooms fall below the guidelines, this is a result of balcony positions. Given the amenity value that balconies provide, a balanced judgement is needed in relation to this. The design has sought to maximise daylight wherever possible, which is evidenced by the fact that only 1 room falls below the BRE guidelines at the fourth floor level. It is also worth noting that the report assumes that all surrounding plots would be developed. If the assessment were to have been undertaken with the currently existing surrounding buildings, a much higher level of adherence would have been achieved. As all of the units are of a good size, and each has access to private amenity, it is considered on balance that the accommodation would be of sufficiently high quality to mitigate low levels of daylight where they occur.

Amenity space and play space

76. Section 3 of the Residential Design Standards SPD sets out the Council's amenity space requirements for residential development, and states that all flat developments must meet the following minimum standards:
- 50 sqm communal amenity space per development;
 - For units containing three or more bedrooms, 10 sqm of private amenity space;
 - For units containing two or fewer bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement; and
 - Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.
77. Amenity space in the proposed scheme would be provided in the form of private balconies and communal terraces. The communal terraces would be accessible from each residential tenure via the common core and would each be serviced by 2 sets of lifts. All of the three bed units would have a balcony of 10 sqm. All other units would have a balcony of at least 5 sqm.
78. The communal terrace serving the affordable units would be at level five. This would provide 130sqm communal amenity space. The affordable units would require 111.5 sqm play space to meet the Mayor's standards and 39 sqm to compensate for those affordable 1 and 2 bed units that have balconies of less than 10sqm. All 3 bed units would have policy compliant balconies of 10sqm. In total, this is a requirement of 150.5 sqm. The provision would therefore fall short of the requirements by 20.5 sqm, but the total play space requirement could be delivered. This will be required by condition.

79. The communal terrace at level six would serve the private units. It would provide a total of 216sqm of amenity space, which is sufficient to compensate for those private 1 or 2 bed units that have balconies of less than 10sqm and provide sufficient children's play space to meet the Mayor's standards. In addition, the terrace at level 6 would provide an additional 45sqm communal amenity space. This falls 5sqm short of the 50sqm communal amenity space required by the Residential Design Standards SPD for all flat developments.
80. Whilst these failures to comply with amenity space requirements are very disappointing, it is noted that every unit would have at least 5 sqm of private amenity space. The site is also in close proximity to Bermondsey Spa Gardens which lies approximately 150m to the east. Bermondsey Spa Gardens was refurbished in 2006 and provides a play area, MUGA and a running track in addition to seating and picnic areas. As a result of this proximity to a generous park space, this shortfall in communal amenity space is not considered to outweigh the other benefits of the scheme. On balance therefore, the proposed amenity space is considered acceptable. A condition is recommended to require detailed drawings of the roof terraces, including the design of play spaces and boundary treatments. The condition also sets out that all play space required by the Mayor's Standards must be provided on site. The detailed design of amenity spaces will be expected to be of exceptional quality to compensate for the shortfall in amenity space.

Wheelchair housing

81. Saved Policy 4.3 of the Southwark Plan requires at least 10% of all major new residential developments to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.
82. The submitted documents state that all of the units in the proposed scheme would be designed to meet Part M4(2) of the building regulations and 11% (six units) would be wheelchair accessible. Three of these units would be affordable in tenure, and three would be private tenure.

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

83. Strategic Policy 13 of the Core Strategy 'High Environmental Standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved Policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.

Daylight and sunlight

84. A report assessing the impact of the development on the daylight and sunlight of the existing neighbouring residential units has been submitted. This is based BRE guidance and tests Vertical Sky Component (VSC), Annual Probable Sunlight Hours (APSH) and overshadowing of amenity spaces. The results do not materially differ from those for the previously consented scheme (16/AP/0481). While there are slight light reductions to a small number of windows, it is considered that the residual levels of light would be acceptable and that the scheme would therefore accord with the Residential Design Standards SPD.

85. Vertical Sky Component (VSC) is the amount of skylight reaching a window expressed as a percentage. The BRE guidance recommends that the windows of neighbouring properties should achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
86. Annual Probable Sunlight Hours (APSH) is considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then the BRE considers that sunlight to the building may be adversely affected.
87. The No-Sky Line (NSL) (or Daylight Distribution) Test assesses the area of a room at desk height that can see the sky. The guidance suggests that the NSL should not be reduced to less than 0.8 times its former value (i.e. no more than a 20% reduction).
88. Overshadowing modelling assesses whether at least half of a garden or amenity area would receive at least 2 hours of sunlight on 21 March. If the amount of sunlight received by an area that would receive two hours of sun on 21 March is less than 0.8 times its former value, the BRE consider that the loss of sunlight is likely to be noticeable.
89. In relation to the proposal under consideration, the following properties have been tested:
- 1-8 Pages Walk (new dwellings to the west of the site);
 - Twist House (block of flats to the north of the site);
 - 1 Crimscott Street (house to the north of the site, separated from it by an industrial unit);
 - Lena Fox House (a hostel on the opposite side of Crimscott Street); and
 - The Rich Estate (proposed residential development to the east of the site).
90. The daylight/ sunlight impacts on the two storey commercial properties immediately to the rear of the application site have not been assessed. This is in accordance with BRE guidance to prioritise residential properties, as commercial uses are deemed to have a greater reliance upon supplementary electric lighting. It does not appear that there are any light sensitive uses within these buildings (e.g. studios, schools, hotels etc). This is in line with the approach taken in the extant permission.

1-8 Pages Walk

91. This terrace is located at least 40m to the west of the site. All of the windows tested at 1-8 Pages Walk would adhere with guidance in relation to VSC and APSH.

Twist House

92. Six of the 37 windows tested would experience a loss of skylight greater than 0.8 times their former value, with VSC reductions ranging from a factor of 0.71 to 0.79. They would still achieve VSC results in excess of 20%, which is considered relatively good in an urban environment. In the previously consented scheme, the submitted report states that four windows would have failed the VSC test, with similar levels of reduction.
93. In relation to APSH, the results show that, with the exception of one window, all

windows tested would adhere to the BRE guidelines. This is an improvement when compared with the extant scheme in which two windows fell below the BRE guidelines. The window that would fail to meet the guidelines would see a reduction to 0.17 times its former value in winter. In summer however, this window would receive 37% APSH.

94. In relation to NSL (Daylight Distribution), in eight of the rooms tested the area that would see the sky would fall to less than 0.8 times its former value. One of the rooms would see a reduction to 0.36 its former value, but the rest would range between 0.60 - 0.79.

1 Crimscott Street

95. Three of the seven windows tested would experience a loss of skylight greater than 0.8 times their former value, with reductions ranging from 0.29 to 0.79 times their former values. Two of these windows, located on the flank elevation also fell below the BRE guidelines in the previously consented scheme. This was considered acceptable as they serve non-habitable rooms. The remaining window would only just fall below the guidelines with a VSC level of 26.4%, and a ratio reduction of 0.79.
96. In relation to APSH, two of the windows tested would fall below the targets for winter assessment, with reduction factors of 0.20 and 0.44. It is however noted in the report that these two windows serve non habitable rooms.
97. This is the only property to have been tested for overshadowing to its amenity space as it has a rear garden facing west. The report advises that at present only 8.9% of the rear garden receives more than two hours of sunlight on March 21st (the area is located at the end of the rear garden, in the north-western corner). All of this would be in shadow as a result of the proposal. This would therefore fail in relation to the BRE test. The summer impact has also been tested and 69% of the garden would receive more than two hours of sunlight on 21st June. This is no change from the current condition. These results are the same as those caused by the previously consented scheme, in which it was concluded that the garden is more likely to be used during the summer months when the weather is warmer and therefore the impact is considered to be acceptable.

Lena Fox House

98. As with the previously consented scheme, none of the five windows tested would pass in relation to VSC, with reductions ranging from 0.48 to 0.61 times their former values. The report states however, that this is only a 2-4% reduction over that accepted under the previously consented scheme. The loss of light was considered acceptable in the previous scheme as a result of the temporary nature of the accommodation provided in this hostel building. It was also noted that one of the windows tested appears to serve an administrative room. This property has not been tested for sunlight owing to the orientation of its windows.

Rich Estate

99. Of the 16 windows tested, 14 would fail the VSC test, with reductions ranging from 0.22 to 0.74 times their former values. On the whole, the reason that so many windows would experience such significant reductions is that the proposed condition is being compared against the existing low level building on the application site. In reality, most of the residual daylight levels would be good for an urban context. Two would remain above 27% VSC, five would be above 20% VSC and six would be above 15% VSC. Of the two remaining windows, one would receive 10.17% VSC and one would receive 4.91%. It is worth noting that the properties on the Rich Estate are

not yet occupied.

100. As it had not yet been granted planning permission at the time, the impacts on the Rich Estate were not tested as part of the submission for the previously consented scheme. The current daylight and sunlight report claims that if it had been tested, 11 of the 16 windows assessed would have fallen below the recommended VSC levels. Of the three windows that would change from adherence to non-adherence under the proposals currently under consideration, the VSC levels would range between 24-26%, which are relatively high levels of daylight in an urban context and not far off the suggested 27% VSC.

Privacy and Overlooking

101. To prevent harmful overlooking, the Residential Design Standards SPD recommends a minimum distance of 21m between the rear of two properties and 12m where properties would face each other across a highway.
102. As a result of the tightly constrained nature of this site, such distances would not always be possible. In these instances, the privacy of future occupants and surrounding properties would be maintained with the use of angled oriel windows. These comprise transparent and translucent glass angled at 90 degrees, to ensure privacy while retaining appropriate internal levels of light within the units. It is also proposed to screen balconies that could result in harmful overlooking with flat vertical bars which would enable views towards Crimscott Street but avoid overlooking of a potential redevelopment of No.20.

Pages Walk

103. There would be a minimum separation distance of 40m between the houses on Pages Walk and the proposed building. This is more than sufficient to maintain privacy, and well in excess of the Residential Design Standards SPD recommendations.

Twist House

104. There would be a minimum separation distance of at least 20m between windows in the north facing elevation of the proposed building and the closest windows in Twist House. This would be only 1 m below the Residential Design Standards SPD recommendation. Furthermore, where the risk of direct overlooking is greatest, oriel windows would be used to deflect views. It is also noted that numbers 1 and 2 Crimscott Street would sit between Twist House and the proposed building. Given the dense, urban location of the proposal, it is considered that this would be acceptable.

1 Crimscott Street

105. There would be a much closer relationship between the proposed building and No. 1 Crimscott Street; with a separation distance of 9m. As a result, the windows on the north elevation of the proposed building that could potentially harmfully overlook the rear garden of 1 Crimscott Street would be oriel windows to direct views away. This is considered acceptable mitigation.
106. There could also be harmful overlooking from the communal terraces proposed at 5th and 6th floor levels. As such, landscaped screening of these spaces has been added. A condition is also recommended that would prohibit the use of the roof terraces (other than for maintenance or repair purposes or means of escape) between the hours of 23:00-07:00 to ensure no undue noise or disturbance.

Lena Fox House

107. There would be 14- 15m between the two buildings. This would exceed the 12m recommended in the Residential Design Standards SPD for properties that face each other across a street.

No. 20 Crimscott Street

108. No. 20 Crimscott Street is a commercial property, and as such the proposed development should not result in any loss of amenity under the existing conditions. However, it is possible that this site could be redeveloped with a similar mixed use scheme to that under consideration here, in the future. It is therefore necessary to ensure that the proposals under consideration would not compromise the development potential of this site. In order to achieve this, it is proposed that all windows on the south facing elevation directly adjacent to the 20 Crimscott Street site, would be oriel windows, to direct views away from the neighbouring site. Furthermore, there would be full-height louvered screens to the balconies that would overlook the site. To support their proposals, the applicant has submitted an illustrative plan of potential development on the 20 Crimscott Street site, demonstrating that it would be possible to build here without harmful overlooking occurring.

Rich Industrial Estate

109. There would be approximately 15m between the proposed building and the planned new buildings on the Rich Estate. This exceeds the 12m required by the Residential Design Standards SPD and would be sufficient to maintain outlook and privacy.

Commercial Properties on Pages Walk

110. As these properties are commercial, the proposed development should not result in any loss of amenity under the existing conditions. As a result of the courtyard proposed [at upper levels, there is a distance of 12m between the proposed rear windows and the edge of this existing building. If this site were to be redeveloped for residential uses in the future, a similar approach would need to be employed, with a generous set back or courtyard to ensure sufficient privacy distances.

Noise and vibration

111. A noise impact assessment has been carried out by Acoustics Plus, which demonstrates that the site is suitable for residential development. The noise impact assessment clarifies that the proposed design would comply with the relevant noise standards and would not harm the amenity of the nearby properties.
112. This has been reviewed by the council's environmental protection team who concur with the conclusions and suggested mitigating measures. The conditions recommended have been included.

Transport issues

113. Saved Policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; Saved Policy 5.3 requires the needs of pedestrians and cyclists to be considered; and Saved Policy 5.6 establishes maximum parking standards. The site has a PTAL (public transport accessibility level) of 3/4 (medium) and is located in a Controlled Parking Zone (CPZ). The council's Transport Planning and Highways teams have been consulted. Their response has informed the following paragraphs of this report.

Pedestrian Access

114. The pedestrian access for both residential and commercial elements of the development will be from Crimscott Street as per the existing site use. These arrangements are considered to be acceptable.

Delivery and Servicing

115. It is forecast that the scheme would generate 12 deliveries a day, as opposed to the consented office scheme which would generate 18 deliveries a day. The applicant states that the deliveries would occur on-street and that, as they would be spread out across the day, they would have no impact on traffic on Crimscott Street or parking amenity. Although the Council's preferred approach is for off-street servicing, the proposal is in line with the previously consented scheme and stays within the previous estimated delivery and service trips.
116. The rear access from Pages Walk could accommodate deliveries from vehicles of 7.5 tonne or less, but the access to the main commercial entrance would not be as easy.
117. Waste collection for both the residential and commercial elements of the development would be carried out on-street in and around Crimscott Street and neighbouring buildings. The responsibility of bringing bins to the front of the property would rest with the building's facilities management on collection days

Delivery service plan bond

118. In order to ensure that on-street servicing and deliveries do not negatively impact on the highway network, the Council is currently working on proposals to recommend that applicants in the Old Kent Road Opportunity Area enter into Delivery Service Plan Bonds against their baseline figures for daily servicing and delivery trips. These bonds would be calculated at £100 per residential unit and £100 per 5000 sqm non-residential floorspace. In accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010, this is not intended as a financial penalty, but as a means of mitigating any harmful impacts from the proposed development and ensuring a better quality of life for current and future residents. As such, it is considered to meet the CIL Regulations 122 test, in that it would 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.

119. Given the timing of this application however, and the fact that there is an extant permission for the development of the site with no Delivery Service Bond in place, it has been agreed that the applicant can make a one off payment towards improving air quality in the ward in place of a bond. As such, they would not be required to monitor vehicular activity or report this to the council. The amount to be paid has been calculated based on the residential component of the scheme only, as the commercial component was previously approved. Payment would be £5500, which would be due prior to first occupation. It will be secured through the S106 agreement and released towards a project to mitigate the impact on air quality in the ward.

Car Parking

120. The proposal would be 'car free', with new residential units being permit free. Three year's car club membership would be sought through Section 106 agreement.

121. Two wheelchair parking bays are proposed. A policy compliant scheme would be expected to provide between 5 and 6 wheelchair parking bays. However, as car ownership levels in the borough for 1 to 2 bed dwellings are approximately 35%, and evidence submitted by the applicant demonstrates that there is sufficient on street capacity, this reduced level of wheelchair parking is considered acceptable. The access to the wheelchair parking has been tracked from Pages Walk and is satisfactory.
122. The applicant has carried out "overnight parking beat surveys in accordance with Lambeth Council's parking survey guidance methodology". During the survey, no cars were observed within the disabled bays on Crimscott Street which are located circa 40-45m. This indicates that there is sufficient on street capacity.
123. The applicant has stated that the 2 parking bays would have electric vehicle charging capability. This complies with New Southwark Plan Policy DM48, and will be secured through the S106 agreement.

Cycle parking

124. The proposed number of cycle parking spaces would be in excess of the requirements of the London Plan. Although there are some concerns regarding the use of two-tier cycle parking, this would not be sufficient grounds for refusing permission. In addition to this, membership to dockless cycle hire schemes for residents of the development will be secured through the S106. A condition requiring detailed design of the cycle storage is recommended.

Travel plan

125. TfL have recommended that a travel plan should be required. However Southwark's Transport Planning team do not find them effective in encouraging mode shift in developments of this nature and as such, this will not be pursued here. As the proposals would comply with local and London plan policies on a number of transport issues, including car free development, commercial and residential cycle storage, electrical charging points, and both car club and cycle hire memberships would be secured for residents, requesting additional payments towards cycle hire is considered unreasonable and will not be sought through the S106.

Construction environment management plan

126. A Construction Environment Management Plan has been prepared in consultation with Southwark's Network Development Coordinator in order to discharge Condition 10 (17/AP/2677) of the extant permission (16/AP/0481). It has been agreed with the Network Development Coordinator that this CEMP can apply to the application under consideration here (email dated 6th December 2017). A compliance condition to this effect is recommended.

Impact on trees

127. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals. There are street trees further south along Crimscott Street which could be affected by the proposal. An arboricultural method statement for tree protection measures was submitted to and approved by LB Southwark under Condition 3 of the extant consent (ref: 17/AP/2136). The conclusions of the submitted arboricultural method statement are relevant to this planning application. A compliance condition for tree protection measures is therefore recommended.

128. The plans show that three new street trees would be planted outside the site, which should be secured through the S106 agreement/condition. This is a positive aspect of the scheme which is welcomed.

Planning obligations (S.106 undertaking or agreement)

129. Policy 8.2 of the London Plan and saved policy 2.5 'Planning obligations' of the Southwark Plan advise that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development; further information is contained within the council's Planning Obligations and CIL Supplementary Planning Document.

130. The following would be secured through a S106 agreement:

- Affordable Housing;
- Affordable Housing Evaluation Report Monitoring Contribution of £8,000;
- Archaeology contribution of £6,778;
- Carbon off-set fund residential offset payment £84,800 (residential off set payment of £83,000 and non residential offset payment of £1800);
- Car Club membership for three years;
- Car Parking Management Plan;
- Dockless cycle hire membership for three years;
- Employment during construction and in the development provisions;
- Future connection to district combined heat and power;
- Monitoring fee of £4,752.78;
- Payment in lieu of DSP Bond of £5500;
- Payment in lieu of affordable workspace of £140,561, based on 10% of office floor space at an average build cost of £766 per sqm;
- Commercial Units Management Plan (to include a scheme for the appointment of a Workspace Provider);
- Public access and improvements to the routes to the north and south of the development;
- Relocation of sub station;
- Roof terraces to be provided as communal space; and
- Scheme of highway works to be secured through a s278 agreement (including 3 street trees).

131. In the event that a satisfactory legal agreement has not been entered into by 1 March 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 S106 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).

Community Infrastructure Levy

132. 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.

133. In this instance a Mayoral CIL payment of £249,442 and a Southwark CIL payment of £901,427 are due. However, as the S106 deed completion means that a decision notice will not be issued until 2018, so further indexation (yet to be published) will apply to £218/sqm as well as MCIL.

Development viability

134. This application was accompanied by viability report on submission. Following negotiations, the application was amended to include a policy compliant level of affordable housing. In line with the requirements of the emerging SPD, this revised offer is supported by an updated viability appraisal which explains the basis on which the improved offer can be supported within a scheme which remains deliverable. Although this updated appraisal is in summary form (rather than a complete new appraisal) it does support the applicants assertion that they could deliver the scheme taking into account the costs and potential revenues set out in the summary appraisal.
135. This report therefore recommends that permission be granted subject to a S106 agreement, and that the agreement should require that any subsequent renegotiation of affordable housing which represents a net reduction (for instance through an appeal) will be subject to a viability review following substantial implementation.

Sustainable development implications

136. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. An Energy statement and Sustainability Assessment based on the Mayor's hierarchy have been submitted for approval. Both were updated during the application process to take account of energy strategy amendments.

Be lean (use less energy)

137. This would include high levels of insulation, energy efficient lighting and efficient space heating systems. These measures would reduce carbon dioxide emissions by 16% beyond the requirements of the Building Regulations Part L 2013 'baseline'.

Be clean (supply energy efficiently)

138. Space heating and hot water demand will be met predominantly by a low carbon combined heat and power (CHP) engine located within the central plant room. This provides a further 12% reduction in regulated CO2 emissions.
139. The site is not near to any existing or proposed decentralised energy networks but the building would be future-proofed for connection which would be secured through the S106 agreement.

Be green (low or carbon zero energy)

140. A range of low or zero carbon technologies was considered and photo voltaic panels (PVs) were found to be most suitable for this scheme. The PVs proposed would reduce carbon dioxide emissions by 6% when compared to a scheme compliant with the building regulations. It is noted that this 5% reduction would fall short of the 20% Core Strategy target for Strategic Policy 13 of the Core Strategy.
141. The 'be lean', 'be clean' and 'be green' measures would result in an overall reduction of 34% in carbon dioxide emissions when compared to a scheme compliant with the building regulations for the residential component of the building and a 33% reduction for the commercial component of the building. For the residential component, this falls short of the zero carbon target by 66%. This would equate to 46 tonnes of CO₂ and in accordance with the adopted planning obligations SPD a contribution of £83,000 would be required to mitigate this (£1,800 per tonne of CO₂). For the commercial component of the building, this falls short of the 35% reduction target by 2%. This would equate to 1 tonne of CO₂, requiring a contribution of £1,800. A clause to this effect has been included in the draft S106 agreement.
142. In terms of Southwark's policies, Strategic Policy 13 of the Core Strategy 'High Environmental Standards' requires developments to meet the highest possible environmental standards and the following are relevant in relation to the proposal:
- Major developments must reduce surface water run-off by more than 50%;
 - Non-residential development (other than community facilities) should achieve at least BREEAM 'excellent';
 - Major housing developments must achieve a potable water use target of 105 litres per person per day.
143. The submitted Sustainability Statement confirms that residential units will meet the required water consumption rate of 105 litres per person per day or less and that the drainage strategy for the site allows for Sustainable Urban Drainage systems (SuDS) to be incorporated into the scheme and to reduce the surface water discharge rate to 5 l/s as per advice from Thames Water. This would represent a significant reduction in the surface discharge from the site compared to existing. The revised draft AAP elevates the surface water reduction targets to 100% greenfield run off rates, with a minimum of 70% provided in site using Sustainable Urban Drainage Systems (SUDS). Any shortfall would be expected to be off set by a financial contribution in lieu. However, as no charge has yet been established for the latter, it has not been applied here.
144. A BREEAM pre-assessment has been undertaken for the non residential component of the scheme which demonstrates that the proposal could achieve BREEAM 'excellent' and a condition to secure this is recommended.

Archaeology

145. The site is located within the Bermondsey Lake Archaeological Priority Zone and a 'Watching Brief on SI Works' by AOC Archaeology Group has been submitted. The Council's Archaeology Officer has advised that the archaeological conditions imposed on the extant permission (16/AP/0481) should be replicated on this application. The Watching Brief on the SI Works did not sufficiently inform on the archaeology of the site because the trial pits were small, shallow and none went below the upper made-ground deposits. The summary shows that further evaluation is still required.
146. The archaeology officer has also requested an additional archaeological condition

pertaining specifically to evaluation. The conditions requested have been included, along with an archaeological contribution to be secured through the S106 agreement.

Air quality

147. The site is located in an Air Quality Management Area and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development
148. The Council's Environmental Protection Team (EPT) has reviewed the submission and advised that they will require the emissions during the construction phase to be controlled by measures contained within an approved Construction Management Plan. This will include continuous monitoring for dust and noise at points closest to sensitive receptors. A Construction Environment Management Plan has now been agreed, as set out in paragraph 116 above.

Flood risk

149. The site is located in Flood Zone 3 which is defined as having a high probability of river and sea flooding. A flood risk assessment has therefore been submitted in support of the application. Neither the Environment Agency (EA) or the Council's Flood and Drainage Team have responded to consultation on this application. A condition requiring the development to be carried out in accordance with the Flood Risk Assessment is recommended.

Contaminated land

150. Phase 1 and Phase 2 contamination assessments have been submitted in support of the application. They identify that the land could be contaminated owing to past uses including as a garage and printing works. The Council's EPT team have reviewed the submission and recommended a condition to ensure the developer keeps a watching brief during the redevelopment of the site.

Ecology

151. The Council's Ecology Officer has not responded to consultation on this application. They did advise on the extant permission that the site offers negligible interest for biodiversity as it is dominated by buildings and hard standing and recommended conditions to secure ecological enhancements, including a brown roof and nesting boxes. These have been replicated in the recommendation made here.

Statement of community involvement

152. A statement of community involvement has been submitted, setting out the consultation which was carried out on the proposal prior to the submission of the planning application. It advises that the following activities were undertaken as part of the consultation:
 - A meeting with Councillor Ben Johnson, member for Grange Ward, where the site is located;
 - 1,533 letters sent to local residents and businesses, providing information on the proposed development and an invitation to a public consultation exhibition;
 - A two-day public consultation exhibition;
 - Emails offering one-to-one briefings sent to residents who expressed an interest in staying in touch when they attended the public consultation exhibition;
 - Provision of feedback forms at the exhibition, enabling residents and businesses to provide feedback.

153. The public consultation exhibition was attended by 32 local people.
154. The statement advises that the proposals were generally supported, and queries were raised regarding affordable housing, building height, design and daylight and sunlight.

Conclusion on planning issues

155. The proposed development would be acceptable in land use terms and the increase in employment floorspace on the site is welcomed. The building would be of a good standard of design which would preserve the setting of the adjacent conservation areas and listed buildings, and would provide an appropriate contextual response to the site. Subject to conditions no significant loss of amenity would occur, and no adverse transport impacts are anticipated. Existing trees would be protected by way of a condition, and new trees would be planted along Crimscott Street which would enhance its visual amenities. Appropriate mitigation would be secured through a S106 agreement and CIL contributions, and the development would be acceptable in relation to sustainability objectives, subject to a contribution to the Council's carbon off-set fund. A number of archaeology conditions are recommended, together with conditions relating to air quality, flood risk, contaminated land and ecology. It is therefore recommended that planning permission be granted, subject to the completion of a S106 agreement.

Community impact statement

156. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Human rights implications

159. 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.
160. This application has the legitimate aim of providing a new mixed use building. The

rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TAP/47-36 Application file: 17/AP/3170 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7194 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	Sarah Parsons, Team Leader	
Version	Final	
Dated	13 December 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 of 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		26 January 2018

APPENDIX 1**Consultation undertaken****Site notice date:** 15/09/2017**Press notice date:** 21/09/2017**Case officer site visit date:** 15/09/2017**Neighbour consultation letters sent:** 14/09/2017**Internal services consulted:**

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

26 Pages Walk London SE1 4HR
 Room 10 Lena Fox House SE1 5TE
 Flat 3 44 Grange Road SE1 3BH
 Flat 2 44 Grange Road SE1 3BH
 Flat 8 43 Grange Road SE1 3BH
 21-25 Pages Walk London SE1 4SB
 Unit 7a Third Floor Rich Industrial Estate SE1 5TE
 Gate House 40 Crimscott Street SE1 5TE
 Flat 3 43 Grange Road SE1 3BH
 Flat 2 43 Grange Road SE1 3BH
 B9 Lena Fox House SE1 5TE
 Flat 4 43 Grange Road SE1 3BH
 Flat 7 43 Grange Road SE1 3BH
 Flat 6 43 Grange Road SE1 3BH
 Flat 5 43 Grange Road SE1 3BH

Flat 23 Twist House SE1 3FY
 Flat 22 Twist House SE1 3FY
 Flat 21 Twist House SE1 3FY
 Flat 2 46 Grange Road SE1 3BH
 Flat 1 46 Grange Road SE1 3BH
 57 Grange Road London SE1 3BH
 Flat 3 46 Grange Road SE1 3BH
 45 Grange Road London SE1 3BH
 50 Grange Road London SE1 3BH
 48 Grange Road London SE1 3BH
 49 Grange Road London SE1 3BH
 47 Grange Road London SE1 3BH
 Room 40 Lena Fox House SE1 5TE
 51 Grange Road London SE1 3BH
 56 Grange Road London SE1 3BH

Unit 7 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 Unit 4 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 Unit 2 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 Unit 8 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 Flat 1 Twist House SE1 3FY
 Unit 2 Part Ground Floor Rich Industrial Estate SE1 5TE
 Unit 8 Rich Industrial Estate SE1 5TE
 Unit 7 Rich Industrial Estate SE1 5TE
 Unit 7a Fifth Floor Rich Industrial Estate SE1 5TE
 Unit 1 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 Unit 6 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 Unit 5 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 Unit 3 Fourth Floor Unit 7a Rich Industrial Estate SE1 5TE
 B8 Lena Fox House SE1 5TE
 A3 Lena Fox House SE1 5TE
 A2 Lena Fox House SE1 5TE
 A15 Lena Fox House SE1 5TE
 A4 Lena Fox House SE1 5TE
 A7 Lena Fox House SE1 5TE
 A6 Lena Fox House SE1 5TE
 A5 Lena Fox House SE1 5TE
 A10 Lena Fox House SE1 5TE
 A1 Lena Fox House SE1 5TE
 20 Crimscott Street London SE1 5TF
 A11 Lena Fox House SE1 5TE
 A14 Lena Fox House SE1 5TE
 A13 Lena Fox House SE1 5TE
 A12 Lena Fox House SE1 5TE
 B3 Lena Fox House SE1 5TE
 B2 Lena Fox House SE1 5TE
 B14 Lena Fox House SE1 5TE
 B4 Lena Fox House SE1 5TE
 B7 Lena Fox House SE1 5TE
 B6 Lena Fox House SE1 5TE
 B5 Lena Fox House SE1 5TE
 B1 Lena Fox House SE1 5TE
 A9 Lena Fox House SE1 5TE
 A8 Lena Fox House SE1 5TE
 B10 Lena Fox House SE1 5TE
 B13 Lena Fox House SE1 5TE
 B12 Lena Fox House SE1 5TE
 B11 Lena Fox House SE1 5TE
 Flat 2 Twist House SE1 3FY
 Flat 41 Twist House SE1 3FY
 Flat 40 Twist House SE1 3FY
 Flat 39 Twist House SE1 3FY
 1 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 4 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 3 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 2 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 Flat 34 Twist House SE1 3FY
 Flat 33 Twist House SE1 3FY
 Flat 32 Twist House SE1 3FY
 Flat 35 Twist House SE1 3FY
 Flat 38 Twist House SE1 3FY
 Flat 37 Twist House SE1 3FY
 Flat 36 Twist House SE1 3FY
 Room 5 Lena Fox House SE1 5TE
 Room 4 Lena Fox House SE1 5TE
 Room 3 Lena Fox House SE1 5TE
 Room 6 Lena Fox House SE1 5TE
 Room 9 Lena Fox House SE1 5TE
 Room 8 Lena Fox House SE1 5TE
 Room 7 Lena Fox House SE1 5TE
 7 Rose Stapleton Terrace 16 Pages Walk SE1 4SB

 6 Rose Stapleton Terrace 16 Pages Walk SE1 4SB

 5 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 8 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 Room 2 Lena Fox House SE1 5TE
 Room 1 Lena Fox House SE1 5TE
 9 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 Flat 31 Twist House SE1 3FY
 Flat 12 Twist House SE1 3FY
 Flat 11 Twist House SE1 3FY
 Flat 10 Twist House SE1 3FY
 Flat 13 Twist House SE1 3FY
 Flat 16 Twist House SE1 3FY

 55 Grange Road London SE1 3BH
 54 Grange Road London SE1 3BH
 71 Harold Estate Pages Walk SE1 4HW
 70 Harold Estate Pages Walk SE1 4HW
 69 Harold Estate Pages Walk SE1 4HW
 72 Harold Estate Pages Walk SE1 4HW
 75 Harold Estate Pages Walk SE1 4HW
 74 Harold Estate Pages Walk SE1 4HW
 73 Harold Estate Pages Walk SE1 4HW
 52 Grange Road London SE1 3BH
 43 Grange Road London SE1 3BH
 53 Grange Road London SE1 3BH
 20-22 Pages Walk London SE1 4SB
 Rose Stapleton Terrace 16 Pages Walk SE1 4SB
 Page House 33 Pages Walk SE1 4SF
 Room 39 Lena Fox House SE1 5TE
 Room 20 Lena Fox House SE1 5TE
 Room 19 Lena Fox House SE1 5TE
 Room 18 Lena Fox House SE1 5TE
 Room 21 Lena Fox House SE1 5TE
 Room 24 Lena Fox House SE1 5TE
 Room 23 Lena Fox House SE1 5TE
 Room 22 Lena Fox House SE1 5TE
 Room 13 Lena Fox House SE1 5TE
 Room 12 Lena Fox House SE1 5TE
 Room 11 Lena Fox House SE1 5TE
 Room 14 Lena Fox House SE1 5TE
 Room 17 Lena Fox House SE1 5TE
 Room 16 Lena Fox House SE1 5TE
 Room 15 Lena Fox House SE1 5TE
 Room 34 Lena Fox House SE1 5TE
 Room 33 Lena Fox House SE1 5TE
 Room 32 Lena Fox House SE1 5TE
 Room 35 Lena Fox House SE1 5TE
 Room 38 Lena Fox House SE1 5TE
 Room 37 Lena Fox House SE1 5TE
 Room 36 Lena Fox House SE1 5TE
 Room 27 Lena Fox House SE1 5TE
 Room 26 Lena Fox House SE1 5TE
 Room 25 Lena Fox House SE1 5TE
 Room 28 Lena Fox House SE1 5TE
 Room 31 Lena Fox House SE1 5TE
 Room 30 Lena Fox House SE1 5TE
 Room 29 Lena Fox House SE1 5TE
 76 Harold Estate Pages Walk SE1 4HW
 Unit 2 Fifth Floor Rich Industrial Estate SE1 5TE
 Unit 2 First Floor Rich Industrial Estate SE1 5TE
 Flat 1 44 Grange Road SE1 3BH
 Unit 2 Sixth Floor Rich Industrial Estate SE1 5TE
 Unit 7a Second Floor Rich Industrial Estate SE1 5TE
 Unit 7a First Floor Rich Industrial Estate SE1 5TE
 Unit 7a Ground Floor Rich Industrial Estate SE1 5TE
 23 Crimscott Street London SE1 5TE
 Unit 2 Third Floor Rich Industrial Estate SE1 5TE
 24 Crimscott Street London SE1 5TE
 Unit 7a Rich Industrial Estate SE1 5TE
 Lena Fox House 41 Crimscott Street SE1 5TE
 Unit 12 Rich Industrial Estate SE1 5TE
 Ground Floor Rich Industrial Estate SE1 5TE
 Unit 37 22 Crimscott Street SE1 5TE
 Unit 2 Second Floor Rich Industrial Estate SE1 5TE
 15 Pages Walk London SE1 4SB
 Unit 2 Fourth Floor Rich Industrial Estate SE1 5TE
 Units 9 And 10 Third Floor Rich Industrial Estate SE1 5TE
 Units 9 And 10 Basement To Second Floors Rich Industrial Estate SE1 5TE
 Units 9 And 10 Fourth Floor Rich Industrial Estate SE1 5TE
 21 Crimscott Street London SE1 5TE
 18 Crimscott Street London SE1 5TE
 Unit 15 To Unit 17a Rich Industrial Estate SE1 5TE
 61 Willow Walk London SE1 5SF
 86 Harold Estate Pages Walk SE1 4HW
 85 Harold Estate Pages Walk SE1 4HW
 84 Harold Estate Pages Walk SE1 4HW
 87 Harold Estate Pages Walk SE1 4HW
 19 Pages Walk London SE1 4SB
 17 Pages Walk London SE1 4SB
 88 Harold Estate Pages Walk SE1 4HW

Flat 15 Twist House SE1 3FY
Flat 14 Twist House SE1 3FY
Flat 5 Twist House SE1 3FY
Flat 4 Twist House SE1 3FY
Flat 3 Twist House SE1 3FY
Flat 6 Twist House SE1 3FY
Flat 9 Twist House SE1 3FY
Flat 8 Twist House SE1 3FY
Flat 7 Twist House SE1 3FY
Flat 26 Twist House SE1 3FY
Flat 25 Twist House SE1 3FY
Flat 24 Twist House SE1 3FY
Flat 27 Twist House SE1 3FY
Flat 30 Twist House SE1 3FY
Flat 29 Twist House SE1 3FY
Flat 28 Twist House SE1 3FY
Flat 19 Twist House SE1 3FY
Flat 18 Twist House SE1 3FY
Flat 17 Twist House SE1 3FY
Flat 20 Twist House SE1 3FY

79 Harold Estate Pages Walk SE1 4HW
78 Harold Estate Pages Walk SE1 4HW
77 Harold Estate Pages Walk SE1 4HW
80 Harold Estate Pages Walk SE1 4HW
83 Harold Estate Pages Walk SE1 4HW
82 Harold Estate Pages Walk SE1 4HW
81 Harold Estate Pages Walk SE1 4HW
Unit 7b Rich Industrial Estate SE1 5TE
2 Crimscott Street London SE1 5TE
1 Crimscott Street London SE1 5TE
Unit 7c Rich Industrial Estate SE1 5TE
Unit 4 Rich Industrial Estate SE1 5TE
44 Willow Walk London SE1 5SF
18 Pages Walk London SE1 4SB
12-14 Pages Walk London SE1 4SB
Sultra House 29-31 Pages Walk SE1 4SB
24 Pages Walk London SE1 4HR
28 Pages Walk London SE1 4HR
16 Pages Walk London SE1 4SB
39 Twist House 38 Grange Road SE1 3FY
By Email

Re-consultation: n/a

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

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

Statutory and non-statutory organisations

Historic England
London Underground Limited
Network Rail (Planning)
Thames Water - Development Planning

Neighbours and local groups

By Email
1 Crimscott Street London SE1 5TE
39 Twist House 38 Grange Road SE1 3FY

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	Crimscott Street Property Developers	Reg. Number	17/AP/3170
Application Type	Full Planning Application	Case	TP/47-36
Recommendation	Grant subject to Legal Agreement	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site to provide a part 6 / part 9 storey building (plus basement) with 1835sqm GIA of Class B1 office floorspace and 55 residential units (Class C3) and associated car and cycle parking and landscaping.

At: 18-19 CRIMSCOTT STREET, LONDON SE1 5TE

In accordance with application received on 15/08/2017

and Applicant's Drawing Nos. A11277 D0001 Rev P2 Site Location Plan

A11277 F0001 Rev P1 Existing Location Plan
 A11277 F0100 Rev P1 Existing Ground Floor Plan
 A11277 F0101 Rev P1 Existing Mezzanine Floor Plan
 A11277 F0200 Rev P1 Existing East Elevation
 A11277 F0201 Rev P1 Existing South Elevation
 A11277 F0202 Rev P1 Existing West Elevation
 A11277 F0203 Rev P1 Existing North Elevation

A11277 D0002 Rev P1 Proposed Site Plan

A11277 D0099 Rev P2 Proposed Basement Level
 A11277 D0100 Rev P2 Proposed Ground Floor
 A11277 D0101 Rev P1 Proposed First Floor
 A11277 D0102 Rev P3 Proposed Second Floor
 A11277 D0103 Rev P3 Proposed Third Floor
 A11277 D0104 Rev P3 Proposed Fourth Floor
 A11277 D0105 Rev P3 Proposed Fifth Floor
 A11277 D0106 Rev P2 Proposed Sixth Floor
 A11277 D0107 Rev P2 Proposed Seventh Floor
 A11277 D0108 Rev P1 Proposed Eighth Floor
 A11277 D0109 Rev P2 Proposed Roof Level
 A11277 D0200 Rev P1 Elevation East Facing
 A11277 D1200 Rev P1 Elevation East Facing Coloured
 A11277 D0201 Rev P3 Elevation South Facing
 A11277 D0202 Rev P2 Elevation West Facing
 A11277 D1202 Rev P2 Elevation West Facing Coloured
 A11277 D0203 Rev P2 Elevation North Facing
 A11277 D0300 Rev P1 Section 01

A11277 D0320 Rev P1 Detailed Bay Study

A11277 D4103 Rev P1 South Elevation Aspect and Overlooking

Wireline View From Pages Walk Conservation Area

Schedule of Proposed Room Areas / Wheelchair Accessible Units dated 05.10.2017 A11277AS0002P2
 Schedule of Proposed Amenity Space Updated 12.12.2017

Planning Statement by DP9 Dated August 2017
 Design and Access Statement by TP Bennett Dated August 2017
 Daylight and Sunlight Report by Anstey Horne Ref: MC/SH/KW/ROL7585 9th August 2017

Report on Daylight Within the Proposed Dwellings by Anstey Horne Ref: MC/SH/KW/ROL7585 9th August 2017
 Sustainability Statement by Hoare Lea 11/09/2017 Revision 04
 Phase 2 Environmental and Geotechnical Site Investigation Report September 2017 Ref: HLEI51780_001R
 Phase 1 Contamination Assessment Report by MLM. Group Document Ref: 775446-REP-ENV-001 Revision 01
 Energy Strategy by Hoare Lea dated 08.09.2017 Revision 03
 An Archaeological Watching Brief on SI Works by AOC Project No: 33474 Dated August 2017
 Draft Construction Management Plan by Area 29 Dated 11th August 2017 Revision A
 Transport Assessment by TPP 30994/D2b Dated August 2017
 Drainage Strategy by JSA Consulting Engineers L17052 Rev B Dated August 2017
 Statement of Community Involvement by KANDA Dated August 2017
 Noise Impact Assessment by Acoustics Plus Ref 103418.ad.Issue2
 Flood Risk Assessment by Meinhardt Issue P02 Dated 7th August 2017
 Air Quality Assessment by gem Air Quality Limited Report Ref: AQ1057 Date August 2017
 Financial Viability Assessment - Executive Summary
 Financial Viability Assessment - PL/RL/DS2/Crimscott Street Dated 11th August 2017
 Review of Submitted Viability Assessment by GVA Dated October 2017
 Response to GVA's Viability Report from DS2 Dated 10th November 2017
 Letter confirming Final Affordable Housing Offer from DS2 Dated 12th December 2017
 Construction Environment Management Plan Revised 31/10/2017 By Fruition Properties

Subject to the following forty 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:

A11277 D0002 Rev P1 Proposed Site Plan

A11277 D0099 Rev P2 Proposed Basement Level
 A11277 D0100 Rev P2 Proposed Ground Floor
 A11277 D0101 Rev P1 Proposed First Floor
 A11277 D0102 Rev P3 Proposed Second Floor
 A11277 D0103 Rev P3 Proposed Third Floor
 A11277 D0104 Rev P3 Proposed Fourth Floor
 A11277 D0105 Rev P3 Proposed Fifth Floor
 A11277 D0106 Rev P2 Proposed Sixth Floor
 A11277 D0107 Rev P2 Proposed Seventh Floor
 A11277 D0108 Rev P1 Proposed Eighth Floor
 A11277 D0109 Rev P2 Proposed Roof Level
 A11277 D0200 Rev P1 Elevation East Facing
 A11277 D1200 Rev P1 Elevation East Facing Coloured
 A11277 D0201 Rev P3 Elevation South Facing
 A11277 D0202 Rev P2 Elevation West Facing
 A11277 D1202 Rev P2 Elevation West Facing Coloured
 A11277 D0203 Rev P2 Elevation North Facing
 A11277 D0300 Rev P1 Section 01

A11277 D0320 Rev P1 Detailed Bay Study

Schedule of Proposed Room Areas / Wheelchair Accessible Units dated 05.10.2017 A11277AS0002P2
 Schedule of Proposed Amenity Space Updated 12.12.2017

Reason:

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

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

Reason

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

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

- 3 Prior to works commencing (with the exception of the demolition of the existing building) a Basement Impact Assessment (BIA) will be submitted to, and approved in writing, by the Local Planning Authority. The BIA should demonstrate that the proposals are safe from a flood risk perspective, and will not have any adverse impacts on local hydrogeology. Please refer to Southwark's 'Basements and Flooding Guide for Developers' which forms Appendix I of our Strategic Flood Risk Assessment 2017. It can be found at this link: <https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2>

Reason:

To ensure the basement 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.

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

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

- 5 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, 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 or made ground which could ultimately cause pollution of groundwater.

- 6 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 sewerage infrastructure, measures to prevent risk to ground water 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 sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement. The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters.

- 7 Prior to the commencement of development (excluding demolition), construction method statements in accordance with BD 2/12 'Technical Approval of Highway Structures including detailed sections of the foundations and proposed basement structures (temporary and permanent) showing the relationship between the basement and the public highway on Crimscott Street shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason:

To ensure that there would be no harm to the integrity of the public highway.

- 8 Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval

given.

Reason:

In order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

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

Reason:

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

- 10 Prior to works commencing, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes and maintenance details. All tree planting shall be carried out in accordance with those details and at those times.

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

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

- 11 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 (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement approved under LBS ref 17/AP/2136. All tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2012 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

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

- 12 90% of the dwellings hereby permitted shall achieve Building Regulations standard M4(2) and 10% of the units shall achieve M4(3). Before above grade works on the development hereby permitted are commenced, the

applicant shall submit written confirmation from the appointed building control body that each dwelling identified to meet the M4(2) and M4(3) standards of Approved Document M of the Building Regulations (2015) meet the required specifications. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

Reason:

To ensure the development complies with Core Strategy 2011 Strategic Policy 5 (Providing new homes) and London Plan 2015 Policy 3.8 (Housing choice).

- 13 Section detail-drawings at a scale of 1:5 through:
- a) Parapets, roof edges and boundary treatments (including privacy screens); and
 - b) Heads, cills and jambs of all openings,
- to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing 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; 3.13 Urban Design; of The Southwark Plan (UDP) July 2007.

- 14 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 roof terraces), including cross sections, play area layouts, surfacing materials of any parking, access, or pathways layouts, materials and edge details and material samples of hard landscaping), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The full quantum of play space required by the Mayor's Play Strategy must be delivered.

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

Reason:

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

- 15 Prior to the commencement of above grade works, details of 4 bird nesting boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved and the bird boxes installed prior to occupation of the building.

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 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 16 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 '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 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.

- 17 Prior to above grade works commencing, sample panels of all external facing materials, including 1 sqm panels of each type of brickwork showing mortar, bond and pointing, to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

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.

- 18 Before any above grade work hereby authorised begins, details of ecological/brown roofs, including location of this SuDS, shall be submitted to and approved in writing by the Local Planning Authority. The brown roofs shall be:
- a) biodiversity based with extensive substrate base (depth 80-150mm);
 - b) laid out in accordance with agreed plans; and
 - c) 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 roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The roof shall be provided 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 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

To ensure the brown roofs are designed with 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.

- 19 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.

- 20 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 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. 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 are provided and retained in order 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.

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.

- 21 The two off-street parking spaces shall be completed prior to the occupation of the development and shall be fitted with electric vehicle charging facilities. The spaces shall be retained as such thereafter and kept available for parking only.

Reason:

To encourage more sustainable travel in accordance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 5.2 Transport Impacts of the Southwark Plan 2007.

- 22 Before the first occupation of the building, the approved cycle storage facilities shall be provided. Thereafter the cycle parking facilities provided shall be retained and the space used for no other purpose. :

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

- 23 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 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.

- 24 The development hereby permitted shall be carried out in accordance with the Construction Environment Management Plan prepared by Fruition Properties, Dated 31/10/2017 submitted under 17/AP/2677 (Discharge of Condition 10 of the previously extant permission 16/AP/0481). All demolition and construction shall be undertaken in strict accordance with the plan and 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 unnecessary pollution or 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.

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

Reason:

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

- 26 Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [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.

- 27 The habitable rooms within the development sharing a party ceiling or 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 when measured as an L10 across any 5 minute period.

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.

- 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 All Non-Road Mobile Machinery (NRMM) with a net power of between and including 37kW to 560kW used during the course of the demolition, site preparation and construction phases of the development shall comply with the emission standards set out in Chapter 7 of the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions During Construction and Demolition' dated July 2014 (SPG), or that advised in any subsequent guidance. No NRMM that does not comply with the SPG requirements shall be permitted on site at any time without the prior written consent of the local planning authority. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/> Further information and guidance is available at <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>

Reason:

To protect local amenity and local air quality in accordance with London Plan policies 5.3 and 7.14.

- 30 Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason:

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2016 (Water use and supplies).

- 31 No obscure glazing, privacy film or other screening device shall be applied to the commercial unit glazing, or the windows to the residential entrance lobbies, either internally or externally, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the visual interests of the streetscene, in accordance with strategic policy 12 'Design and conservation' of the Core Strategy (2011) and saved policy 3.12 'Quality in design' of the Southwark Plan (2007).

- 32 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 elevation[s] of the building[s].

Reason

To ensure such works do not detract from the appearance of the building(s) 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.

- 33 The development hereby permitted shall be constructed to achieve at least a 34% carbon saving (overall) against the 2013 Building Regulations in accordance with the submitted Energy statement and Sustainability Assessment.

Reason

To ensure the development complies with the National Planning Policy Framework 2012, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Minimising carbon dioxide emissions).

- 34 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 plant Specific 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 in full accordance with the methodology of BS4142:2014

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).

- 35 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.

- 36 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment prepared by Meinhardt dated August 2017 (issue P02).

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.

- 37 The roof terraces shall not be used, other than for maintenance or repair purposes or means of escape between the hours of 23:00-07:00.

Reason:

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

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

- 38 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 [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority 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 LPA.

Reason:

There is always the potential for unexpected contamination to be identified during development ground works. The Environment Agency and the Environmental Protection Team should be consulted should any contamination be identified.

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

Reason:

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

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

Reason:

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

Statement of positive and proactive action in dealing with the application

The application was approved in a timely manner.

Informatives

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 wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

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.

