

Planning Sub-Committee B

Monday 11 September 2017

6.30 pm

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

Membership

Councillor Lorraine Lauder MBE (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Nick Dolezal
Councillor Damian O'Brien
Councillor Sandra Rhule
Councillor Darren Merrill
Councillor Michael Situ

Reserves

Councillor Evelyn Akoto
Councillor Catherine Rose
Councillor James Coldwell
Councillor Helen Dennis
Councillor Eliza Mann

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 Beverley Olamijulo on 0207 525 7234 or email: Beverley.olamijulo@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 1 September 2017



Planning Sub-Committee B

Monday 11 September 2017
6.30 pm
Ground Floor Meeting Room G02 - 160 Tooley Street,
London SE1 2QH

Order of Business

Item No.	Title	Page No.
1.	INTRODUCTION AND WELCOME	
2.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 5 July 2017.	
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 10
	7.1. 230 FARMERS ROAD, LONDON SE5 0TW	11 - 25

Item No.	Title	Page No.
7.2.	ROTHERHITHE CIVIC CENTRE, ALBION STREET, LONDON SE16 7BS	26 - 60
7.3.	GEORGE ELLISTON HOUSE AND ERIC WILKINS HOUSE, OLD KENT ROAD, LONDON SE1 5ET	61 - 80

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 1 September 2017

Planning Sub-Committee

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

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

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

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

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

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

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

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

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



Planning Sub-Committee B

Minutes of the Planning Sub-Committee B held on Wednesday 5 July 2017 at 7.00 pm at Ground Floor Meeting Room G01 – 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Maria Linforth-Hall (Vice-Chair In the chair)
Councillor Octavia Lamb
Councillor Eliza Mann (reserve)

OFFICER SUPPORT: Dipesh Patel (Development Management)
Alexander Gillott (Legal Officer)
Michael Glasgow (Development Management)
Lasma Putrina (Development Management)
Alex Cameron (Development Management)
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

In the absence of the chair, the vice-chair chaired the committee meeting.

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

2. APOLOGIES

There were apologies for absence from Councillors Nick Dolezal, Damian O'Brien, Sandra Rhule and Cleo Soanes (chair).

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Addendum report relating to item 7.1 – development management items
- Members' pack
- Supplemental agenda relating to item 7.3 – development management item

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 25 April 2017 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

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

The chair agreed to vary the order of the agenda items so that development management item 7.3 could be considered before items 7.1 and 7.2.

7.3 LAND AT DEVONSHIRE GROVE AND DEVON STREET, LONDON SE15 1JR

Planning application reference number: 17-AP-1976

Report: see pages 1 to 18 of the supplemental agenda pack and pages 1 to 2 of the addendum report.

The report was not circulated within five clear working days in advance of the meeting nor was it available for public inspection during this time. The chair agreed to accept the report as late because the five objections to trigger a referral to a planning committee were received late. The item was considered urgent because safety works were urgently required on the existing site.

PROPOSAL

Temporary change of use from storage and distribution (Use Class B8) to a travellers' site (sui generis) for 18 months with five static portacabins, space for four touring caravans and associated facilities and parking.

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

The sub-committee heard representations from an objector and responded to questions from members.

The applicant was present to address the sub-committee and responded to questions from members.

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

There were no ward members present who wished to speak.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That temporary planning permission for application number 17-AP-1976 be granted for a period of eighteen months, subject to conditions outlined in the report and addendum report.

7.1 PECKHAM RYE PARK CAFE, STRAKERS ROAD, PECKHAM RYE COMMON, LONDON SE15 3UA

Planning application reference number: 17-AP-1298

Report: see pages 6 to 17 of the agenda pack.

PROPOSAL

Construction of a single storey ground floor extension to the rear of the existing cafe including the installation of a timber decked walkway around the north and western elevations.

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

The objectors addressed the meeting and responded to questions from members.

The applicant or their agent was not present to speak on the item.

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

There were no ward members present who wished to speak.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 17-AP-1298 be granted subject to the conditions outlined in the report.

Following this item, at 8.20pm the meeting adjourned for a five minute break.

7.2 RUSSIA DOCK WOODLAND, DOWNTOWN ROAD, ROTHERHITHE, LONDON SE16 6QN**Planning application reference number: 17-AP-0234**

Report: see pages 18 to 26 of the agenda pack.

PROPOSAL

Construction of a community rain shelter.

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

There were no objectors present at the meeting.

The applicant or their agent was not present to speak on the item.

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

One of the ward councillors, Councillor David Hubber was not present but provided written representation at the meeting.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 17-AP-0234 be granted subject to the conditions outlined in the report.

Planning application reference number: 17-AP-1976

Report: see pages 1 to 18 of the supplemental agenda pack and pages 1 to 2 of the addendum report.

The report was not circulated within five clear working days in advance of the meeting nor was it available for public inspection during this time. The chair agreed to accept the report as late because a total of five objections were received.

It was also considered urgent in order to allow the residents of the existing Ilderton Road site to be moved so that the urgent embankment works could be undertaken.

PROPOSAL

Temporary change of use from storage and distribution (Use Class B8) to a travellers' site (sui generis) for 18 months with five static portacabins, space for four touring caravans and associated facilities and parking.

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

The sub-committee heard representations from an objector and responded to questions from members.

The applicant was present to address the sub-committee and responded to questions from members.

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

There were no ward members present who wished to speak.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That temporary planning permission for application number 17-AP-1976 be granted for a period of eighteen months, subject to conditions outlined in the report and addendum report.

The meeting ended at 8.30 pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 11 September 2017	Meeting Name: Planning Sub-Committee B
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 sub-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	Beverley Olamijulo 020 7525 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, Constitutional Manager (Acting)	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	1 September 2017	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team	1 September 2017	

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Monday 11 September 2017

Appl. Type Full Planning Application
Site 230 FARMERS ROAD, LONDON, SE5 0TW

Reg. No. 17-AP-0945
TP No. TP/1435-230
Ward Camberwell Green
Officer Craig Newton

Recommendation GRANT PERMISSION

Item 7.1

Proposal

Construction of an additional office floor to the existing light industrial studio building and the retention of a window at second floor facing Madrigal Lane.

Appl. Type Council's Own Development - Reg. 3
Site ROTHERHITHE CIVIC CENTRE, ALBION STREET, LONDON, SE16 7BS

Reg. No. 17-AP-1255
TP No. TP/250-31
Ward Rotherhithe
Officer Alex Cameron

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.2

Proposal

Construction of part 4-storey, part 5-storey development consisting of commercial space (A1/A3/A5/B1/D1) at ground floor and 26 affordable residential units above (14 x Social Rented Flats and 12 x Intermediate flats with the following mix: 7 x 1 bed, 11 x 2 bed, 8 x 3 bed). Re-landscaping of the public square to the east of the site.

Appl. Type Full Planning Application
Site GEORGE ELLISTON HOUSE AND ERIC WILKINS HOUSE, OLD KENT ROAD, LONDON SE1 5ET

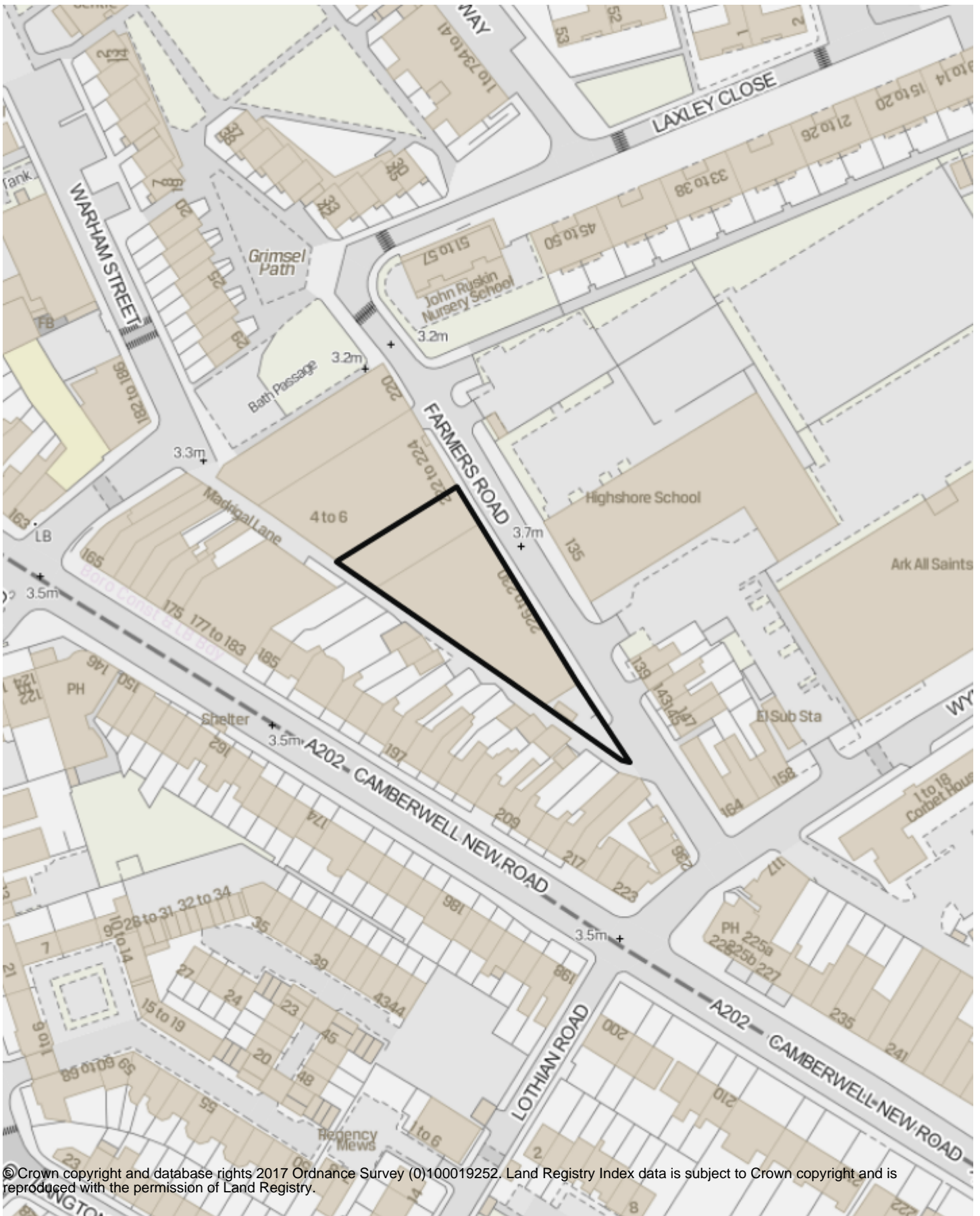
Reg. No. 17-AP-0138
TP No. TP/2168-F
Ward South Bermondsey
Officer Lasma Putrina

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.3

Proposal

Construction of 13 residential units comprising 5 x 2-bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1-bed, 2 x 2-bed and 2 x 3-bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.



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Item No. 7.1	Classification: Open	Date: 11 September 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/0945 for: Full Planning Application Address: 230 FARMERS ROAD, LONDON, SE5 0TW Proposal: Construction of an additional office floor to the existing light industrial studio building and the retention of a window at first floor facing Madrigal Lane.		
Ward(s) or groups affected:	Camberwell Green		
From:	Director of Planning		
Application Start Date 08/03/2017		Application Expiry Date 03/05/2017	
Earliest Decision Date 09/04/2017			

RECOMMENDATION

1. That planning permission be granted subject to conditions

BACKGROUND INFORMATION

Site location and description

2. The site is located on the west side of Farmers Road and forms the first building on the corner of Farmers Road and Madrigal Lane. The site is surrounded by commercial, residential and educational buildings. The properties on Camberwell New Road are a mixture of commercial/residential.
3. The site is in the Camberwell Action Area, Urban Density Zone and the Air Quality Management Area. The building is situated to the rear of a collection of Listed Buildings, namely 185 -215 Camberwell New Road. The buildings are a collection of 19th/20th Century terraced properties built in brick with architectural features to the front facades. The location of the proposed extension is 58m away from the Camberwell New Road Conservation Area and at this point does not have a direct line of sight to the buildings within. The proposal is not within the setting of the nearby conservation area. Similarly, the proposal is not considered to be within the setting of the listed buildings at 185-215 Camberwell New Road.

Details of proposal

4. The proposal is for an additional floor which would measure 10.3m on the northwest and southeast elevations. The length of the roof extension would be 16.20m. The roof extension would be pitched rising from 3.3m in the centre to 4m on either east and west elevations. The total height of the 3 storey building would be 11.8m and would provide an additional 144sqm of B1 Use space, namely office space.

5. The retention of a window facing Madrigal Lane (the western most window shown on drawing 17-02-115 REV C) at first floor has also been included as part of this application.

Planning history

6. 14/AP/1473. Address: 226-230 FARMERS ROAD, LONDON, SE5 0TW. Description: Reconfiguration of existing roof profile to create flat roof with additional roof lights to accommodate a higher internal roof height; and works to increase the height of existing brickyard walls. Granted: 01/08/14

Planning history of adjoining sites

7. 14/AP/3297. Address: UNIT 2, 222-224 FARMERS ROAD, LONDON, SE5 0TW. Description: Erection of an additional floor over existing light industrial B1 unit with the continuing use of studio (B1) and provision of live work accommodation. Granted: 11/12/14
8. 11/AP/2946. Address ST MICHAEL AND ALL ANGELS ACADEMY, WYNDHAM ROAD, LONDON, SE5 0UB. Description: Demolition of the existing school buildings, church and games court and erection of a part two, part three storey secondary school building for St Michaels and all Angels Academy on Wyndham Road, a three storey special needs school for Highshore School on Farmers Road, and a two storey sports block for St Michael and All Angels Academy on Pitman Street, plus external play space, including multi-use games area, car parking, servicing and new church on Wyndham Road. Granted: 1/11/11

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

Planning policy

10. National Planning Policy Framework (the Framework)

Section 1 - Building a strong, competitive economy

Section 7 - Requiring good design

Section 12 - Conserving and enhancing the historic environment

11. The London Plan 2016

Policy 7.4 - Local character
 Policy 7.6 - Architecture
 Policy 7.8- Heritage assets and Archaeology

12. Core Strategy 2011

Strategic Policy 1 - Sustainable development
 Strategic Policy 12 - Design and conservation

Southwark Plan 2007 (July) - saved policies

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

Policy 1.4 –Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations

Policy 3.2 - Protection of Amenity

Policy 3.11 - Efficient Use of Land

Policy 3.12 - Quality in Design

Policy 3.13 - Urban Design

Policy 3.18- Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Supplementary Planning Document: Sustainable Design and Construction (2009)

Summary of consultation responses

14. 19 objections and 1 supporting comment have been received. Some are follow up comments. However, matters of concern include:

- overlooking,
- outlook,
- daylight/sunlight in particular reference to properties on Camberwell New Road,
- sense of enclosure,
- value of property,
- pollution from ventilation units elsewhere within the site,
- no community benefit,
- impact on the conservation area.

15. The matters above have been addressed within the report. Except the impact on the value of people's property which is not a material planning consideration.

Principle of development

16. The development site has an established B use class and the principle of development- being of the same land use- is acceptable.

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

17. The proposal would raise the height of the building which is on the south side of Farmers Road. The site has residential properties to the south namely 191 - 213

Camberwell New Road, Highshore School to the north and a residential unit 139 Farmers Road to the northeast. The extension would be across the entire roof of No. 230 except on the southern aspect where it draws from the south eastern corner and gradually results in a maximum separation of 6.8m.

Daylight

18. The applicant has submitted a daylight and sunlight assessment. Guidance on daylight analysis is taken from the Building Research Establishment (BRE) 'Site Layout for Daylight and Sunlight – A Guide to Good Practice'. The guidance states that where the vertical sky component for a window is reduced to less than 0.8 its current value and to less than 27%, the reduction in daylight would be noticeable.
19. The initial test would be to review the daylight in terms of a 25 degree line. This assesses where a line drawn from the window would cross through or above a proposed development. If the 25 degree line is not interrupted there would not be a noticeable loss of daylight. In the case of No. 197 & 199 Camberwell New Road this 25 degree line intersects the existing building of 230 Farmers Road and for No. 205 the extension would sit within the 25 degree line. In this instance additional tests can be undertaken to assess the impact. Accordingly these were undertaken on all windows of No.197 to 213 Camberwell New Road, Highshore School and 139 Farmers Road which demonstrated that all windows would adequately maintain a level of daylight above 0.8 the former value, complying with the BRE guidance for the loss not to be noticeable.

Sunlight

20. In terms of sunlight, which forms part of many of the objections, the BRE guidance says an assessment should be taken on windows within 90 degrees of due south of any part of the new development. The assessment is based on whether an existing window receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March, receives less than 0.8 times its former sunlight hours during either period. It is noted in the BRE guidance that kitchens and bedrooms not as sensitive. The assessment submitted looked at the windows on the rear of No.197 to 213 Camberwell New Road.
21. In terms of sunlight, most windows would continue to receive at least 25% of annual probable sunlight hours including 5% in winter sun hours, or at least 0.8 of their former sunlight hours during either period with no greater than a 4% reduction. The exception to this is window W2 of No.197. This window does not directly face the site and has a high boundary fence approximately 1.5m from its pane. In accordance with the BRE guidance while the ratio reduction is greater than 0.8 (0.71), the actual quantum reduction of annual sunlight is 2% (7 % existing to 5% after development). The BRE guidance says that a reduction may cause an adverse impact if it is more than 4%, which this is not. There would be no adverse impact on sunlight for any windows.

Gardens

22. In addition to the impact on neighbouring windows the applicant has included an assessment on the impact of overshadowing of amenity areas. It is demonstrated that there would be no change to the amount of neighbouring amenity area receiving at least 2 hours of sunlight on March 21, which complies with the BRE test.
23. A number of objectors raised the fact that the previous planning applications at the wider site sought not to increase the height due to concerns over daylight/sunlight. However, to clarify 14/AP/1473 related to an application to infill the saw tooth roof and therefore not increasing the total height of the building. The infill would not harm the

daylight/sunlight and outlook of the adjoining occupants. It does not assess the impact on the neighbouring properties of Camberwell New Road if an additional storey was to be added. Neither does it imply that an additional storey would have a detrimental impact on neighbouring occupants. Secondly, while 14/AP/3297 makes reference to a roof extension it does not extend the full width of the building at the proposed location. It does not discuss and conclude on whether an additional floor running the full width of the building would have a detrimental impact on the adjoining residents and therefore this does not set a precedent for no further extensions on this group of buildings.

Outlook

24. There have been a number of objections relating to the loss of outlook and views in terms of the amount of sky visible. The proposal would increase the height of the building and has the potential to affect the outlook of neighbours Camberwell New Road, namely 197 to 205.
25. It should be documented that except registered protected views through London, general views are not protected in planning terms, and that development should not be hindered because a view is either altered or blocked. Instead a proposal is considered on whether the impact on the outlook would lead to an oppressive environment to those surrounding.

No.197 / 199

26. It is demonstrated in the design and access statement that windows on the principal buildings and second storey outriggers would be unaffected in terms of outlook when considering the level of impact on the outlook achievable. Further, for the principal elevation the separation space is over 21m which is another tool used to consider the impact on outlook/privacy.
27. In terms of the window on the rear elevation of the ground floor outriggers they already have an impeded outlook. It is accepted that a minor impact would occur but this would almost be unnoticeable given the existing sightliness. Further, as the roof extension would sit back from the existing building wall it is considered not to materially harm the outlook. The other windows in the property do not directly face the proposal as to lead to an impact on their possible outlook.
28. No. 201 & No. 203 only have windows that directly face the proposal on the principal buildings rear elevation. Both properties are separated from the proposed extension by over 22m and as such there would not be a detrimental impact on the outlook.

No.205

29. The windows on the rear elevation of the principal building are appropriately 21m apart. The windows on the upper floors are not impacted upon. It is acknowledged the ground floor window would dissect the top corner of the proposed building. While the sightline would clip the corner of the extension this would have a negligible impact. The window in question would still maintain a very good view of the sky and due to this the impact is considered acceptable.
30. It is accepted that while occupants on Camberwell New Road do have windows towards the proposed roof extension and would see the proposal within their outlook it would not have an unacceptable impact on their view of the skyline and quality of living. Within urban environments long views are often not afforded. In this situation it is considered that the outlook and amenity space of Camberwell New Road would not be duly harmed and as such the impact is considered acceptable.

Sense of enclosure

31. The proposed roof extension would be set back from Madrigal Lane except in the very corner. This design purposely limits the impact in terms of a sense of enclosure to the rear gardens of Camberwell New Road.

Overlooking

32. During the consultation process it was highlighted that a window had been added to the second floor level without consent. This was raised with the applicant. It was agreed to incorporate it into this application in order to regularise it. The window faces south towards Madrigal Lane and subsequently the rear elevations of the properties on Camberwell New Road. The window serves an archive and communications room. The separation distance between the window and the first floor windows of Camberwell New Road is approximately 17m. In relation to privacy, because of the room it serves and the fact that there was windows elevation facing the rear elevations of Camberwell New Road, one additional window is not going to create new overlooking or significantly alter the existing overlooking. It is considered that the window would not be harmful to the residents of Camberwell New Road.
33. In addition, to the first floor window there is a proposed opening at second floor level which looks towards the Camberwell New Road dwellings. This serves a corridor area and therefore is not considered to cause any overlooking issues. The access gained to the flat roof is to allow for the maintenance of the extraction filters which require changing every three months. A condition is recommended limiting access to emergencies and maintenance only. While not forming part of this application, the access for maintenance is crucial to mitigate any odour from the filtration.
34. The proposed windows to the west look over the business unit itself and do not cause any overlooking/privacy concerns.

Highshore School/Residential

35. To the north the site is separated from Highshore school and residential dwellings by Farmers Road. There would be no overlooking issue of Highshore school due to the separation, orientation and by there being only one window proposed. Further, the design of the louvers on the school and would mean the proposal does not have an harmful effect.
36. The closest residential unit on Farmers Road is be No.139. The property is to the east of the proposal and does not have a direct window line of sight; privacy for this dwelling would not be affected.
37. The large window proposed on the southeastern flank would look over the forecourt of the development site, a garage, the flank wall of housing on Farmers Road and some rear gardens of Camberwell New Road. The window poses no privacy concerns as it offers no direct views into neighbouring residential windows and the overlooking of gardens is an established feature in this setting. The additional window would not exacerbate the impact beyond that considered existing and acceptable.

Conclusion

38. There would be no significant impact on amenity for neighbours on Camberwell New Road. The daylight assessment shows that there would be no noticeable impact while separation distances are sufficient to ensure that there would be no significant impact from overlooking or resulting sense of enclosure.

Transport issues

39. The existing yard has capacity for two vehicles to park and refuse stores. No additional parking is proposed, which is supported at the site as it is well connected by public transport. In addition, the area has a CPZ and therefore staff would be deterred from using their cars to travel. As the proposal seeks to increase the commercial space 2 cycle parking spaces should be provided in accordance with the London Plan 2016. As this has not been shown but is achievable a condition would be attached requiring the applicant to submit details. The proposal is acceptable in transport terms.

Design issues

40. The subtle angled profile of the extension echoes the butterfly form of the roofs of the neighbouring houses and that of the attached light industrial units (rooflights). The height has been reduced to take into account the impact upon neighbours' outlook.
41. It would be clad in vertically orientated profiled aluminium, this would compliment the materials used at Highshore School. However, as the material has been a matter of negotiation, principally to do with the colour, condition is recommended requiring samples of the proposed material to be provided. White was originally proposed but this was considered to harm the local setting. Subsequently grey was suggested as it is more subtle.
42. The design of the proposal is considered to compliment the existing structure and not harm those neighbouring. It is lightweight and a modern additional to a traditional brick built industrial unit, an example of good, contrasting modern architecture that would provide interest. In design terms the scheme is acceptable.

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

43. The listed buildings on Camberwell New Road are a mixture of 19 & 20th century buildings with original detailing on their front elevation. The architectural merit of these buildings is to the principal elevation which faces away from the site. The revised scheme does not harm the appearance of the listed building because it would not be visible from Camberwell New Road or within the context of the listed buildings principal elevations.
44. The proposal is set to the rear of Camberwell New Road on Farmers Road where there has been several architectural styles developed. In particular the large-scale redevelopment of Highshore School. The proposal would compliment the varied styles on Farmers Road. The application site does not sit within either of the neighbouring conservation areas or affect their setting. This is because of the height of the proposal, location and that it is set to the rear of Camberwell New Road. As such there is no impact on the conservation areas.
45. The proposal would not harm either the listed buildings or conservation area which are in the wider context.

Planning obligations

46. The scheme would be MCIL liable but no SCIL.
47. The CIL Info Form dated 06-Mar-17 tally with measurement of the new 3rd floor. Nil SCIL as SCIL Office Zone 3 is £0/sqm.

MCIL = 195sqm x £35/sqm x 286/223 = £8,753

Other matters

48. The scheme would generate employment and contribute to the creative industries. It is considered that there is a community benefit of the proposal which is given significant planning weight.
49. The plans show the building at two heights. This is because the applicant has included OS datum plans which include ground floor level. The building height would be 11.8m in the context.
50. Objections have referenced the fact that there would be no community benefit. The new floorspace would allow more people to be employed on the site. Objections referring to the impact of the existing ventilation system is are not of material to this application.

Conclusion on planning issues

51. The proposal actively promotes employment in the Camberwell Action Area. Its design is acceptable and does not cause any harmful impact on the nearby listed buildings or conservation area. It is also considered that the impacts on neighbouring occupants is acceptable and that on balance the addition of employment space outweighs the negligible impacts and therefore is recommended for approval.

Community impact statement

52. 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

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

Consultation replies

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

Human rights implications

55. 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.
56. This application has the legitimate aim of providing additional commercial space. 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/1435-230 Application file: 17/AP/0945 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 4004 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	Craig Newton, Planning Officer	
Version	Final	
Dated	10 August 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		30 August 2017

APPENDIX 1**Consultation undertaken****Site notice date:** 17/03/2017**Press notice date:** n/a**Case officer site visit date:** 17/03/2017**Neighbour consultation letters sent:** 17/03/2017**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

Flat 2 195 Camberwell New Road SE5 0TJ	Flat 2 205 Camberwell New Road SE5 0TJ
Flat 1 195 Camberwell New Road SE5 0TJ	Flat 1 205 Camberwell New Road SE5 0TJ
199a Camberwell New Road London SE5 0TJ	205a Camberwell New Road London SE5 0TJ
Flat 3 195 Camberwell New Road SE5 0TJ	Flat A 187 Camberwell New Road SE5 0TJ
199b Camberwell New Road London SE5 0TJ	Flat B 187 Camberwell New Road SE5 0TJ
139 Farmers Road London SE5 0TW	203 Camberwell New Road London SE5 0TJ
6 Madrigal Lane London SE5 0TD	193 Camberwell New Road London SE5 0TJ
197b Camberwell New Road London SE5 0TJ	201 Camberwell New Road London SE5 0TJ
226-230 Farmers Road London SE5 0TW	203 Camberwell New Road London SE5 0TJ
Unit 4 222-224 Farmers Road SE5 0TW	On Behalf Of The Camberwell Society London SE5 8BP
Unit 3 222-224 Farmers Road SE5 0TW	199a Camberwell New Road London SE5 0TJ
Unit 5 222-224 Farmers Road SE5 0TW	57 Clive Road Colliers Wood SW19 2JA
Unit 2 222-224 Farmers Road SE5 0TW	Flat 1 205 Camberwell New Road SE5 0TJ
199c Camberwell New Road London SE5 0TJ	5c Old Town London SW4 0JT
197c Camberwell New Road London SE5 0TJ	First Floor And Second Floor Flat 179 Camberwell New Road SE5 0TJ
199d Camberwell New Road London SE5 0TJ	211 Camberwell New Road London Se50tj
197d Camberwell New Road London SE5 0TJ	275 Camberwell New Road London SE5 0TF
185 Camberwell New Road London SE5 0TJ	211 Camberwell New Road London SE5 0TJ
Highshore School 135 Farmers Road SE5 0TW	211 Camberwell New Road London SE5 0TJ
191 Camberwell New Road London SE5 0TJ	2510 East Juanita Avenue Mesa
189 Camberwell New Road London SE5 0TJ	205 Camberwell New Road London se5 0tj
197a Camberwell New Road London SE5 0TJ	57 Clive Road London SW19 2JA
	Flat 1 205 Camberwell New Road SE5 0TJ

Re-consultation: 16/05/2017

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

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Email representation

First Floor And Second Floor Flat 179 Camberwell New Road SE5 0TJ

Flat 1 205 Camberwell New Road SE5 0TJ

Flat 1 205 Camberwell New Road SE5 0TJ

Flat 1 205 Camberwell New Road SE5 0TJ

Flat 1 205 Camberwell New Road SE5 0TJ

Flat 1 205 Camberwell New Road SE5 0TJ

Flat 1 205 Camberwell New Road SE5 0TJ

Flat 1 205 Camberwell New Road SE5 0TJ

On Behalf Of The Camberwell Society London SE5 8BP

185 Camberwell New Road London SE5 0TJ

189 Camberwell New Road London SE5 0TJ

189 Camberwell New Road London SE5 0TJ

189 Camberwell New Road London SE5 0TJ

197a Camberwell New Road London SE5 0TJ

197a Camberwell New Road London SE5 0TJ

199a Camberwell New Road London SE5 0TJ

201 Camberwell New Road London SE5 0TJ

201 Camberwell New Road London SE5 0TJ

203 Camberwell New Road London SE5 0TJ

203 Camberwell New Road London SE5 0TJ

203 Camberwell New Road London SE5 0TJ

205 Camberwell New Road London se5 0tj

211 Camberwell New Road London SE5 0TJ

211 Camberwell New Road London SE5 0TJ

211 Camberwell New Road London Se50tj

275 Camberwell New Road London SE5 0TF

5c Old Town London SW4 0JT

57 Clive Road Colliers Wood SW19 2JA

57 Clive Road Colliers Wood SW19 2JA

57 Clive Road Colliers Wood SW19 2JA

57 Clive Road London SW19 2JA

RECOMMENDATION

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

Applicant	Mr Anish Kapoor White Dark Ltd	Reg. Number	17/AP/0945
Application Type	Full Planning Application	Case Number	TP/1435-230
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of an additional office floor to the existing light industrial studio building and the retention of a window at second floor facing Madrigal Lane.

At: 230 FARMERS ROAD, LONDON, SE5 0TW

In accordance with application received on 08/03/2017 12:01:45

and Applicant's Drawing Nos. Plan - proposed - 17-02-110 - PROPOSED GROUND FLOOR
 Plan - proposed - 17-02-111 - PROPOSED FIRST FLOOR
 Amended plan - 17-02-112 REV C - PROPOSED SECOND FLOOR
 Amended plan - 17-02-113 REV C - PROPOSED ROOF PLAN
 Amended plan - 17-02-114 REV C- EXISTING & PROPOSED FARMERS ROAD ELEVATION
 Amended plan - 17-02-115 REV C - EXISTING & PROPOSED MADRIGAL LANE ELEVATION
 Amended plan - 17-02-116 REV C - EXISTING & PROPOSED NORTH WEST ELEVATIONS
 Amended plan - 17-02-117 REV C - EXISTING & PROPOSED SOUTH EAST ELEVATION
 Amended plan - 17-02-118 REV C - EXISTING & PROPOSED STUDIO LONG SECTION
 Amended plan - 17-02-119 REV C - EXISTING & PROPOSED STUDIO LONG SECTION
 Amended plan - 17-02-120 REV C - EXISTING & PROPOSED CROSS SECTION
 Amended plan - 17-02-200 REV C - PROPOSED FIRST & SECOND FLOOR PLANS
 Amended plan - 17-02-201 REV C - PROPOSED CROSS SECTIONS
 Amended plan - 17-02-202 REV C - PROPOSED CROSS SECTIONS

Plan - existing - 17-02-102 - EXISTING FIRST FLOOR
 Plan - existing - 17-02-101 - EXISTING GROUND FLOOR
 Plan - existing - 17-02-103 - EXISTING ROOF PLAN
 Plan - 17-02-100 - SITE LAYOUT
 Site location plan - 17-02-001

Application form
 Design and access statement - REV C
 Daylight/Sunlight assessment - 28/06/2017- GL Hearn
 Community Infrastructure Levy (CIL) Notices

Subject to the following six conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

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

Plan - proposed - 17-02-110 - PROPOSED GROUND FLOOR
 Plan - proposed - 17-02-111 - PROPOSED FIRST FLOOR
 Amended plan - 17-02-112 REV C - PROPOSED SECOND FLOOR

Amended plan - 17-02-113 REV C - PROPOSED ROOF PLAN
 Amended plan - 17-02-114 REV C- EXISTING & PROPOSED FARMERS ROAD ELEVATION
 Amended plan - 17-02-115 REV C - EXISTING & PROPOSED MADRIGAL LANE ELEVATION
 Amended plan - 17-02-116 REV C - EXISTING & PROPOSED NORTH WEST ELEVATIONS
 Amended plan - 17-02-117 REV C - EXISTING & PROPOSED SOUTH EAST ELEVATION
 Amended plan - 17-02-118 REV C - EXISTING & PROPOSED STUDIO LONG SECTION
 Amended plan - 17-02-119 REV C - EXISTING & PROPOSED STUDIO LONG SECTION
 Amended plan - 17-02-120 REV C - EXISTING & PROPOSED CROSS SECTION
 Amended plan - 17-02-200 REV C - PROPOSED FIRST & SECOND FLOOR PLANS
 Amended plan - 17-02-201 REV C - PROPOSED CROSS SECTIONS
 Amended plan - 17-02-202 REV C - PROPOSED CROSS SECTIONS

Reason:

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

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.

- 3 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.

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

Reason:

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

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

Reason

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

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.

- 6 The roof of the proposal site hereby permitted shall not be used other than as a means of escape or for maintenance access and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason

In order that the privacy of Camberwell New Road may be protected from overlooking from use of the roof area in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

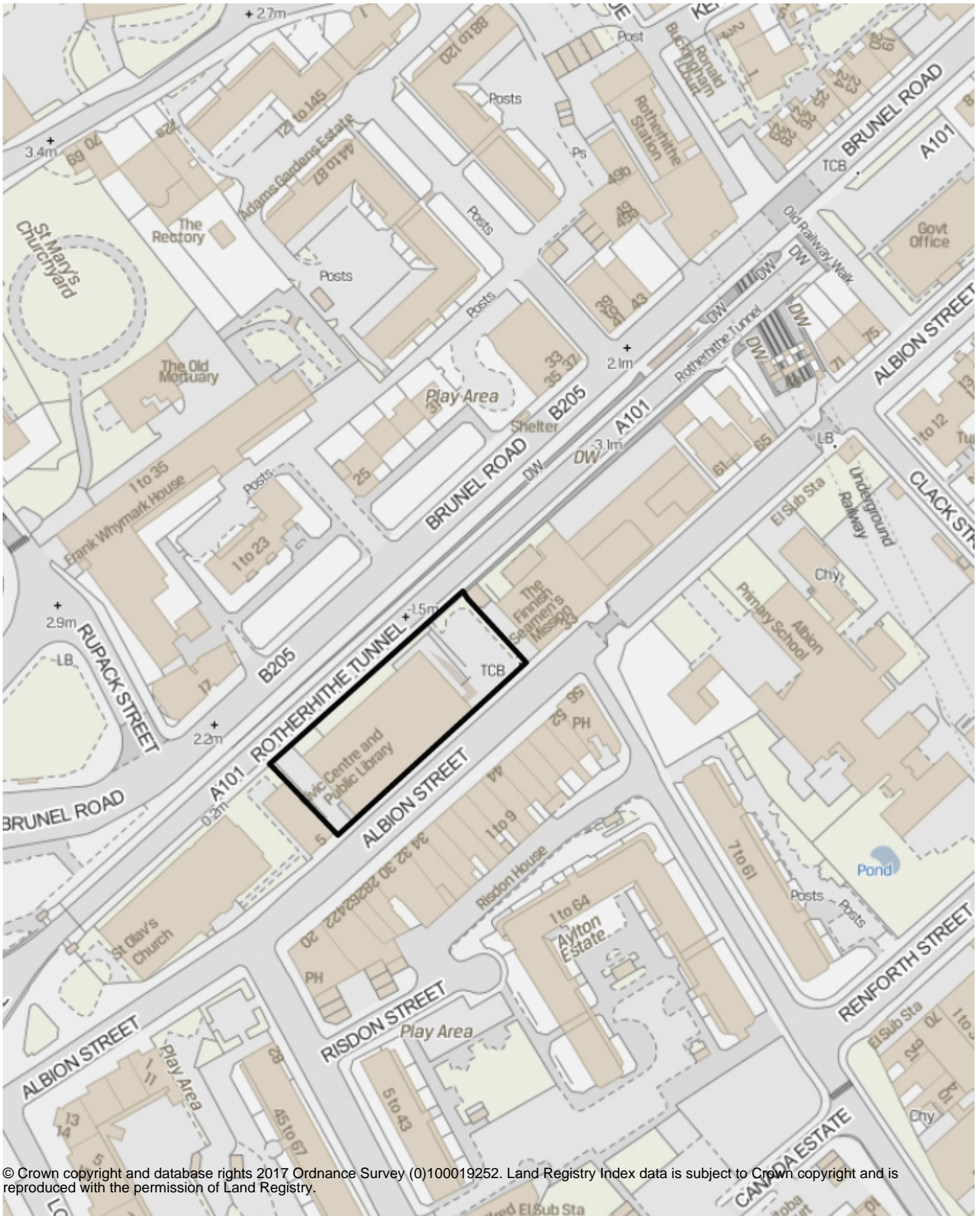
Statement of positive and proactive action in dealing with the application

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.

Agenda Item 7.2



ROTHERHITHE CIVIC CENTRE, ALBION STREET, LONDON SE16 7BS



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Item No. 7.2	Classification: Open	Date: 11 September 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Council's own development Application 17/AP/1255 for: Council's Own Development - Reg. 3 Address: ROTHERHITHE CIVIC CENTRE, ALBION STREET, LONDON, SE16 7BS Proposal: Construction of part 4-storey, part 5-storey development consisting of commercial space (A1/A3/A5/B1/D1) at ground floor and 26 affordable residential units above (14 x Social Rented Flats and 12 x Intermediate flats with the following mix: 7 x 1 bed, 11 x 2 bed, 8 x 3 bed). Re-landscaping of the public square to the east of the site.		
Ward(s) or groups affected:	Rotherhithe		
From:	Director of Planning		
Application Start Date	31/03/2017	Application Expiry Date	30/06/2017
Earliest Decision Date	03/06/2017		

RECOMMENDATION

- Grant planning permission subject to a unilateral undertaking being provided. In the event that a unilateral undertaking is not given by 29 December 2017, the Director of Planning be authorised to refuse planning permission for the reason detailed in paragraph 53 of this report.

BACKGROUND INFORMATION

Site location and description

- The site is bounded by Brunel Road and the Rotherhithe Tunnel to the north and Albion Street to the south. St Olav's Church is south west of the site and the Finnish Seaman's Mission building is to the north east. Both of these buildings are Grade II listed. The row of shops on the opposite the site on Albion Street is a Protected Shopping Frontage.
- The site formally comprised a large red brick building which previously accommodated the Rotherhithe Library and associated community facilities such as a crèche and an adult learning centre (use class D1). A public space was also situated to the eastern side of the building between the existing main entrance and the Finnish Seamen's Mission building. This space has a frontage onto Albion Street and features a number of mature trees. The site has pedestrian access from Albion Street to the south. Vehicular access to the basement is to the west of the building from Albion Street.
- The site is in the urban density zone, an air quality management area, the Canada Water Area action plan core area, and flood risk zone 3. The site has a public transport accessibility level (PTAL) of 6a which indicates good access to public transport.

5. Whilst the site itself is located within the urban density zone, Brunel Road forms the boundary to the 'suburban density zone' as set out within the Canada Water Area Action Plan (CWAAP).

Details of proposal

6. The proposal is for the construction of part 4-storey, part 5-storey development consisting of commercial space (A1/A3/A5/B1/D1) at ground floor and 26 affordable dwellings above (14 x Social Rented Flats and 12 x Intermediate flats with the following mix: 7 x 1 bed, 11 x 2 bed, 8 x 3 bed). Re-landscaping of the public square to the east of the site.
7. The proposed building would be read in two parts with a four storey element adjacent to the Finnish Church and public square; it would be constructed out of a white mineral painted brick to tie through with the tone of the Finnish Church. The square elevation features a scalloped brick elevation and would be clad in a white mineral painted brickwork. The building then steps up to a four storey with set back top floor which would be constructed in a red brick to tie through with the red brick of the Norwegian Church. A white aluminium frame would also project forward from the main facade of the building to provide balcony spaces.
8. An outdoor public square would be re-provided as part of the scheme between the proposed building and the Finnish Church to the east. Some of the documents that were initially submitted referenced that private housing would be provided on the site, however this was submitted in error. Revised documents were received and re-consultation undertaken confirming the scheme would be 100% affordable housing.

Planning history

- 9.

<p>11/EQ/0139 Application type: Pre-Application Enquiry (ENQ) - Our intention is to make the premises an art and media centre for businesses that are similar to ours: i.e music & TV. Our aim is to make it a hub for businesses involved locally in a creative area, guiding young entrepreneurs to develop new business and create employment locally. We do not intend to change anything structurally, internally or externally. We simply require change of usage to office premises. Decision date 07/07/2011 Decision: Pre-application enquiry closed (EQ)</p>
<p>11/EQ/0126 Application type: Pre-Application Enquiry (ENQ) - 72 flats private sale affordable rent and shared ownership in addition to community facility at ground floor level and public market square plus improvements to Albion street generally. Decision date 07/09/2011 Decision: Pre-application enquiry closed (EQ)</p>
<p>11/EQ/0150 Application type: Pre-Application Enquiry (ENQ) New multi purpose building Decision date 08/09/2011 Decision: Pre-application enquiry closed (EQ)</p>
<p>11/EQ/0206 Application type: Pre-Application Enquiry (ENQ) 5 storey residential apartment building with retail food stores and police help desk at the ground floor fronting albion street Decision date 06/01/2012 Decision: Pre-application enquiry closed (EQ). The general advise within this pre-app was that the massing of the building should be broken up to provide a four storey building plus set back fifth floor.</p>
<p>12/EQ/0236 Application type: Pre-Application Enquiry (ENQ) Redevelopment of the site for a mixed use scheme comprising ground floor retail/health uses and use of the upper floors to accommodate 43 residential</p>

<p>dwellings (including one, two and three bed units) within five storey building. Decision date 22/01/2013 Decision: Pre-application enquiry closed (EQ) The general advise within this pre-app was that the massing of the building should be broken up to provide a four storey building plus set back fifth floor.</p>
<p>13/AP/4332 Application type: Prior Approval (PRAP) Demolition of the existing library building Decision date 16/01/2014 Decision: Prior Approval Required - Approved (PARA)</p>
<p>15/EQ/0389 Application type: Pre-Application Enquiry (ENQ) 5 storey block, re-located Albion Street Health Centre on ground floor and residential above. 100% rent development. Demolition of existing Civic Centre required Decision date 22/01/2016 Decision: Pre-application enquiry closed (EQ)</p>

Planning history of adjoining sites

10. REAR OF ALBION PRIMARY SCHOOL, (SOUTHERN END) ALBION STREET, LONDON, SE16 7JD- Proposal: Construction of a 6-storey building to provide 50 residential units (25 x social rented, 12 x intermediate and 13 x private), with associated car and cycle parking, landscaping and highway works. This application is on the agenda for the meeting of the Planning Committee on 4 September.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
- a) the principle of the land use.
 - b) the impact on the character and appearance of the streetscene and conservation area setting.
 - c) the impact on the amenity of neighbouring occupiers
 - d) the quality of accommodation for future occupiers.
 - e) the impact on the transport network.
 - f) Impact on trees.
 - g) Sustainability implications.
 - h) Archaeology.
 - i) Flood risk.
 - j) Contamination.

Planning policy

12. National Planning Policy Framework (the Framework)
- Section 1 – Building a strong, competitive economy
 - Section 4 – Promoting sustainable transport
 - Section 6 – Delivering a wide choice of high quality homes

Section 7 – Requiring good design

Section 8 – Promoting healthy communities

Section 11 – Conserving and enhancing the natural environment

Section 12 – Conserving and enhancing the historic environment

13. The London Plan 2016

2.9 Inner London

3.1 Equal life chances for all

3.2 Improving health and assessing health opportunities for all

3.3 Increasing housing supply

3.4 Optimising housing potential

3.5 Quality and design of housing developments

3.6 Children and young peoples play and informal recreation facilities

3.8 Housing choice

3.9 Mixed and balanced communities

3.10 Definition of affordable housing

3.11 Affordable housing targets

3.13 Affordable housing thresholds

5.1 Climate change mitigation

5.2 Minimising carbon dioxide emission

5.3 Sustainable design and construction

5.7 Renewable energy

5.10 Urban greening

5.11 Green roofs and development site environs

5.13 Sustainable drainage

5.14 Water quality and waste water infrastructure

5.15 Water use and supplies

5.17 Waste capacity

5.18 Construction, excavation and demolition waste

5.21 Contaminated land

6.3 Assessing effects of development on transport capacity

6.5 Funding Crossrail and other transport initiative

6.9 Cycling

6.10 Walking

6.13 Parking

7.1 Building London's neighbourhoods and communities

7.2 An inclusive environment

7.3 Designing out crime

7.4 Local Character

7.5 Public Realm

7.6 Architecture

7.14 Improving air quality

7.15 Reducing noise and enhancing soundscapes

8.1 Implementation

8.2 Planning obligations

8.3 Community Infrastructure Levy

14. Core Strategy 2011

Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport

Strategic Policy 11 - Open spaces and wildlife

Strategic Policy 12 - Design and conservation

Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

15. 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 of accommodation
 Policy 3.13 Urban design
 Policy 3.14 Designing out crime
 Policy 3.18 Setting of Listed Buildings, conservation areas and world heritage sites
 Policy 3.27 Other open space
 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 5.2 Transport impacts
 Policy 5.3 Walking and cycling
 Policy 5.6 Car parking
 Policy 5.7 Parking standards for disabled people

2015 Technical Update to the Residential Design Standards [SPD] 2011
 Draft Affordable Housing SPD 2011
 Development Viability SPD 2016

16. Canada Water Action Area Plan Policies (2015)

Policy 4: Small scale shops, restaurants and cafes outside the town centre
 Policy 6: Walking and cycling
 Policy 14: Streets and public spaces
 Policy 17: Building heights in the core area
 Policy 18: Open spaces and biodiversity
 Policy 19: Children's play space
 Policy 20: Energy
 Policy 21: New homes
 Policy 22: Affordable homes
 Policy 23: Family homes
 Policy 24: Density of developments
 Policy 25: Jobs and business space
 Policy 31: Albion Street

Summary of consultation responses

17. A total of 17 responses have been received to the application, three in support and 14

with comments and in objection. The objections raise the following concerns:

- Materials should reflect the surrounding context more appropriately.
- Concerns about the viability of the commercial units.
- A5 use should be excluded.
- The square should help provide market stalls.
- The scheme should help pay for the run down playground nearby.
- Concerns with the white brick becoming stained.
- Building height.
- Cycle parking should be removed from the street.
- Density is excessive.
- No need for the public square to be any larger than the existing. The building could provide more homes.
- Piecemeal approach to applications within the Albion Street area - one application for all developments should be submitted.
- All housing should be social rent.
- Concerns about whether the square will be used.
- Retail units should only be used for community use.
- The building could be larger to provide more homes.
- The proposal does not reflect the wider context of the site.
- The building could damage the setting of the listed Finnish Church.
- Dwelling mix should be changed to reduce 3-bed units.
- Communal roof terrace would result in noise and anti-social behaviour.
- The building does not maximise the potential for the site.
- The square should provide more child playspace.
- Three bed units do not have separate kitchens.
- Bin stores should be relocated away from the street.
- Issues regarding the pre-planning consultation done by the applicants did not include all representatives within the area.
- PTAL scores are not accurate.
- The proposal does not provide sufficient affordable housing.

18. Other responses:

Environment Agency - Requested that the finished floor levels were provided.

Met Police - No objection subject to designing out crime condition.

London Fire Brigade - No objections.

Historic England - No comments.

TfL - No objections as they are happy that the proposal would not interfere with the Rotherhithe Tunnel. They did request that a pre-construction inspection with the developer. They also noted that any planting within the exclusion zone should be within moveable containers.

Thames Water - No objections.

19. Internal responses:

Environmental Protection team - No objections subject to conditions.

Flood and Drainage team - Requested additional information. This was subsequently provided.

Principle of development

20. The site is in the Canada Water Area Action Plan (CWAAP) core area and is approximately 250m from the boundary of the designated Canada Water Major Town Centre. Policy 30 'Albion Street' within the CWAAP specifically relates to Albion Street and states that the Rotherhithe Library site is identified as a key opportunity to improve the street. Further aims of policy 30 are to reinforce the viability of the

shopping parade and improve pedestrian and cycle links between Albion Street and the Town Centre, Rotherhithe station and St Mary's Conservation Area to the north. The CWAAP specifically identifies Albion Street for public realm improvements and the proposal would help provide an improved highway as well as new public square and thus accords with this policy.

21. The previous use was as a Class D1 community use. Saved policy 2.1 in the Southwark Plan 2007 seeks to protect community uses, unless the applicant can demonstrate that the facility is surplus to requirements and the proposed replacement use meets an identified need or that alternative facilities are easily accessible within the area. As identified within the CWAAP, the council had acknowledged that the library facility would be surplus to requirements once the new library at Canada Water is open. As such, the loss of a library is justified on the basis that it would be no longer required having been re-provided within the vicinity of the site.
22. The provision of a mixed use development with commercial/community use on the ground floor and residential above is supported in principle, as it would help provide new affordable residential units as well as provide an active ground floor frontage to help increase activity along Albion Street.
23. For the above reasons the application is acceptable in principle subject to other planning considerations including, quality of accommodation, amenity and transport impacts of the development being acceptable, these considerations are addressed later in the report.

Density

24. The application lies within the urban density zone and has a PTAL level of 6a, reflective of its highly accessible location. The proposal would have a density of 779 habitable rooms per hectare (HA/HR), which is marginally above the urban density range of 200 – 700 HA/HR. However, Strategic Policy 5 states that maximum densities may be exceeded when developments are of an exemplary standard of design. The site is in an accessible location with good access to public transport, provides a well designed scheme which is of a very high quality architecturally and in terms of the quality of accommodation. It would also provide a well designed public amenity space and brings a vacant site back into beneficial use.

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

Daylight/Sunlight impacts

25. The applicants have provided a daylight and sunlight assessment with the application which looks at the potential impacts of the development on the surrounding properties at 26-52 Albion Street, Finnish Church, St Olav's Church, The Albion Public House, 17 Rupack Street and 1-23 Brunel Road.
26. The report notes that of the 104 windows assessed, all windows would pass the vertical sky component test and that all rooms tested would also pass the daylight distribution tests as outlined within the BRE guidance for there to be no noticeable reduction in daylight.
27. In terms of the sunlight analysis, the rooms in 26-52 Albion Street are largely within 90 degrees of due north and thus, in accordance with the BRE guidance, do not need to be assessed. There would be no noticeable reduction in sunlight for any of the windows tested.

28. In terms of overshadowing of amenity areas, all areas for existing properties would continue to have two hours or more of sun on 21 March, complying with the BRE guidance.

Overlooking

29. In terms of the overlooking impacts of the development, to the north of the site is the Rotherhithe Tunnel and Brunel Road the residential windows north of this point would be a significantly greater distance (36m) than the required 12m as outlined within the council's 2015 Technical Update to the Residential Design Standards SPD.
30. To the southern end of the site lies Albion Street and the properties opposite would be approximately 14m away from the windows within the proposed development and would again comply with the requirements of the Residential Design Standards SPD.
31. No windows are proposed to the western elevation of the site and as such no impacts would be had here. To the eastern end of the site a new public square would be created which would sit between the proposal site and the Finnish Church, the distance between windows here would be approximately 23m and again would comply with the required standards of 21m between habitable windows as outlined within the Residential Design Standards SPD.
32. In terms of noise, activity associated with new dwellings would not cause significant impacts on neighbours. However, as a mix of commercial and community uses are sought, there are potential impacts that could result from this unit on existing neighbours and future residents. Conditions are proposed to limit hours of operation, hours of servicing and to require suitable levels of insulation between units in order to ensure these impacts are limited.
33. Notwithstanding this, there are some potential D1 uses (place of worship) that could cause noise impacts. Given the nature of the site being surrounded by residential properties, it is recommended that a place of worship D1 use be excluded from any permission.
34. Overall, subject to conditions the proposal is not considered to result in unacceptable amenity impacts on the surrounding properties and would thus accord with saved policy 3.2 'Protection of Amenity'.

Quality of accommodation

35. All of the proposed units would meet or exceed the required overall unit and individual room sizes as outlined within the Nationally prescribed housing standards and thus would provide good quality sized affordable units. The proposal would also provide good quality private amenity space for all units, a communal roof terrace as well as the provision of the adjacent public square which would exceed the required levels of amenity space as outlined within the Residential Design Standards SPD.
36. The overall mix of dwellings is also considered appropriate with 7 x1 bed, 11 x 2 bed, 8 x 3 beds being proposed as this would result in more than 70% of units being two beds or more and would also provide in excess of 20% three beds which would accord with the Canada Water action area plan and core strategy. The three bedrooms units would not contain separate kitchen areas, but would provide very generous sized living accommodation and on balance the provision of open plan living/kitchen/dining rooms is acceptable.
37. All windows within the proposed rooms would have access to good light levels and all windows would have good access to outlook. The majority of units are all at least dual

aspect and thus would provide a good quality of accommodation for the future occupiers of the site. The single aspect dwellings would have a southerly aspect.

38. The proposal would provide three wheelchair units at first, second and third floors, one unit is proposed to be a wheelchair-adaptable unit providing more than the 10% wheelchair accessible units required.

Transport issues

39. A Transport statement has been submitted providing sufficient information to support a car free development with on street servicing which given the good access to public transport and site constraints is considered appropriate here.
40. Servicing and deliveries associated with the development are on street, as per the previous use of the site which is acceptable because trip generation is not likely to increase. Single yellow line space is provided on the northern kerbside of Albion Street, adjacent to the application site, allowing refuse vehicles and other servicing vehicles to stop in close proximity to the building to serve the site. Appropriate levels of refuse storage for both the residential and commercial elements have been provided, a compliance condition is thus recommended.
41. A total of 46 cycle parking spaces are proposed, complying with the London Plan minimum standards; they would all be secure, accessible and weatherproof. Cycle spaces are also provided for the commercial unit with visitor cycle parking provided adjacent to the public highway.
42. It has been agreed that all the new residential units should be made permit free for any new controlled parking zone introduced into the area to encourage the new residents to be car free it is also recommended that 3 year car club memberships are provided through obligation. There are car club vehicles in the vicinity.

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

43. The site is located on Albion Street, a local shopping parade and between the Norwegian Church (St Olav's) and the Finnish Church (grade II); the development would be in the setting of these heritage assets. The proposals seek to create a new public square to the north west and a four to five storey building fronting Albion Street with retail/commercial and GP surgery on the ground floor. The previous building was an unattractive bulky large brick building, fronting Albion Street which is predominately two to two and half storeys in height. The general materials in use in the area are brick, with some stone/render detailing, with the exception of the Finnish Church, which is stone cladding and slate to the tower which can be glimpsed from Albion Street.
44. Turning to the proposals, the landscaped public space to the north of the site, bounded by trees would better reveal the vistas of the Finnish church tower, connecting it visually with Albion Street; the scalloped north elevation of the proposed development addresses the square in a positive manner and the cotemporary details of the elevations are good. The ground floor details, with commercial street frontage and prominent residential entrance is welcoming and active, responding positively to the street.
45. The materiality of the building has been revised to reduce the levels of the white mineral paint of the proposed brick façade with the provision of a strong red brick to the main five storey element of the building. The proposal now blends appropriately with the majority of the buildings in the vicinity which are a red brick, with the white

mineral paint responding well to the Portland stone cladding of the Finnish church playing a subtle contrast to these elements.

46. The pre-application advice (see appendix 3) concentrated on the scale and bulk of the proposals, advising that a 4 storey building with a fifth floor set back would likely be appropriate. This approach has been followed appropriately with a four storey element relating well with the adjacent listed Finnish Church before stepping up to provide a recessed fifth floor. The scale and massing, whilst slightly taller than immediately adjacent buildings is appropriate and responds well with the surrounding streetscene; it would not visually dominate the surrounding area.
47. As the building is adjacent to two designate heritage assets, the impact of the development of the significance of these buildings by affecting their setting is also a material consideration. As noted, whilst the building is larger than its immediate neighbours, the scale and materiality of the building would respond appropriately to these adjacent listed buildings and would not visually dominate them when viewed from the streetscene. The development would not harm the setting of the heritage assets (the listed churches), preserving the setting of St Olav's and enhancing the setting of the Finnish church.
48. In conclusion, the proposal helps reveal the significance of the Finnish Church and are there are significant positive aspects to the scheme (the north façade details, the re landscaped square and general redevelopment of the site). The materiality of the building has been revised to help relate well with the materiality of the surrounding building and as such officers are satisfied that the proposal would result in a high quality building that would meet the requirements of 3.12 Quality in Design, 3.13 Urban Design and 3.18 The Setting of Listed Buildings, Conservation Areas and World Heritage Sites.

Impact on trees

49. The applicants have submitted an arboricultural assessment which has successfully responded to pre-app comments regarding retention of the two good quality Plane trees. Removal of category C and U is acceptable given the proposed replacement planting which will mitigate their loss, as well as providing suitable buffering against adjacent tunnel traffic. Elsewhere, a welcome amount of private and communal amenity space is proposed via balconies and roof terrace, together with a brown roof. Conditions are recommended to ensure appropriate landscape specifications and protection measures.

Planning obligations (S.106 undertaking or agreement)

50. The required obligations and contributions would be secured through a unilateral undertaking agreement within the Council.
51. In accordance with the Section 106 Planning Obligations SPD, the following contributions have been agreed with the applicant, in order to mitigate the impacts of the development;

Energy from scheme - 24.5 tonnes CO2 output and Energy savings - 8.7 tonnes CO2 = 15.8 tonnes CO2 required to be off-set so 15.8 x £1,800 = £28,440.

Playspace - Child yield = 14.52 x £151 = £2,192.52

3 year car club contribution for future occupiers.

52. The highways team have also requested the following works by way of a s278

agreement:

1. Repave the footway fronting the development including new kerbing on Albion Street using materials in accordance with Southwark's streetscape design manual.
 2. Road markings for the parking bays outside the development on Albion Street to be repainted.
 3. Provide a dropped kerb access for refuse bins.
 4. Repair any damages to the highway within the vicinity of the development resulting from construction vehicles.
53. Should the unilateral undertaking not be given, it is proposed that the development be refused for the following reason:

The development fails to provide affordable housing in the borough which would be necessary as it is on a site capable of delivering more than 10 residential units, it would also fail to meet provide other reasonable contributions and be contrary to the National Planning Policy Framework section 6 Delivering a wide choice of high quality homes; Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes of the London Plan 2015; Strategic Policy 6 Homes for people on different incomes of the Core Strategy, saved policies 2.5 Planning Obligations and 4.4 Affordable Housing of the Southwark Plan 2007 and the Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

Sustainable development implications

54. The London Plan target for major development prior to October 1st as outlined by the GLA requires a 35% improvement over Part L 2013 of the building regulations. Whilst from the 1 October, the London Plan requires all developments to be carbon neutral.
55. The submitted energy statement outlines that the regulated CO2 emissions are shown to achieve 35.43% lower than a Part L 2013 compliant development through the use of CHP as well as Photovoltaic Panels, which represents an annual saving of approximately 8.7 tonne's of CO2. This meets the previously required 35% saving with the remainder of the carbon savings to be provided as part of an off site contribution as per the above. As such, the application is considered policy compliant in sustainability and energy terms.

Other matters

Flood Risk

56. The proposals are for vulnerable residential development in Flood Zone 3. It is recommended that a climate change allowance of 40% should be incorporated within the drainage strategy. The applicants have provided micro drainage calculations showing that there is capacity within the proposed cellular storage and permeable paving for the 1 in 100 year return period event including a 40% increase in rainfall intensity, demonstrating that there is sufficient capacity within the system to manage the upper end allowance scenario which is acceptable. Brown and sedum roofs are also proposed in order to assist in drainage on site. In order to assess detailed calculations for drainage and the brown roofs, conditions outlining the drainage strategy and a detailed specification of the brown and sedum roofs are proposed.

57. The Environment Agency (EA) had initially objected to the proposal as the submitted FRA did not include details of the finished floor levels. These have subsequently been provided and meet the requirements of the EA.

CIL

58. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
59. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development and in this instance would be £200 per sqm of residential floorspace, subject to the indexation. The CIL calculations are as follows:

CIL calculation as per CIL Reg.40:

MCIL chargeable area = $Gr - Kr - (Gr \times E/G) = 3014 - 0 - (3014 \times 0/3014) = 3014\text{sqm}$

MCIL (pre-relief) = $3014 \text{ sqm} \times £35/\text{sqm} \times 286/223 = £135,292$

SCIL (Retail Flexi A1/Ad/A5/B1/D1) chargeable area = $Gr - Kr - (Gr \times E/G) = 445 - 0 - (445 \times 0/3014) = 445\text{sqm}$

SCIL (Retail Zone2) = $445\text{sqm} \times £125/\text{sqm} \times 286/259 = £61,424$

SCIL (Resi Zone2) chargeable area = $Gr - Kr - (Gr \times E/G) = 2569 - 0 - (2569 \times 0/3014) = 2569\text{sqm}$

SCIL (Resi Zone2) = $2569\text{sqm} \times £200/\text{sqm} \times 286/259 = £567,362$

TOTAL SCIL = £628,786

Contamination

60. A contamination assessment has been submitted and finds elevated concentrations of lead, chromium, TPH and zinc, and asbestos was also found in fragments of non-friable asbestos cement and loose insulation and free fibres. Ground gas was not found to be a significant risk for the end users of the site. Most areas of the site will be covered by the building or hardstanding which will remove contamination pathways however the report recommends that a minimum thickness of 600mm of imported clean topsoil will be required in soft landscaped areas with a high visibility marker layer installed at the base. There are also further requirements for water supply pipes and additional confirmatory ground gas monitoring expected. A condition is recommended to provide further investigation prior to commencement of development.

Air Quality

61. The submitted air quality assessment has predicted that the Air Quality objectives are met in the location and that the development is in compliance with air quality neutral requirements. Consequently, a condition is recommended to ensure compliance with this assessment.

Conclusion on planning issues

62. The application for a new residential building within this location is acceptable in principle. The proposed design and quality of accommodation is of a very high quality and the scheme contributes new social housing dwellings to the council's 11,000 homes targets and as such provides significant public benefit. The amenity impacts on the surrounding properties are also considered acceptable.
63. As such, subject to the imposition of conditions and a finalised planning obligations agreement, it is therefore recommended that outline permission be granted.

Community impact statement

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

Consultations

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

Consultation replies

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

Human rights implications

67. 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.
68. This application has the legitimate aim of providing new affordable homes and commercial/community space at ground floor. 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/250-31 Application file: 17/AP/1255 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application letter 15/EQ/0390
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Team Leader	
Version	Final	
Dated	25 August 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		30 August 2017

Consultation undertaken

Site notice date: 11/05/2017

Press notice date: 06/04/2017

Case officer site visit date: n/a

Neighbour consultation letters sent: 06/04/2017

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
 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:

54 Irwell Estate Neptune Street SE16 7JS	Flat 23 Laburnum Court SE16 7LN
55 Irwell Estate Neptune Street SE16 7JS	27 Brunel Road London SE16 4LA
56 Irwell Estate Neptune Street SE16 7JS	29 Brunel Road London SE16 4LA
51 Irwell Estate Neptune Street SE16 7JS	31 Brunel Road London SE16 4LA
52 Irwell Estate Neptune Street SE16 7JS	21 Brunel Road London SE16 4LA
53 Irwell Estate Neptune Street SE16 7JS	23 Brunel Road London SE16 4LA
60 Irwell Estate Neptune Street SE16 7JS	25 Brunel Road London SE16 4LA
61 Irwell Estate Neptune Street SE16 7JS	44 Adams Gardens Estate London SE16 4JG
62 Irwell Estate Neptune Street SE16 7JS	45 Adams Gardens Estate London SE16 4JG
57 Irwell Estate Neptune Street SE16 7JS	46 Adams Gardens Estate London SE16 4JG
58 Irwell Estate Neptune Street SE16 7JS	5 Brunel Road London SE16 4LA
59 Irwell Estate Neptune Street SE16 7JS	7 Brunel Road London SE16 4LA
50 Irwell Estate Neptune Street SE16 7JS	9 Brunel Road London SE16 4LA
61 Aylton Estate Renforth Street SE16 7JN	19 Brunel Road London SE16 4LA
62 Aylton Estate Renforth Street SE16 7JN	Unit 12a City Business Centre SE16 2XB
63 Aylton Estate Renforth Street SE16 7JN	Unit 15 City Business Centre SE16 2XB
58 Aylton Estate Renforth Street SE16 7JN	Unit 14a City Business Centre SE16 2XB
59 Aylton Estate Renforth Street SE16 7JN	Unit 14 City Business Centre SE16 2XB
60 Aylton Estate Renforth Street SE16 7JN	Unit 11a City Business Centre SE16 2XB
47 Irwell Estate Neptune Street SE16 7JS	Unit 12 City Business Centre SE16 2XB
48 Irwell Estate Neptune Street SE16 7JS	13 Brunel Road London SE16 4LA
49 Irwell Estate Neptune Street SE16 7JS	15 Brunel Road London SE16 4LA
64 Aylton Estate Renforth Street SE16 7JN	17 Brunel Road London SE16 4LA
45 Irwell Estate Neptune Street SE16 7JS	3 Brunel Road London SE16 4LA
46 Irwell Estate Neptune Street SE16 7JS	1 Brunel Road London SE16 4LA
34 Aylton Estate Renforth Street SE16 7JW	11 Brunel Road London SE16 4LA
35 Aylton Estate Renforth Street SE16 7JW	63 Adams Gardens Estate London SE16 4JG
36 Aylton Estate Renforth Street SE16 7JW	64 Adams Gardens Estate London SE16 4JG
31 Aylton Estate Renforth Street SE16 7JW	65 Adams Gardens Estate London SE16 4JG
32 Aylton Estate Renforth Street SE16 7JW	60 Adams Gardens Estate London SE16 4JG
33 Aylton Estate Renforth Street SE16 7JW	61 Adams Gardens Estate London SE16 4JG
40 Aylton Estate Renforth Street SE16 7JW	62 Adams Gardens Estate London SE16 4JG
41 Aylton Estate Renforth Street SE16 7JW	69 Adams Gardens Estate London SE16 4JG

34 Albion Street London SE16 7JQ
 37 Aylton Estate Renforth Street SE16 7JW
 38 Aylton Estate Renforth Street SE16 7JW
 39 Aylton Estate Renforth Street SE16 7JW
 30 Aylton Estate Renforth Street SE16 7JW
 66 Inwell Estate Neptune Street SE16 7JS
 67 Inwell Estate Neptune Street SE16 7JS
 23 Aylton Estate Renforth Street SE16 7JW
 63 Inwell Estate Neptune Street SE16 7JS
 64 Inwell Estate Neptune Street SE16 7JS
 65 Inwell Estate Neptune Street SE16 7JS
 27 Aylton Estate Renforth Street SE16 7JW
 28 Aylton Estate Renforth Street SE16 7JW
 29 Aylton Estate Renforth Street SE16 7JW
 24 Aylton Estate Renforth Street SE16 7JW
 25 Aylton Estate Renforth Street SE16 7JW
 26 Aylton Estate Renforth Street SE16 7JW
 57 Aylton Estate Renforth Street SE16 7JN
 12 Aylton Estate Renforth Street SE16 7JL
 13 Aylton Estate Renforth Street SE16 7JL
 14 Aylton Estate Renforth Street SE16 7JL
 1 Aylton Estate Renforth Street SE16 7JL
 10 Aylton Estate Renforth Street SE16 7JL
 11 Aylton Estate Renforth Street SE16 7JL
 18 Aylton Estate Renforth Street SE16 7JL
 19 Aylton Estate Renforth Street SE16 7JL
 2 Aylton Estate Renforth Street SE16 7JL
 15 Aylton Estate Renforth Street SE16 7JL
 16 Aylton Estate Renforth Street SE16 7JL
 17 Aylton Estate Renforth Street SE16 7JL
 Flat 9 Risdon House SE16 7JH
 9 Neptune Street London SE16 7JP
 Flat 1 Risdon House SE16 7JH
 Flat 2 Risdon House SE16 7JH
 5 Neptune Street London SE16 7JP
 7 Neptune Street London SE16 7JP
 82 Neptune Street London SE16 7JP
 Flat 6 Risdon House SE16 7JH
 Flat 7 Risdon House SE16 7JH
 Flat 8 Risdon House SE16 7JH
 Flat 3 Risdon House SE16 7JH
 Flat 4 Risdon House SE16 7JH
 Flat 5 Risdon House SE16 7JH
 48 Aylton Estate Renforth Street SE16 7JN
 49 Aylton Estate Renforth Street SE16 7JN
 50 Aylton Estate Renforth Street SE16 7JN
 45 Aylton Estate Renforth Street SE16 7JN
 46 Aylton Estate Renforth Street SE16 7JN
 47 Aylton Estate Renforth Street SE16 7JN
 54 Aylton Estate Renforth Street SE16 7JN
 55 Aylton Estate Renforth Street SE16 7JN
 56 Aylton Estate Renforth Street SE16 7JN
 51 Aylton Estate Renforth Street SE16 7JN
 52 Aylton Estate Renforth Street SE16 7JN
 53 Aylton Estate Renforth Street SE16 7JN
 44 Aylton Estate Renforth Street SE16 7JN
 3 Aylton Estate Renforth Street SE16 7JL
 4 Aylton Estate Renforth Street SE16 7JL
 5 Aylton Estate Renforth Street SE16 7JL
 20 Aylton Estate Renforth Street SE16 7JL
 21 Aylton Estate Renforth Street SE16 7JL
 22 Aylton Estate Renforth Street SE16 7JL
 9 Aylton Estate Renforth Street SE16 7JL
 42 Aylton Estate Renforth Street SE16 7JN
 43 Aylton Estate Renforth Street SE16 7JN
 6 Aylton Estate Renforth Street SE16 7JL
 7 Aylton Estate Renforth Street SE16 7JL
 8 Aylton Estate Renforth Street SE16 7JL
 16 St Marys Estate St Marychurch Street SE16 4HY
 17 St Marys Estate St Marychurch Street SE16 4HY
 18 St Marys Estate St Marychurch Street SE16 4HY
 13 St Marys Estate St Marychurch Street SE16 4HY
 14 St Marys Estate St Marychurch Street SE16 4HY
 15 St Marys Estate St Marychurch Street SE16 4HY
 22 St Marys Estate St Marychurch Street SE16 4HY
 23 St Marys Estate St Marychurch Street SE16 4HY
 24 St Marys Estate St Marychurch Street SE16 4HY
 19 St Marys Estate St Marychurch Street SE16 4HY
 20 St Marys Estate St Marychurch Street SE16 4HY
 70 Adams Gardens Estate London SE16 4JG
 71 Adams Gardens Estate London SE16 4JG
 66 Adams Gardens Estate London SE16 4JG
 67 Adams Gardens Estate London SE16 4JG
 68 Adams Gardens Estate London SE16 4JG
 59 Adams Gardens Estate London SE16 4JG
 50 Adams Gardens Estate London SE16 4JG
 51 Adams Gardens Estate London SE16 4JG
 52 Adams Gardens Estate London SE16 4JG
 47 Adams Gardens Estate London SE16 4JG
 48 Adams Gardens Estate London SE16 4JG
 49 Adams Gardens Estate London SE16 4JG
 56 Adams Gardens Estate London SE16 4JG
 57 Adams Gardens Estate London SE16 4JG
 58 Adams Gardens Estate London SE16 4JG
 53 Adams Gardens Estate London SE16 4JG
 54 Adams Gardens Estate London SE16 4JG
 55 Adams Gardens Estate London SE16 4JG
 Unit 13 City Business Centre SE16 2XB
 1 Mariner House 17 Rupack Street SE16 4JP
 10 Mariner House 17 Rupack Street SE16 4JP
 11 Mariner House 17 Rupack Street SE16 4JP
 3 Mariner House 17 Rupack Street SE16 4JP
 2 Mariner House 17 Rupack Street SE16 4JP
 4 Mariner House 17 Rupack Street SE16 4JP
 5 Mariner House 17 Rupack Street SE16 4JP
 12 Mariner House 17 Rupack Street SE16 4JP
 13 Mariner House 17 Rupack Street SE16 4JP
 14 Mariner House 17 Rupack Street SE16 4JP
 39a Brunel Road London SE16 4LD
 41a Brunel Road London SE16 4LD
 1 St Olavs Square Albion Street SE16 7JB
 St Olavs Church 1 Albion Street SE16 7JB
 22-24 Albion Street London SE16 7JQ
 Creche Rotherhithe Civic Centre SE16 7BS
 Finnish Church 33 Albion Street SE16 7HZ
 Living Accommodation 20 Albion Street SE16 7JQ
 Living Accommodation 56 Albion Street SE16 7JQ
 Unit 11 City Business Centre SE16 2XB
 Unit 1 City Business Centre SE16 2XB
 Unit 10 City Business Centre SE16 2XB
 Units 16 And 16a City Business Centre SE16 2BX
 30-32 Albion Street London SE16 7JQ
 Unit 15a City Business Centre SE16 2XB
 Unit 7 City Business Centre SE16 2XB
 9 Mariner House 17 Rupack Street SE16 4JP
 43 Renforth Street London SE16 7JJ
 6 Mariner House 17 Rupack Street SE16 4JP
 7 Mariner House 17 Rupack Street SE16 4JP
 8 Mariner House 17 Rupack Street SE16 4JP
 Unit 23 City Business Centre SE16 2XB
 Unit 24 City Business Centre SE16 2XB
 Unit 6 City Business Centre SE16 2XB
 26-28 Albion Street London SE16 7JQ
 31 Renforth Street London SE16 7JJ
 33 Renforth Street London SE16 7JJ
 35 Renforth Street London SE16 7JJ
 25 Renforth Street London SE16 7JJ
 27 Renforth Street London SE16 7JJ
 29 Renforth Street London SE16 7JJ
 45 Renforth Street London SE16 7JJ
 47 Renforth Street London SE16 7JJ
 37 Renforth Street London SE16 7JJ
 39 Renforth Street London SE16 7JJ
 41 Renforth Street London SE16 7JJ
 23 Renforth Street London SE16 7JJ
 61 Albion Street London SE16 7JA
 63 Albion Street London SE16 7JA
 65 Albion Street London SE16 7JA
 39-41 Brunel Road London SE16 4LD
 13a St Marychurch Street London SE16 4HL
 33 Albion Street London SE16 7HZ
 17 Renforth Street London SE16 7JJ
 19 Renforth Street London SE16 7JJ
 21 Renforth Street London SE16 7JJ
 11 Renforth Street London SE16 7JJ
 13 Renforth Street London SE16 7JJ
 15 Renforth Street London SE16 7JJ
 27 Neptune Street London SE16 7JP

21 St Marys Estate St Marychurch Street SE16 4HY
 12 St Marys Estate St Marychurch Street SE16 4HY
 3 St Marys Estate St Marychurch Street SE16 4HY
 4 St Marys Estate St Marychurch Street SE16 4HY
 5 St Marys Estate St Marychurch Street SE16 4HY
 First Floor Flat 35-37 Brunel Road SE16 4LA
 1 St Marys Estate St Marychurch Street SE16 4HY
 2 St Marys Estate St Marychurch Street SE16 4HY
 9 St Marys Estate St Marychurch Street SE16 4HY
 10 St Marys Estate St Marychurch Street SE16 4HY
 11 St Marys Estate St Marychurch Street SE16 4HY
 6 St Marys Estate St Marychurch Street SE16 4HY
 7 St Marys Estate St Marychurch Street SE16 4HY
 8 St Marys Estate St Marychurch Street SE16 4HY
 Store Aylton Estate SE16 1JL
 The Old Mortuary St Marychurch Street SE16 4JE
 38 St Marys Estate St Marychurch Street SE16 4HY
 Basement And Ground Floor 5-17 Albion Street SE16 1JA
 First Floor 5-17 Albion Street SE16 1JA
 37 St Marys Estate St Marychurch Street SE16 4HY
 28 St Marys Estate St Marychurch Street SE16 4HY
 29 St Marys Estate St Marychurch Street SE16 4HY
 30 St Marys Estate St Marychurch Street SE16 4HY
 25 St Marys Estate St Marychurch Street SE16 4HY
 26 St Marys Estate St Marychurch Street SE16 4HY
 27 St Marys Estate St Marychurch Street SE16 4HY
 34 St Marys Estate St Marychurch Street SE16 4HY
 35 St Marys Estate St Marychurch Street SE16 4HY
 36 St Marys Estate St Marychurch Street SE16 4HY
 31 St Marys Estate St Marychurch Street SE16 4HY
 32 St Marys Estate St Marychurch Street SE16 4HY
 33 St Marys Estate St Marychurch Street SE16 4HY
 25a Brunel Road London SE16 4LA
 Flat 6 Laburnum Court SE16 7LN
 Flat 7 Laburnum Court SE16 7LN
 Flat 8 Laburnum Court SE16 7LN
 Flat 3 Laburnum Court SE16 7LN
 Flat 4 Laburnum Court SE16 7LN
 Flat 5 Laburnum Court SE16 7LN
 Flat 12 Laburnum Court SE16 7LN
 Flat 13 Laburnum Court SE16 7LN
 Flat 14 Laburnum Court SE16 7LN
 Flat 9 Laburnum Court SE16 7LN
 Flat 10 Laburnum Court SE16 7LN
 Flat 11 Laburnum Court SE16 7LN
 Flat 2 Laburnum Court SE16 7LN
 42 Albion Street London SE16 7JQ
 44 Albion Street London SE16 7JQ
 46 Albion Street London SE16 7JQ
 36 Albion Street London SE16 7JQ
 38 Albion Street London SE16 7JQ
 40 Albion Street London SE16 7JQ
 28a Albion Street London SE16 7JQ
 Little Crown 56 Albion Street SE16 7JQ
 Flat 1 Laburnum Court SE16 7LN
 48 Albion Street London SE16 7JQ
 50 Albion Street London SE16 7JQ
 The Albion 20 Albion Street SE16 7JQ
 Flat 31 Laburnum Court SE16 7LN
 Flat 32 Laburnum Court SE16 7LN
 Flat 33 Laburnum Court SE16 7LN
 Flat 28 Laburnum Court SE16 7LN
 Flat 29 Laburnum Court SE16 7LN
 Flat 30 Laburnum Court SE16 7LN
 Rotherhithe Civic Centre Albion Street SE16 7BS
 35-37 Brunel Road London SE16 4LA
 Albion Primary School Albion Street SE16 7JD
 23 Neptune Street London SE16 7JP
 School House Albion Street SE16 7JF
 Rotherhithe Library Rotherhithe Civic Centre SE16 7HY
 Flat 27 Laburnum Court SE16 7LN
 Flat 18 Laburnum Court SE16 7LN
 Flat 19 Laburnum Court SE16 7LN
 Flat 20 Laburnum Court SE16 7LN
 Flat 15 Laburnum Court SE16 7LN
 Flat 16 Laburnum Court SE16 7LN
 Flat 17 Laburnum Court SE16 7LN
 Flat 24 Laburnum Court SE16 7LN
 Flat 25 Laburnum Court SE16 7LN
 29 Neptune Street London SE16 7JP
 31 Neptune Street London SE16 7JP
 19 Neptune Street London SE16 7JP
 21 Neptune Street London SE16 7JP
 25 Neptune Street London SE16 7JP
 39 Neptune Street London SE16 7JP
 41 Neptune Street London SE16 7JP
 43 Neptune Street London SE16 7JP
 33 Neptune Street London SE16 7JP
 35 Neptune Street London SE16 7JP
 37 Neptune Street London SE16 7JP
 17 Neptune Street London SE16 7JP
 55 Renforth Street London SE16 7JJ
 57 Renforth Street London SE16 7JJ
 59 Renforth Street London SE16 7JJ
 49 Renforth Street London SE16 7JJ
 51 Renforth Street London SE16 7JJ
 53 Renforth Street London SE16 7JJ
 11 Neptune Street London SE16 7JP
 13 Neptune Street London SE16 7JP
 15 Neptune Street London SE16 7JP
 61 Renforth Street London SE16 7JJ
 7 Renforth Street London SE16 7JJ
 9 Renforth Street London SE16 7JJ
 Flat 35 Frank Wymark House SE16 4JA
 Flat 1 Frank Wymark House SE16 4JA
 Flat 2 Frank Wymark House SE16 4JA
 Flat 3 Frank Wymark House SE16 4JA
 85 Adams Gardens Estate London SE16 4JG
 86 Adams Gardens Estate London SE16 4JG
 87 Adams Gardens Estate London SE16 4JG
 Flat 7 Frank Wymark House SE16 4JA
 Flat 8 Frank Wymark House SE16 4JA
 Flat 9 Frank Wymark House SE16 4JA
 Flat 4 Frank Wymark House SE16 4JA
 Flat 5 Frank Wymark House SE16 4JA
 Flat 6 Frank Wymark House SE16 4JA
 84 Adams Gardens Estate London SE16 4JG
 75 Adams Gardens Estate London SE16 4JG
 76 Adams Gardens Estate London SE16 4JG
 77 Adams Gardens Estate London SE16 4JG
 72 Adams Gardens Estate London SE16 4JG
 73 Adams Gardens Estate London SE16 4JG
 74 Adams Gardens Estate London SE16 4JG
 81 Adams Gardens Estate London SE16 4JG
 82 Adams Gardens Estate London SE16 4JG
 83 Adams Gardens Estate London SE16 4JG
 78 Adams Gardens Estate London SE16 4JG
 79 Adams Gardens Estate London SE16 4JG
 80 Adams Gardens Estate London SE16 4JG
 Flat 26 Frank Wymark House SE16 4JA
 Flat 27 Frank Wymark House SE16 4JA
 Flat 28 Frank Wymark House SE16 4JA
 Flat 23 Frank Wymark House SE16 4JA
 Flat 24 Frank Wymark House SE16 4JA
 Flat 25 Frank Wymark House SE16 4JA
 Flat 32 Frank Wymark House SE16 4JA
 Flat 33 Frank Wymark House SE16 4JA
 Flat 34 Frank Wymark House SE16 4JA
 Flat 29 Frank Wymark House SE16 4JA
 Flat 30 Frank Wymark House SE16 4JA
 Flat 31 Frank Wymark House SE16 4JA
 Flat 22 Frank Wymark House SE16 4JA
 Flat 13 Frank Wymark House SE16 4JA
 Flat 14 Frank Wymark House SE16 4JA
 Flat 15 Frank Wymark House SE16 4JA
 Flat 10 Frank Wymark House SE16 4JA
 Flat 11 Frank Wymark House SE16 4JA
 Flat 12 Frank Wymark House SE16 4JA
 Flat 19 Frank Wymark House SE16 4JA
 Flat 20 Frank Wymark House SE16 4JA
 Flat 21 Frank Wymark House SE16 4JA
 Flat 16 Frank Wymark House SE16 4JA
 Flat 17 Frank Wymark House SE16 4JA
 Flat 18 Frank Wymark House SE16 4JA
 7 Niagara Court Canada Estate SE167BA
 16 Pumphouse Close Rotherhithe SE16 7HS
 7 Niagara Court Canada Estate SE167BA
 68 Lower Road London SE16 2TU

Flat 26 Laburnum Court SE16 7LN
Flat 21 Laburnum Court SE16 7LN
Flat 22 Laburnum Court SE16 7LN

44 Albion Street Rotherhithe se16 7jq
49 John Kennedy House Rotherhithe Old Road SE16 2QE
The Assembly Hall 1 Neptune Street SE16 7JP
6 Lynton Road SE1 5QR

Re-consultation: 22/05/2017

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

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

Statutory and non-statutory organisations

Environment Agency
 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

The Assembly Hall 1 Neptune Street SE16 7JP
 1 St Olavs Square Albion Street SE16 7JB
 16 Pumphouse Close Rotherhithe SE16 7HS
 33 Albion Street London SE16 7HZ
 40 Albion Street London SE16 7JQ
 43 Aylton Estate Renforth Street SE16 7JN
 43 Renforth Street London SE16 7JJ
 44 Albion Street London SE16 7JQ
 44 Albion Street Rotherhithe se16 7jq
 48 Albion Street London SE16 7JQ
 48 Albion Street London SE16 7JQ
 49 John Kennedy House Rotherhithe Old Road SE16 2QE
 49 John Kennedy House Rotherhithe Old Road SE16 2QE
 49 Renforth Street London SE16 7JJ
 57 Renforth Street London SE16 7JJ
 6 Lynton Road SE1 5QR
 68 Lower Road London SE16 2TU
 7 Niagara Court Canada Estate SE167BA
 7 Niagara Court Canada Estate SE167BA



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 London
 SE1 3PL

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

Our Ref: 15/EQ/0389
Contact: Alex Cameron
Telephone: 020 7525 5416
E-Mail: planning.applications@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

Date: 22/01/2016

Dear Ms. Ang

RE: PRE-APPLICATION ADVICE

At: ALBION STREET CIVIC CENTRE, (ROTHERHITHE CIVIC CENTRE) ALBION STREET, LONDON, SE16 7BS

Proposal: Demolition of existing building and erection of a 5 storey block, re-located Albion Street Health Centre on ground floor and 25 residential units above which are 100% social rent.

I write in connection with your pre-application enquiry regarding a mixed-use scheme to redevelop the site above. The site has been put forward for redevelopment to deliver more housing in the borough as part of Southwark Regeneration in Partnership Programme. This letter summarises the council's written advice on your proposal and whether, based on the details submitted, it meets local planning requirements.

Planning Policy

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

The site is located within the:

- **Urban Zone**
- **Air Quality Management Area**
- **Canada Water Area Action Plan**

-There are no heritage assets within the site boundary area.

-There are heritage assets in the wider context of the site which are the adjacent St. Olav's Church and the Finnish Seamen's Mission Church which are both Grade II listed. The boundary of the

Borough, Bermondsey and Rivers Archaeological Priority Zone is also to the north of the site.

Other key material considerations

Gateway 1 - Southwark Regeneration in Partnership Programme Procurement Approval
The National Planning Policy Framework

Land Use

- The existing building is a former library (D1 use). The wider area is of a mixed use, including a number of residential uses. As such, a residential use on this site would be appropriate as well as the provision of a health care facility (D1).

- The building is no longer in use as a library and has effectively been replaced by the New Canada Water Library. Hence there is no net loss of community floorspace (Class D1) in compliance with the criteria set out in Policy 2.1 Provision of Community Facilities. Consequently the re-location of the Albion Street Health Centre with residential above on this site is acceptable in principle.

Access and site layout

- The proposed site layout is logical, retaining a street frontage, albeit set back from the pavement edge and as such no concerns are raised here. Generally the ground floor elevations would interact with and address the street appropriately. However, the locations of both residential entrances are of some concern as they are in close proximity to bin stores resulting in uninviting entrances and a hostile pedestrian frontage onto the street.

To address these concerns it is recommended that:

- The doors to the bin stores should be relocated away from the street entrance and the bin stores onto the square should be set back from the square façade.
- The entrance onto the street should be given more prominence with a clearer perception of the lobby.

- There are no proposed vehicular access points to the site, although entry may be required into the proposed public space to access the plant room to the rear of the site. There is also a proposal for a market to be held in this space which may require vehicular access. Any design for the space may need to plan for occasional access of this type. This area is not proposed to be adopted as public highway and will therefore need to be managed and maintained privately. A crossover from Albion Street will likely be required.

- The building is set back 10ft from the Rotherhithe tunnel wall which is understood to be Transport for London's requirement. Clarification is needed as to nature of required access. Notwithstanding this it is considered that the space at the back of the building should be gated to avoid anti-social behaviour. This space should preferably not be used to provide access to amenities such as cycle parking.

- A GPs surgery is proposed for the ground and part of first floor. Parking requirements for this use are considered according to evidenced need and this should be based on the existing surgery nearby that is being re-provided here.

- Pedestrian access is from Albion Street via the proposed public space. Bin stores on either side of pedestrian entrances should be avoided.

- There are no concerns regarding ease of access, as long as level access is provided in line with Approved Document M which introduces the category Accessible and Adaptable Dwellings (M4(2)), where practical and viable.

Scale, height and massing

- The proposed height and massing is considered excessive and is not appropriately illustrated in a contextual elevation. On this site the street context along Albany Road is especially important and yet it is not clear from any elevations how the scale of this development will relate to the neighbouring listed buildings. The only elevation shown is one which shows the proposed elevation of another intended development between this site and the Norwegian Church and the dimensions of this drawing appear to show the relative heights of the northern end of the church to the southern end of the church correctly.

- Provisionally it is suggested that the north eastern end (3 bays in the 3D view) be reduced to 4 storeys and the rest of the building be reduced to 4 storeys with a 5th floor set back. But this would only be acceptable if it can be shown that the relationship to the listed buildings is appropriate in a long (and accurate) contextual elevation showing the proposal and the listed buildings. This was an important omission from the pre-app statement and without it no significant increase in massing can be justified.

- The proposal is to build right up to the boundary of the Norwegian Church. If, as is proposed, the church is extended this would disrupt the pattern of the three blocks: Norwegian Church - Civic Centre - Finnish Church. In other respects the massing responds well with the surrounding context in that this side of Albion Street consists of similar long blocks in contrast to the finer grain pattern of frontages on the other side of the side of the street, The length of the block is somewhat greater than the neighbouring listed buildings but this is ameliorated by the break in the mass with the setback along the frontage. To address this concern it is recommended that a gap be established between the development and the site boundary

Detailed design

- The proposed design details and elevation treatment is in its early stages of development but the approach so far to the elevation design is considered appropriate in the surrounding context. The suggestion that the design should be influenced by Scandinavian precedence is considered a reasonable one, but that precedent should take account of local character and materials such as timber and render would not be appropriate.

- The building will be visible from Brunel Street, between the listed Finnish and Norwegian Churches. The design of this elevation will be influenced by the need for an elevation that is less vulnerable to pollution, but the elevation should be as well considered as the Albion Street elevation and not give in to the temptation to fenestrate it with a meaner pattern of windows that make this facade appear bleaker.

- At this point there is little detailed design to comment upon, but a number of issues will require particular consideration, including but not restricted to:

- a) the quality of the public realm and the landscaping of the site, including the relationship between the materials used for the square and those for the footway and how they will be coordinated;
- b) the definition of the base/ground-level of the building and its active frontages;
- c) the treatment of facades and roof line as influenced by the point where the building line is set back and the top floor is set back;
- d) material palette.

Density

- The proposal is estimated to have a density of 695.21 habitable rooms per hectare in the Urban Zone, which is within the expected density range of 200 to 700 set out within Core Strategy Policy 5.

-The proposed density is acceptable by virtue of the proposed number of habitable rooms being within an acceptable range in accordance with policy.

Housing Mix

- The proposed dwelling mix would include 7 x 1 bed units (28%), 11 x 2 bed units (44%), 7 x 3 bed units (28%). As the combined total of the two and three bed units would exceed the minimum requirement of 60% as set out under Core Strategy Policy 7 the proposed dwelling mix is considered to be acceptable.

Housing tenure

- The proposal would provide 25 units as affordable housing which equates to 100% of the total by habitable rooms. This amount of affordable housing meets to Core Strategy Policy 6 which requires 35% affordable housing on site.

- The proposed tenure split equates to 100% social rent. This tenure split is in accordance with Southwark Regeneration in Partnership Programme which is a key material consideration for this site as the building is proposed to rehouse existing social rent tenants currently located within the nearby Albion Estate. For this reason, the proposed tenure split is acceptable.

Housing Quality

-There are no concerns regarding the layout of the flats, with only 7 of the 28 proposed units being single aspect, all of which would be south facing. The remaining flats are all dual aspect which is welcomed.

- The internal unit sizes and individual room sizes proposed for the new dwellings would all be in accordance with the 2015 Technical Update to the Residential Design Standards SPD (2011) and as such the quality of accommodation is considered acceptable.

- No wheelchair units are proposed which is clearly at odds with the 10% policy requirement. However, the applicants have advised that they are also developing the nearby Albion School site(15/EQ/0390) and that an over supply of wheelchair housing is proposed within that site to off-set the lack of wheelchair housing within this site. A total of 7 of the 49 units proposed on the Albion School site are proposed as wheelchair accessible units resulting in a total of 7 of the combined total of 74 units across the two sites being accessible wheelchair units,. This amounts to a total of 9.46% and is slightly short of the requirement of saved policy 4.3 of the Southwark Plan, however on balance this is deemed acceptable. The initial ratio of parking spaces proposed at 1:1 was acceptable taking account of site constraints and high PTAL of the sites. However, some concerns were raised in relation to the access to the parking as part of pre-app 15/EQ/0390 and as such this may be required to be revised. Whilst it would ideally be expected that a ratio of 1:1 would be provided, given the high PTAL level, a minor shortfall of this would be deemed acceptable.

- As this wheelchair housing provision will not be provided within this site, a mechanism to secure the provision of these units as part of the combined scheme would need to be secured, and this is likely to be addressed within a S106 legal agreement.

- All wheelchair units should be designed to meet the South East London Housing Partnership Wheelchair Housing Design Guide space standards. Technical Guidance on these standards is set out in the Technical Update to the Residential Design Standards SPD on the Council's website dated October 2015.

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

- Dwellings have been designed to have integral bulk storage facilities, however they do not have a mix of open plan living-kitchen-diners and units with separate kitchen diners, and as such further

development may be required in order to offer choice to potential occupiers. All three bed affordable dwellings have been designed without separate kitchens as indicated in the guidance in the 2015 Technical Update to the Residential Design Standards SPD (2011). This is not generally acceptable and should be re-considered.

- Each dwelling would have access to some private amenity space, with the 3 bed units providing 8msq ms. These units should aim to have a minimum of 10sq ms. Other than within these dwellings, sufficient private amenity space is provided in accordance with the 2015 Technical Update to the Residential Design Standards SPD 2011. The level of communal amenity space proposed is 255m², however this is provided in the form of a public open space between the site and the adjacent Finnish Church. Whilst this communal space would not be private, it is considered to be sufficient in scale, taking account of physical constraints of the site.

- No playspace is provided with the scheme, however given the site constraints, this is considered acceptable. A contribution to off-site play facilities may be required as part of the legal agreement.

Amenity impacts

- The proposed site layout and massing is unlikely have a harmful impact on neighbouring occupiers in terms of daylight/sunlight, overlooking and outlook.

- However, a daylight, sunlight and overshadowing study should be carried out at the earliest opportunity allowing time for discussions with the local authority to address any issues in advance of a formal application.

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

- The site is located in close proximity to a heavily trafficked road such that it is anticipated that noise will impact upon internal noise levels within the building and outdoor amenity areas. It is also likely that there would be plant associated with commercial uses on site. Consequently, any application should be accompanied by a noise and vibration assessment to demonstrate that any harmful amenity impacts to future residents can be appropriately mitigated by means of a range of measures including sound insulation, design of windows and proposed ventilation. Plant noise and vibration should be designed to avoid both creep and potential disturbance to new and existing residents. An assessment of current background noise should be undertaken to influence design and mitigation. Residential units will need to be sound insulated from the proposed community use at ground floor. Any required mitigation should be incorporated into the design of the scheme.

Trees

- There are no TPO constraints; however the submission includes the loss of 6 trees within the existing public space. These include three semi-mature London Planes which provide valuable screening and merit retention if pruned appropriately. New planting is proposed to the side of the building which would not mitigate this loss. Elsewhere trees within small planters are not sustainable. The site suffers from poor air quality due to its location directly adjacent to the tunnel entrance. The trees within the site should be retained where possible, however in order to mitigate against the loss of these trees, mature specimens would be required to screen the road to the rear. An Arboricultural Impacts Assessment (AIA) should be provided together with a revised outline landscape plan as part of any application.

Transport and servicing issues

Car parking

- The proposal does not provide any off-street car parking which, given the very high PTAL of 6a and location within the CWAAP is considered acceptable. Future occupants of the site would be excluded from being eligible for on-street parking permits (except for blue badge holders to avoid additional parking pressure on surrounding streets).

- Notwithstanding the absence of any off-street parking for residents or the surgery it is proposed to re-locate on-street doctor's bays from the existing surgery location on the same street. This is considered acceptable provided it can be demonstrated that there is no significant adverse impact on parking for the high street relating to trips from staff and visitors (short stay bays required) to the surgery. This will require parking stress surveys and discussion with Highways.

- No disabled units are proposed. On-street disabled bays should be retained for visitors to the surgery.

Cycle parking

- The submitted proposal would provide 56 residential cycle parking spaces which equates to at least 1 cycle space per 1 bed unit and 2 spaces for all other dwellings which is acceptable as it is in accordance with the London Plan (2015).

- However, the proposal is for 2 tier stackers throughout. This is not acceptable as the upper tier is not considered to be fully accessible. Other space efficient options should be explored, including 'walk in' wall rack / pod designs as well as Sheffield stands which are the preferred option.

- No cycle parking provision is shown for staff of the surgery. This should be provided at a ratio of one secure space per 5 members of staff and a minimum of 2 spaces.

- All parking should be conveniently located for building entrances, avoiding multiple doors.

- Visitor parking would be provided on street along Albion Street. It would be preferable to provide an element of visitor parking in the square as well as near to the surgery entrance.

Servicing

- Servicing is proposed from the street which is against policy. Given site constraints, however, and the scale of the development, it is considered that servicing from Albion Street is acceptable subject to provision of a new/re-located loading bay and kerbside space review as above. The surgery will require separate waste collection and operation of this should be assessed.

- A servicing strategy and tracking drawings will need to be provided with any submission detailing what provision will be made to ensure servicing would be safe and would not have harmful impacts on either vehicle or pedestrian safety. The tracking drawings should illustrate a worst case scenario i.e. for the largest delivery vehicle that could be used by a commercial operator/refuse vehicle. The servicing strategy should include the predicted number of vehicles to and from the site and the nature of those vehicles. The document should be prepared in accordance with Transport for London document "London Freight distribution plan: A Plan for London" and "Managing Freight Effectively: Delivering and Servicing Plans

Sustainable development implications

Energy

- No information is provided and as such the Local Planning Authority is unable to assess whether the scheme would comply with London Plan Policy 5.2. The policy requires a reduction in carbon emissions of 35% below Part L 2013 target. A detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined are to be met within the framework of the energy hierarchy should be provided.

- The development fails to include meaningful areas of green living roofs and sustainability measure into the design to ensure the development contributes positively to the environment and biodiversity.

Air Quality

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

Flood risk

- The site is situated in Flood Risk Zone 3. The submission does not include consideration of the acceptability of ground floor residential uses at this site. A Flood Risk Assessment should be provided any formal submission.

Ground contamination

- There is a risk of exposure to potential contaminants during construction and in the completed development to construction workers, future occupiers, ground water and surface water. For these reasons a full land contamination exploration and assessment will be required.

Archaeology

- The site is not located within an Archaeological Priority Zone. Given the distance from the Borough, Bermondsey and Rivers Archaeological Priority Zone to the north of the site, it is not considered that there would be any significant archaeological remains within the site.

BREEAM

- A proposed rating of 'Very Good' for the non-residential component would be required. A pre-assessment should be submitted with any future application.

Planning obligations (S.106 undertaking or agreement)

- The submission fails to fully account for policy compliant planning obligations in accordance with the Planning Obligations SPD. Planning obligations will be required to offset the negative impacts of any development on the site. Draft Heads of Terms may be required to secure the off site wheelchair housing and should be submitted in accordance with the S106 SPD as part of any formal application and are required for the purposes of validation.

Community Infrastructure Levy

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

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

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

Other matters

- It is advised that prior to the submission of application discussions should be had with the Council's Highway Development Control Team regarding any works on or adjacent to the Highway. Regard should be had to the material palette set out in the Council's SSDM (Southwark Street Design Manual). All development will be required to incorporate the principles of inclusive design, with

suitable access provided for people with disabilities or those who are mobility impaired.

Conclusion

- Redevelopment of the site would increase housing supply in accordance strategic objectives to deliver 25 more affordable housing in the borough and provide a new purpose built doctors surgery. The overall principle of the redevelopment of the site is supported; however some concerns are raised in relation to the proposed height and massing of the building and the loss of the trees within the site which will require addressing prior to submission. Further details will also be required in relation to Flood Risk, Air Quality, Noise, Daylight/Sunlight, Energy, Transport and Highways impacts and further design details.

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

Please accept this letter as the closure of your current enquiry. A copy of this letter will be available to view on the council's website under reference 15/EQ/0389 following the submission of a formal application.

Your sincerely,

Simon Bevan
Director of Planning

RECOMMENDATION LDD MONITORING FORM REQUIRED

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

Applicant	Ms Deborah Battiste Southwark Council	Reg. Number	17/AP/1255
Application Type	Council's Own Development - Reg. 3	Case Number	TP/250-31
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

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

Construction of part 4-storey, part 5-storey development consisting of commercial space (A1/A3/A5/B1/D1) at ground floor and 26 affordable residential units above (14 x Social Rented Flats and 12 x Intermediate flats with the following mix: 7 x 1 bed, 11 x 2 bed, 8 x 3 bed). Re-landscaping of the public square to the east of the site.

At: ROTHERHITHE CIVIC CENTRE, ALBION STREET, LONDON, SE16 7BS

In accordance with application received on 25/03/2017

and Applicant's Drawing Nos. A1_P1000 REV P1 - EXISTING LOCATION PLAN

A1_P1002 REV P1 - TOPOGRAPHICAL ELEVATIONS
 A1_P1001 REV P1 - TOPOGRAPHICAL SURVEY
 A1_P1003 REV P1 - PROPOSED LOCATION PLAN
 A1_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN
 A1_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN
 A1_P1111 REV P2 PROPOSED FIRST FLOOR PLAN
 A1_P1112 REV P2 PROPOSED SECOND FLOOR PLAN
 A1_P1113 REV P2 PROPOSED THIRD FLOOR PLAN
 A1_P1114 REV P2 PROPOSED FORTH FLOOR PLAN
 A1_P1115 REV P2 PROPOSED ROOF PLAN
 A1_P2050 REV P2 PROPOSED CONTEXT ELEVATIONS
 A1_P2100 REV P2 PROPOSED SOUTH ELEVATION
 A1_P2101 REV P2 PROPOSED EAST ELEVATION
 A1_P2102 REV P2 PROPOSED NORTH ELEVATION
 A1_P2103 REV P2 PROPOSED WEST ELEVATION
 A1_P2200 REV P2 PROPOSED SECTION A-A
 A1_P4001 REV P2 PROPOSED ALBION STREET STOREY DETAIL
 A1_P1205 REV P1 - FLAT TYPE 6 2B3P (UNITS (1-3).07)
 A1_P1204 REV P1 - FLAT TYPE 5 1B2P (UNITS (1-3).06)
 A1_P1203 REV P1 - FLAT TYPE 4 1BSP (UNITS (1-4).05)
 A1_P1202 REV P1 - FLAT TYPE 3 3B5P (UNITS (1-4).03 & (1-4).04)
 A1_P1200 REV P1 - FLAT TYPE 1 2B4P (UNITS (1-4).01)

REVISED DESIGN AND ACCESS STATEMENT - APPENDIX A - TOPOGRAPHIC SURVEY ELEVATIONS
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX B - FLOOD RISK ASSESSMENT
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX C - GEO-ENVIRONMENTAL SITE ASSESSMENT
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX D - UNEXPLODED ORDNANCE SURVEY
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX E - TRANSPORT ASSESSMENT AND DELIVERY AND SERVICING PLAN
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX F - DAYLIGHT AND SUNLIGHT REPORT
 REVISED DESIGN AND ACCESS STATEMENT - APPENDIX G - ACOUSTIC SURVEY

Subject to the following twenty 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:

A1_P1003 REV P1 - PROPOSED LOCATION PLAN
 A1_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN
 A1_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN
 A1_P1111 REV P2 PROPOSED FIRST FLOOR PLAN
 A1_P1112 REV P2 PROPOSED SECOND FLOOR PLAN
 A1_P1113 REV P2 PROPOSED THIRD FLOOR PLAN
 A1_P1114 REV P2 PROPOSED FORTH FLOOR PLAN
 A1_P1115 REV P2 PROPOSED ROOF PLAN
 A1_P2050 REV P2 PROPOSED CONTEXT ELEVATIONS
 A1_P2100 REV P2 PROPOSED SOUTH ELEVATION
 A1_P2101 REV P2 PROPOSED EAST ELEVATION
 A1_P2102 REV P2 PROPOSED NORTH ELEVATION
 A1_P2103 REV P2 PROPOSED WEST ELEVATION
 A1_P2200 REV P2 PROPOSED SECTION A-A
 A1_P4001 REV P2 PROPOSED ALBION STREET STOREY DETAIL

Plan - A1_P1205 REV P1 - FLAT TYPE 6 2B3P (UNITS (1-3).07)
 Plan - A1_P1204 REV P1 - FLAT TYPE 5 1B2P (UNITS (1-3).06)
 Plan - A1_P1203 REV P1 - FLAT TYPE 4 1BSP (UNITS (1-4).05)
 Plan - A1_P1202 REV P1 - FLAT TYPE 3 3B5P (UNITS (1-4).03 & (1-4).04)
 Plan - A1_P1200 REV P1 - FLAT TYPE 1 2B4P (UNITS (1-4).01)

Reason:

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

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

- 3 Prior to 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.

- 4 Prior to the commencement of development a drainage strategy detailing any on and or off site drainage works shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. No discharge of foul or surface water from the site shall be accepted into the public systems until drainage works referred to in the strategy have been completed and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

The development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.1 Environmental Effects and 3.9 Water of the Southwark Plan 2007.

- 5 Details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 2 bat bricks and 3 bird boxes at least one for Black redstart and one House sparrow terrace shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Discharge of this condition will be granted on receiving the details of the nest/roost features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost 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.

- 6 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. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The 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 would 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 that 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 measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of

investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

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

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

- 7 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 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 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.

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

Reason:

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

- 9 Before any above grade work hereby authorised begins, details of the biodiversity brown roof shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity brown roof 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 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 shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 2.18, 5.3, 5.10, and 5.11 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 10 Before any above grade work hereby authorised begins, details of security measures shall be submitted and

approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason

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

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

- 11 Before the development hereby permitted is commenced, 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

Unit reference numbers

Access to and use of building standard

All other units

M4(2)

Units 1.05, 2.05 and 3.05

M4(3a)

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).

- 12 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawings referenced A1_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN and A1_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN shall be provided and made available for use by the occupiers of the commercial and residential premises; 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

- 13 Before the first occupation of the building/extension the cycle storage facilities as shown on drawings ref:A1_P1100 REV P2 PROPOSED GROUND FLOOR SITE PLAN and A1_P1110 REV P1 - PROPOSED GROUND FLOOR PLAN shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 14 Party floors/ceilings between the commercial premises and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 60dB DnTw+Ctr. 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.

- 15 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_c, 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.

- 16 Any commercial kitchen exhaust system that may be used in conjunction with an A3 or A5 use shall use the riser for its flue which shall terminate at least 1m above the roof.

Reason

In order to ensure that the ventilation ducting and ancillary equipment will not result in an odour, fume or noise nuisance and will not detract from the appearance of the building in the interests of amenity 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.

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.

- 17 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 2015 (Water use and supplies).

- 18 The ground floor commercial uses shall not operate outside the hours of 07.00 to 23.00 on any day. Any deliveries or collections to the commercial units shall only be between the following hours: 08:00 to 20:00 on Monday to Saturday and 09:00 to 18:00 on Sundays and Public Holidays.

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.

- 19 The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014

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).

- 20 Commercial plant and acoustic insulation to the plant room shall be designed so as to ensure that the internally transmitted plant noise level does not exceed NR20 in any habitable residential room at any time.

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.

Statement of positive and proactive action in dealing with the application

Informatives

Out of Hours Site Works S61 CoPA'74 - informative

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

Monday to Friday - 08.00 - 18.00hrs

Saturday - 09.00 - 14.00hrs

Sundays & Bank Hols - no works

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

<http://southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>

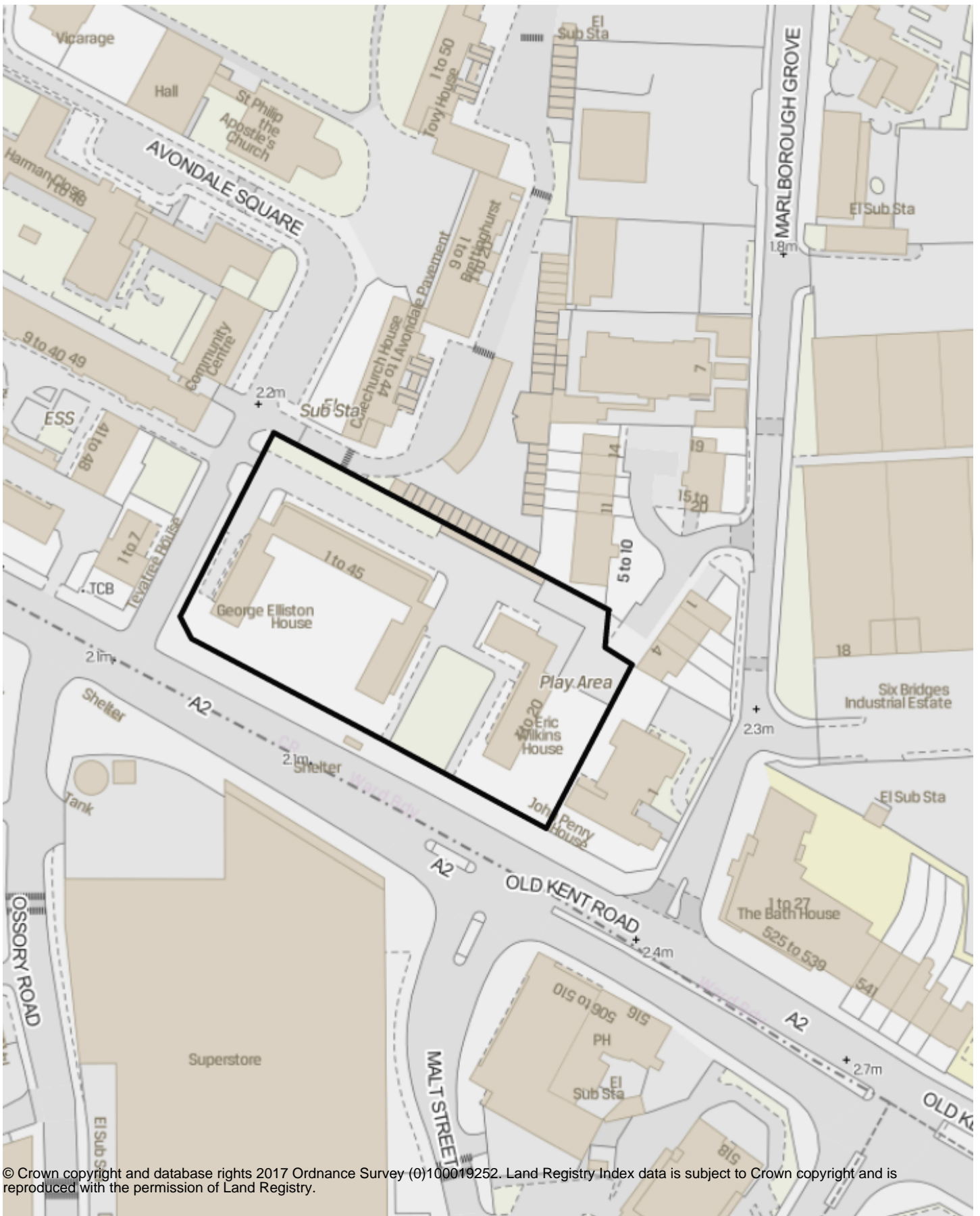
Follow the instructions on the web page to the form, complete it and submit it on-line. Forms need to be submitted a minimum of 28 working days before permission is needed to be in place for regular extended site hours and 5 working days before permission is needed to be in place for a short, temporary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

Emergency/Unanticipated Out-of-hours Works

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

Prior to the development commencing, the applicants are advised to contact Transport for London (TfL) to arrange a joint pre-construction site inspection and enter into a Infrastructure Protection Agreement with TfL.

GEORGE ELLISTON HOUSE AND ERIC SILKINS HOUSE , OLD KENT ROAD, LONDON SE1 5ET



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Item No. 7.3	Classification: Open	Date: 11 September 2017	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/0138 for: Full Planning Application Address: GEORGE ELLISTON HOUSE AND ERIC WILKINS HOUSE, OLD KENT ROAD, LONDON SE1 5ET Proposal: Construction of 13 residential units comprising 5 x 2-bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1-bed, 2 x 2-bed and 2 x 3-bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.		
Ward(s) or groups affected:	South Bermondsey		
From:	Director of Planning		
Application Start Date 17/01/2017		Application Expiry Date 18/04/2017	
Earliest Decision Date 16/03/2017			

RECOMMENDATION

1. That planning permission is granted subject to conditions and the applicant entering into an appropriate legal agreement by no later than 30 November 2017. In the event that an appropriate legal agreement is not entered into by the above date, the director of planning be authorised to refuse planning permission for the reason given in paragraph 52 of this report.

BACKGROUND INFORMATION

2. This application is a re-submission of an application 13/AP/4420 that was granted permission on 01/05/2014. The only reason why the application has been re-submitted is the expiry of the three year deadline given to commence development.

Site location and description

3. The site is part of the wider Avondale Square housing estate which was developed by the City of London Corporation from the 1920s. Most of the development however took place in the post-war period and the residential blocks within the wider site are typical social housing development for this time.
4. The site itself includes George Elliston House and Eric Wilkins House, both of which were built in 1952 with red and brown bricks, of note are the walkways and lift shafts. Containing contain 45 and 20 residential flats respectively, George Elliston House is 'U' shaped while Eric Wilkins House is 'L' shaped in plan form and they both site immediately north of the Old Kent Road.

5. The site is not located in a conservation area or within the setting of a listed building. It is however subject to the following designations:
- Air quality management area
 - Archaeological priority zone
 - Urban density zone
 - Old Kent Road action area
 - PTAL - 4
 - Flood risk zone 3a

Details of proposal

6. This application is for the creation of 13 new residential units by in-filling the gap between the two blocks to form 5 x 2 bedroom units and a single storey roof extension across the existing buildings (creating a sixth storey) to form an additional 8 units (4x1 bed, 2x2 bed and 2x3 bed). All units proposed would comprise affordable housing, including one wheelchair accessible unit.
7. The breakdown of unit mix would be as follows:

	Type	Proposed GIA (sq.m)
Flat 1	2b3p	61
Flat 2	2b4p	70
Flat 3	2b4p	70
Flat 4	2b4p	70
Flat 5	3b4p	74
Flat 6	2b3p	61
Flat 7	1b2p	50
Flat 8	3b4p	61
Flat 9	3b4p	74
Flat 10	2b4p	70
Flat 11	1b2p	50
Flat 12	1b2p	50
Flat 13	1b2p	50

Planning history

8. 13/EQ/0161 Application type: Pre-application enquiry (ENQ)
Roof top extension (single storey) and construction of a 6 storey infill building, for 13 new dwellings (4 number 1 bed 7 number 2 bed and 2 no 3 bed) with associated **bin waste (bw)** and bike stores and new lift.

Decision date 30/10/2013 Decision: Pre-application enquiry closed (EQC)
9. 13/AP/4420 Application type: Full Planning Application (FUL)
Construction of 13 residential units comprising 5 x 2 bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1 bed, 2 x 2 bed and 2 x 3 bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.
Decision date 01/05/2014 Decision: Granted with Legal Agreement (GWLA)

Planning history of adjoining sites

10. ESTATE OFFICE, AVONDALE SQUARE, LONDON, SE1 5PD
12-AP-3860, planning permission granted on 28 February 2012 for:

Demolition of existing community centre to provide new 7 storey building comprising 18 residential apartments (4 x 1 bed, 5 x 2 bed, 5 x 3 bed and 4 x 4 bed) (100% affordable), replacement community centre (326 sq m) with associated facilities and replacement estate office (108 sq m). Provision of 38 cycle parking spaces.

Summary of main issues

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

- a) principle of the development;
- b) impact on the residential amenity of the area;
- c) quality of residential accommodation proposed;
- d) design of the development;
- e) transport impacts.

Planning policy

12. **National Planning Policy Framework (the Framework)**

Section 4 - Promoting sustainable transport

Section 6 - Delivering a wide choice of high quality homes

Section 7 - Requiring good design

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

13. **The London Plan 2016**

Policy 3.3 - Increasing housing supply

Policy 3.4 - Optimising housing potential

Policy 3.5 - Quality and design of housing developments

Policy 3.8 - Housing choice

Policy 3.10 - Definition of affordable housing

Policy 3.11 - Affordable housing targets

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

Policy 3.13 - Affordable housing thresholds

Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable design and construction

Policy 5.7 - Renewable energy

Policy 5.12 - Flood risk management

Policy 5.13 Sustainable drainage

Policy 6.5 - Funding Crossrail and other strategically important transport infrastructure

Policy 6.9 - Cycling

Policy 6.10 - Walking

Policy 7.14- Improving air quality

Policy 7.15- Reducing noise and enhancing soundscapes

Policy 8.2 - Planning obligations

Policy 8.3 - Community infrastructure levy

14. **Core Strategy 2011**

Strategic Policy 1 - Sustainable development

Strategic Policy 2 - Sustainable transport

Strategic Policy - Providing new homes

Strategic Policy - Homes for people on different incomes

Strategic Policy - Family homes

Strategic Policy - Design and conservation

Strategic Policy - High Environmental standards
Strategic Policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

15. 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 3.4 - Energy efficiency
Policy 3.6 - Air quality
Policy 3.7 - Waste management
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 3.19 - Archaeology
Policy 3.31 - Flood defences
Policy 4.2 - Quality of residential accommodation
Policy 4.3 - Mix of dwellings
Policy 4.4 - Affordable housing
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

16. Draft Old Kent Road Action Area Plan (2016) and Draft Old Kent Road Action Area Plan: Proposed New and Amended AAP Policies (2017)

AAP 0 - Social regeneration
AAP 2 - New homes
AAP 3 - Affordable homes
AAP 10 - Building heights strategy
AAP 18 - Walking and cycling
AAP 19 - Highways
AAP 21 - Car parking
AAP 23 - Flood risk and sustainable urban drainage systems
AAP 25 - Air Quality

17. Supplementary Planning Documents

Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)
Residential Design Standards (Technical update 2015)

Summary of consultation responses

18. 1 general comment and 1 response in favour of the proposal have been received. 6 objections have also been received, detailing the following concerns:

- Noise created by the addition of residents as well as during construction;
- No regard given to the consultation conducted by the City of London before the planning application was submitted.
- No clarity in relation to structural matters, water supply system, impact on parking and pollution in the area;
- Stress on local services such as GP appointments that would increase due to the larger number of residents in the area.

Other responses

19. Consultation responses have been received from Thames Water, Historic England, London Underground, Metropolitan Police, Natural England and Transport for London. No objections have been raised by these consultees.
20. The Environmental Protection team recommends an approval subject to conditions related to internal noise levels and construction management. Comments related to air quality and land contamination have been submitted and have been considered below in the report.
21. The flood and drainage team have not objected to the proposal but request drainage strategy related information.
22. The London Fire and Emergency Planning Authority raise concerns related to the scope of information submitted and quote Building Regulations and fire safety guidance. It is considered that issues raised by the LFEPA would be resolved at the building regulations stage and are not related to planning.
23. Matters related to structural integrity of the buildings are not controlled through the planning but by the building regulations. Material considerations are discussed below.

Principle of development

24. Residential use is established on the site. The principle of additional residential accommodation is therefore acceptable. Even though new units would be added to the site the calculated density of approximately 360 habitable rooms per hectare would comply with guidelines for the Urban Density Zone (200-700).

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

Daylight and sunlight

25. A daylight and sunlight report has been submitted with the application. It presents the results of a modelling exercise that has been undertaken in accordance with building research establishment (BRE) report 209 - "site layout planning for daylight and sunlight: A Guide to Good Practice".
26. The analysis of the impact on the amount of daylight received by existing properties is based on the amount of Vertical Sky Component (VSC), an indicator of the amount of sky that will be seen inside the modelled window; analysis was carried out for the following addresses:

1 - 7 Tevatree House
 41 - 48 Avondale House
 1 - 44 Colechurch House
 5 -10 Ainsdale Drive
 1- 4 Ainsdale Drive
 1A Marlborough Grove
 506 to 510 Old Kent Road
 Selected windows at ground floor and fourth floor of George Elliston and Eric Wilkins House

27. The guidance states that if the resultant VSC is less than 0.8 its current value, the occupants of the affected building are likely to notice the reduction in daylight. Results of the modelling show that two windows at 1-7 Tevatree House, and two on the George Elliston House would be noticeably affected.
28. The windows affected already have their daylight limited by balconies outside in the case of Tevatree House or balconies in the floor above got George Elliston House. If these balconies are discounted for the assessment, three of the windows would meet the guideline criteria showing that the reduction is more a function of the existing situation than the proposed development. For the remaining window, the resulting VSC would be 0.72 its present value. As this is the only one of 123 windows modelled to be below the guideline should planning permission be granted, it is considered, that the impact on daylight is acceptable.
29. For sunlight, the assessment is only undertaken for properties with a window within 90 degrees of south which means that any impact would be limited to properties north of the site. Based on the Annual Probable Sunlight Hours (APSH), the assessment shows that of the windows serving habitable rooms; only one would receive sunlight that is lower than the BRE guidelines, however, this window's APSH is already restricted because of the projecting balcony on the floor above. All of the other 26 windows modelled pass the BRE test and it is considered that the impact on sunlight for existing properties is acceptable.

Privacy

30. The proposed roof extension would replicate the situation of the present building with respect to overlooking and privacy and because of this, there would be no loss of privacy existing residents above that which already exists.
31. The proposed infill block would locate residents where previously none have been and would result in closer proximity of residential accommodation for some flats than is presently the case. Flats most likely to be affected are those on the western flank of Eric Wilkins House and those on the eastern flank of the eastern arm of George Elliston House. Views from the proposed windows to both George Elliston House and Eric Wilkins House would be oblique and at distances of approximately 8 and 18m respectively. The balconies would allow more direct views but the majority of rooms affected are non-habitable (bathrooms and kitchens) and already affected, by some degree, because of the walkways and existing views. The proposed development would not give rise to unacceptable loss of privacy to existing residents.

Noise

32. If permission is granted, the development would result in a higher density at the site. However, the addition of 13 flats on a site containing 65 flats is not likely to give rise to unacceptable harm to local amenity, particularly if one considers the large number of residents on the wider Avondale Estate. There may be more activity in the estate, but reasonable activity is not likely to cause harm to amenity. Any unreasonable

noise that may cause a nuisance could be subject to action from the council under the Environmental Protection Act.

Housing mix

33. Being in the urban density zone, in order to comply with Strategic Policy 7 - Family Homes of the Core Strategy, a certain mix of housing should be provided with at least 60% of two more bedrooms and 20% of three bedrooms or more. This development would provide a mix of 70% and 16% respectively, however this is due to the physical constraints of the site and to meet the current demand for smaller dwellings from the City of London tenants. The site constraints, coupled with the high quality of the proposal (see below) means that the 16% offer for three or more bedroom units is considered to be acceptable.

Affordable housing

34. All 13 units would be affordable social rented housing, exceeding affordable housing targets in regional and local planning policy. Being within South Bermondsey, strategic policy 6 states that at least 35% of new housing units should be private. This has not been possible for this proposal because the funding for the scheme is from s106 money which cannot be utilised to provide any form of private housing. There is also a significant need for affordable units within the borough and London more generally; 100% social housing for this proposal would help contribute to this and would not have any significant implications for the wider housing mix in the surrounding area.

Quality of accommodation

35. All dwelling and room sizes exceed the minimum space standards detailed in the Residential Design Standards SPD and would provide a suitable living environment. Additionally, there are relatively generous balconies with many being above 10sq.m. There are smaller balconies but these are due to site constraints and it should be borne in mind that there is a generous outdoor amenity space to the north of the site, including a playground and tennis courts. All units would have dual aspect.
36. One wheelchair accessible unit would be provided on the first floor level that would be served by a new lift with a platform lift proposed in case of failure of the main lift. This is considered acceptable.

Noise and air quality

37. The site is subject to relatively high levels of environmental noise, mainly from road traffic. A condition has been recommended to ensure that suitable sound insulation against environmental noise is installed providing good internal acoustic conditions.
38. The same air quality assessment has been submitted as with the previous application. The environmental protection team has commented that the conclusions should still be relevant for this site and no further assessment is required. The assessment notes that it is estimated that the NO₂ concentrations are below the required levels, as such the report notes that there is no specific requirement for mitigation in the form of mechanical ventilation.

Transport issues

39. The transport assessment submitted with the application concluded that the 13 additional residential units would result in an additional 81 trips per day; an impact on the local transport network that is minor.

Car parking

40. Only one parking space is proposed for the development, and that is a disabled bay for the wheelchair accessible unit on the first floor. The applicants have advised that new residents would be eligible for a parking permit for the Avondale Square Estate which is managed by the City of London. As the site is within a CPZ, a condition is recommended to prohibit and future residents from applying for a parking permit to park on the surrounding highways.

Cycle parking

41. 20 cycle parking spaces, plus two spaces for visitors are proposed. Based on the updated requirements set out in the London Plan, 22 cycle parking spaces would be required for the number of units proposed. Though two of the cycle parking spaces would be dedicated to visitors, it is considered that overall a sufficient number of cycle storage spaces would be provided.

Archaeology

42. The site lies within the Bermondsey Lake and Old Kent Road Archaeological Priority Zones, covering the course of the old Roman road that is along the line of the Old Kent Road. Potential has been identified for remains associated with the Roman Road and even prehistoric remains. Conditions have been recommended to protect any archaeological remains that may exist.

Refuse and recycling

43. The existing buildings' refuse is presently serviced by chutes which would be extended to the fifth floor for occupiers of the roof extension to use. A dedicated refuse and recycling storage area capable of holding one 1 x 100 litre Eurobin for recycling and one each of 1 x 100 and 660 litre Eurobins for refuse; a provision which is acceptable.

Flood risk

44. The site is located within Flood Risk Zone 3a, a defended flood zone of the River Thames. The flood risk assessment submitted advises that modelling by the Environment Agency has shown that the site is outside the extend of any modelled breach of the defences of the Thames and that the risk from flooding is considered low. Furthermore, no residential accommodation is proposed on the ground floor mitigating any risk at this level from new accommodation.
45. The council's Flood and Drainage team have recommended that a drainage strategy that includes Sustainable Drainage Systems (SuDS) is implemented. This requirement has been recommended as a condition.

Design issues

46. Sitting in a wider estate of similar building types and forms, the site buildings have a distinct architectural type with an interesting variety of brick colour. By respecting the overall form, mass and bulk of the existing blocks, the proposed development would add sections that would be clearly modern but finished in materials that respond to the buildings. Indeed, the infill element could be seen as completing the two separate blocks. The extra height resulting from the additional storey of accommodation would not appear as out of keeping in relation to the surrounding built form. Aluminium coated windows are proposed which would provide an elegant finish to the new

elements.

47. The materials proposed are a textured grey brick for the infill and a rainscreen cladding for the roof extension. The success of these elements would depend on the hue and quality of the materials. To this end a condition is recommended to require details of these materials to be submitted for approval before above ground works.
48. In conclusion on design, the proposed extensions are considered to satisfactorily respect the existing building and would not result in any detrimental impacts upon the wider character or visual amenity of the area.

Impact on trees

49. No works to trees are proposed, however some works may affect trees in which case suitable mitigation would be required. A condition has been recommended to this effect.

Sustainable development implications

Energy

50. An energy statement has been provided with the application which notes that through the use of PV panels on the roof, an efficiency saving of 73.36% above the building regulations would be achieved. As of 1 October 2016, all major developments are required to meet 100% carbon savings above the building regulations. As such, any shortfall would be required to be met through a planning obligation contribution as outlined within the S106 and CIL SPD. This contribution would be required to be £1,800 per tonne and would amount to a total of £8,100.

Planning obligations (S.106 undertaking or agreement)

51. Local and regional planning policy advises that planning obligations can be used to overcome some of the impacts of an otherwise acceptable proposal. Saved policy 2.5 of the Southwark Plan is reinforced by the supplementary planning document (SPD) on Section 106 and CIL (2015). The applicant has committed to contributing for the following matters in accordance with the Council's S106 toolkit requirements:
 - Administration cost - £4,882
 - Affordable housing
 - Archaeology contribution - £3,389
 - Communal open space contribution - £10,250
 - Construction workplace coordinator and employment contribution - £758.00 and £10,013
 - Carbon offset - £8,100
52. Should an agreement not be signed, it is proposed that the development be refused for the following reason:

The development fails to provide affordable housing in the borough which would be necessary as it is on a site capable of delivering more than 10 residential units, it would also fail to meet provide other reasonable contributions and be contrary to the National Planning Policy Framework section 6 Delivering a wide choice of high quality homes; Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes of the London Plan 2015; Strategic Policy 6 Homes for people on different incomes of the core strategy, saved policies 2.5 Planning obligations and

4.4 Affordable Housing of the Southwark Plan 2007 and the Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

o

Community Infrastructure Levy

53. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. The Mayoral CIL contribution would be £51,621 and the Southwark CIL contribution would be £63,494. Part of this contribution would go towards local health services, to mitigate the impact on this service- something that objectors have expressed concern about.

Other matters

54. It is noted that the previous decision notice included a condition requiring a site investigation to identify any land contamination. The Environmental Protection team after reviewing the history and environmental setting of the site consider that the condition is not required. The objection about the consultation undertaken by the City of London cannot be given much weight- the consultation by Southwark for this application followed the relevant statutory requirement.

Conclusion on planning issues

55. The development would provide much needed affordable housing within the borough in a location that has good transport links and access to local amenities. The design of the proposal would be sympathetic to the existing buildings and would not result in any detrimental impact on the general character and visual amenities of the surrounding area. The impacts on the daylight and sunlight of existing residential properties are mostly within established guidelines and would not result in significant impacts upon the living conditions of neighbouring residential properties. Importantly it provides good quality affordable housing and sustainable development in line with the NPPF.

Community impact statement

56. 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

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

Consultation replies

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

Human rights implications

59. 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.

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2168-F Application file: 17/AP/0138 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: 0207 525 7708 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	Lasma Putrina, Planning Officer	
Version	Final	
Dated	5 August 2017	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		30 August 2017

APPENDIX 1

Consultation undertaken**Site notice date:** 21/02/2017**Press notice date:** 09/02/2017**Case officer site visit date:** 02/02/2017**Neighbour consultation letters sent:** 02/02/2017**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:

Flat 2 Colechurch House SE1 5EU	Flat 6 John Penry House SE1 5JS
Flat 19 Colechurch House SE1 5EU	Flat 9 John Penry House SE1 5JS
Flat 7 Eric Wilkins House SE1 5ES	Flat 8 John Penry House SE1 5JS
Flat 6 Eric Wilkins House SE1 5ES	Flat 5 John Penry House SE1 5JS
Flat 9 Eric Wilkins House SE1 5ES	Flat 2 John Penry House SE1 5JS
Flat 8 Eric Wilkins House SE1 5ES	Flat 1 John Penry House SE1 5JS
Flat 5 Eric Wilkins House SE1 5ES	Flat 4 John Penry House SE1 5JS
Flat 20 Eric Wilkins House SE1 5ES	Flat 3 John Penry House SE1 5JS
Flat 2 Eric Wilkins House SE1 5ES	Flat 16 John Penry House SE1 5JS
Flat 4 Eric Wilkins House SE1 5ES	Flat 15 John Penry House SE1 5JS
Flat 3 Eric Wilkins House SE1 5ES	Flat 18 John Penry House SE1 5JS
Flat 15 George Elliston House SE1 5ET	Flat 17 John Penry House SE1 5JS
Flat 14 George Elliston House SE1 5ET	Flat 14 John Penry House SE1 5JS
Flat 17 George Elliston House SE1 5ET	Flat 11 John Penry House SE1 5JS
Flat 16 George Elliston House SE1 5ET	Flat 10 John Penry House SE1 5JS
Flat 13 George Elliston House SE1 5ET	Flat 13 John Penry House SE1 5JS
Flat 10 George Elliston House SE1 5ET	Flat 12 John Penry House SE1 5JS
Flat 1 George Elliston House SE1 5ET	20 Ainsdale Drive London SE1 5JY
Flat 12 George Elliston House SE1 5ET	8 Ainsdale Drive London SE1 5JY
Flat 11 George Elliston House SE1 5ET	7 Ainsdale Drive London SE1 5JY
Flat 19 Eric Wilkins House SE1 5ES	10 Ainsdale Drive London SE1 5JY

Flat 8 Colechurch House SE1 5EU
 Flat 7 Colechurch House SE1 5EU
 Flat 1 Eric Wilkins House SE1 5ES
 Flat 9 Colechurch House SE1 5EU
 Flat 6 Colechurch House SE1 5EU
 Flat 43 Colechurch House SE1 5EU
 Flat 42 Colechurch House SE1 5EU
 Flat 5 Colechurch House SE1 5EU
 Flat 44 Colechurch House SE1 5EU
 Flat 16 Eric Wilkins House SE1 5ES
 Flat 15 Eric Wilkins House SE1 5ES
 Flat 18 Eric Wilkins House SE1 5ES
 Flat 17 Eric Wilkins House SE1 5ES
 Flat 14 Eric Wilkins House SE1 5ES
 Flat 11 Eric Wilkins House SE1 5ES
 Flat 10 Eric Wilkins House SE1 5ES
 Flat 13 Eric Wilkins House SE1 5ES
 Flat 12 Eric Wilkins House SE1 5ES
 Flat 40 George Elliston House SE1 5ET
 Flat 4 George Elliston House SE1 5ET
 Flat 42 George Elliston House SE1 5ET
 Flat 41 George Elliston House SE1 5ET
 Flat 39 George Elliston House SE1 5ET
 Flat 36 George Elliston House SE1 5ET
 Flat 35 George Elliston House SE1 5ET
 Flat 38 George Elliston House SE1 5ET
 Flat 37 George Elliston House SE1 5ET
 Flat 8 George Elliston House SE1 5ET
 Flat 7 George Elliston House SE1 5ET
 1 Ainsdale Drive London SE1 5JY
 Flat 9 George Elliston House SE1 5ET
 Flat 6 George Elliston House SE1 5ET
 Flat 44 George Elliston House SE1 5ET
 Flat 43 George Elliston House SE1 5ET
 Flat 5 George Elliston House SE1 5ET
 Flat 45 George Elliston House SE1 5ET
 Flat 34 George Elliston House SE1 5ET
 Flat 23 George Elliston House SE1 5ET
 Flat 22 George Elliston House SE1 5ET
 Flat 25 George Elliston House SE1 5ET
 Flat 24 George Elliston House SE1 5ET
 Flat 21 George Elliston House SE1 5ET
 Flat 19 George Elliston House SE1 5ET
 Flat 18 George Elliston House SE1 5ET
 Flat 20 George Elliston House SE1 5ET
 Flat 2 George Elliston House SE1 5ET
 Flat 31 George Elliston House SE1 5ET
 Flat 30 George Elliston House SE1 5ET
 Flat 33 George Elliston House SE1 5ET
 Flat 32 George Elliston House SE1 5ET
 Flat 3 George Elliston House SE1 5ET
 Flat 27 George Elliston House SE1 5ET
 Flat 26 George Elliston House SE1 5ET
 Flat 29 George Elliston House SE1 5ET
 Flat 28 George Elliston House SE1 5ET
 Flat 7 John Penry House SE1 5JS
 9 Ainsdale Drive London SE1 5JY
 6 Ainsdale Drive London SE1 5JY
 3 Ainsdale Drive London SE1 5JY
 2 Ainsdale Drive London SE1 5JY
 5 Ainsdale Drive London SE1 5JY
 4 Ainsdale Drive London SE1 5JY
 17 Ainsdale Drive London SE1 5JY
 16 Ainsdale Drive London SE1 5JY
 19 Ainsdale Drive London SE1 5JY
 18 Ainsdale Drive London SE1 5JY
 15 Ainsdale Drive London SE1 5JY
 12 Ainsdale Drive London SE1 5JY
 11 Ainsdale Drive London SE1 5JY
 14 Ainsdale Drive London SE1 5JY
 13 Ainsdale Drive London SE1 5JY
 Flat 31 Colechurch House SE1 5EU
 Flat 30 Colechurch House SE1 5EU
 Flat 33 Colechurch House SE1 5EU
 Flat 32 Colechurch House SE1 5EU
 Flat 3 Colechurch House SE1 5EU
 Flat 27 Colechurch House SE1 5EU
 Flat 26 Colechurch House SE1 5EU
 Flat 29 Colechurch House SE1 5EU
 Flat 28 Colechurch House SE1 5EU
 Flat 4 Colechurch House SE1 5EU
 Flat 39 Colechurch House SE1 5EU
 Flat 41 Colechurch House SE1 5EU
 Flat 40 Colechurch House SE1 5EU
 Flat 38 Colechurch House SE1 5EU
 Flat 35 Colechurch House SE1 5EU
 Flat 34 Colechurch House SE1 5EU
 Flat 37 Colechurch House SE1 5EU
 Flat 36 Colechurch House SE1 5EU
 Flat 25 Colechurch House SE1 5EU
 Flat 14 Colechurch House SE1 5EU
 Flat 13 Colechurch House SE1 5EU
 Flat 16 Colechurch House SE1 5EU
 Flat 15 Colechurch House SE1 5EU
 Flat 12 Colechurch House SE1 5EU
 Flat 1 Colechurch House SE1 5EU
 John Penry House 1 Marlborough Grove SE1 5JS
 Flat 11 Colechurch House SE1 5EU
 Flat 10 Colechurch House SE1 5EU
 Flat 22 Colechurch House SE1 5EU
 Flat 21 Colechurch House SE1 5EU
 Flat 24 Colechurch House SE1 5EU
 Flat 23 Colechurch House SE1 5EU
 Flat 20 Colechurch House SE1 5EU
 Flat 18 Colechurch House SE1 5EU
 Flat 17 Colechurch House SE1 5EU
 By Email
 60 Frankfurt Road London SE249NY
 Colechurch House London SE15EU
 17, George Elliston House Avondale Square Estate, Old Kent Road SE1 5ET
 18 George Elliston House Avondale Square SE1 5ET
 13 Stevenson Crescent London SE16 3EN
 13 Stevenson Crescent London SE16 3EN

Re-consultation: n/a

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

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

Statutory and non-statutory organisations

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

Neighbours and local groups

Colechurch House London SE15EU
Flat 18 George Elliston House SE1 5ET
Flat 3 Eric Wilkins House SE1 5ES
13 Stevenson Crescent London SE16 3EN
13 Stevenson Crescent London SE16 3EN
17, George Elliston House Avondale Square Estate, Old Kent Road SE1 5ET
18 George Elliston House Avondale Square SE1 5ET
18 George Elliston House Avondale Square SE1 5ET
60 Frankfurt Road London SE249NY

RECOMMENDATION

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

Applicant	Mr Michael Kettle City of London Corporation	Reg. Number	17/AP/0138
Application Type	Full Planning Application	Case Number	TP/2168-F
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Construction of 13 residential units comprising 5 x 2-bed units within a new 6 storey building located between the Elliston and Wilkins buildings and 8 further residential units (4 x 1-bed, 2 x 2-bed and 2 x 3-bed) within a single storey extension creating a fifth floor across both Elliston and Wilkins buildings. Associated circulation space, bike store (providing 20 cycle spaces), bin store and 1 disabled parking space.

At: GEORGE ELLISTON HOUSE AND ERIC WILKINS HOUSE, OLD KENT ROAD, LONDON SE1 5ET

In accordance with application received on 16/01/2017 16:01:34

and Applicant's Drawing Nos. Air Quality Assessment

Historic environment assessment
Noise impact assessment
Daylight Assessment
Design and Access Statement
Energy Statement and Sustainability Report
Flood Risk Assessment
Planning Statement
Report on Trees
Statement of community involvement
Sunlight Assessment
Transport Statement

And drawings numbered:

700; 701; 702; 703; 704; 710; 711; 712; 713 (existing drawings)

720; 721; 722; 723; 724; 730; 731; 732; 733; 734 (proposed drawings)

Subject to the following fifteen 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:

720; 721; 722; 723; 724; 730; 731; 732; 733; 734 and 735

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 If heritage assets of archaeological interest are identified by the evaluation, then before development commences the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological mitigation works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

Reason

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures are 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.

- 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 above grade works shall commence until details of a surface water drainage scheme, that achieves a reduction in surface water run-off to greenfield run-off rates for storm events up to a 1% Annual Exceedance Probability (AEP) (including allowance for climate change) has been submitted to 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 2016 Southwark Strategic Flood Risk Assessment (SFRA) and the London Plan. 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, Strategic policy 13 of the Core Strategy (2011) and guidance in the Sustainable Design and Construction SPD (2009).

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The Statement shall provide for:

the parking of vehicles of site operatives and visitors;
loading and unloading of plant and materials;
storage of plant and materials used in constructing the development;
the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
wheel washing facilities;
measures to control the emission of dust and dirt during construction;

Reason:

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

- 7 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 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.

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.

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.

- 8 Prior to above grade works commencing, material samples/sample-panels/sample-boards of brick and rainscreen finishes to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

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

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

- 9 Before the first occupation of the dwellings hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 720 shall be provided and made available for use by the occupiers of the dwellings; the facilities provided shall thereafter be retained and not 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

- 10 Before the first occupation of the dwellings hereby approved, the cycle storage facilities as shown on drawing 720 shall be provided and thereafter such facilities shall be retained. The space shall not be used for any 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 2007.

- 11 Before the development hereby permitted is commenced, 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

Unit reference numbers

Access to and use of building standard

Flats 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13

M4(2)

Flat 01

M4(3b)

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).

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

- 12 The dwellings hereby permitted shall be designed to ensure that the following internal noise levels specified by BS 8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings 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.

- 13 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.

- 14 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 2015 (Water use and supplies).

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).

- 15 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 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.

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

NOTE: Original held by Constitutional Team all amendments/queries to Beverley Olamijulo: telephone 020 7525 7234.

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