

Planning Committee

Monday 16 July 2018

6.30 pm

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Membership

Councillor Martin Seaton (Chair)
Councillor Lorraine Lauder MBE (Vice-Chair)
Councillor James McAsh
Councillor Hamish McCallum
Councillor Adele Morris
Councillor Jason Ochere
Councillor Cleo Soanes
Councillor Kath Whittam

Reserves

Councillor James Coldwell
Councillor Tom Flynn
Councillor Renata Hamvas
Councillor Darren Merrill
Councillor Jane Salmon

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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Contact

Everton Roberts on 020 7525 7221 or email: everton.roberts@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 6 July 2018



Planning Committee

Monday 16 July 2018

6.30 pm

Ground Floor Meeting Room G02C - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 6
	To approve as a correct record the Minutes of the meeting held on 3 July 2018.	

Item No.	Title	Page No.
6.	THE RELEASE OF £2,800,345.40 FROM S106 FROM THE S106 AGREEMENT TO DELIVER IMPROVED AMENITIES AT THREE SCHOOLS	7 - 14
7.	DEVELOPMENT MANAGEMENT	15 - 19
	7.1. GROUND FLOOR, PERRONET HOUSE, GAYWOOD ESTATE, PRINCESS STREET, LONDON SE1 6JR	20 - 42
	7.2. 136 - 142 NEW KENT ROAD, LONDON SE1 6TU	43 - 103
	7.3. LONDON SOUTHBANK UNIVERSITY, 103 BOROUGH ROAD, LONDON SE1 0AA	104 - 181

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

EXCLUSION OF PRESS AND PUBLIC

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

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

PART B - CLOSED BUSINESS

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

Date: 6 July 2018



Planning Committee

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

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

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

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

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

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

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

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

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 7221



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 3 July 2018 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT:	Councillor Lorraine Lauder MBE Councillor Renata Hamvas Councillor James McAsh Councillor Hamish McCallum Councillor Jason Ochere Councillor Jane Salmon Councillor Cleo Soanes Councillor Kath Whittam
WARD COUNCILLORS PRESENT:	Councillor Maria Linforth-Hall Councillor Rebecca Lury Councillor Darren Merrill Councillor Graham Neale Councillor Martin Seaton
OFFICER SUPPORT:	Simon Bevan, Director of Planning Jon Gorst, Head of Regeneration and Planning Team, Legal Services Victoria Lewis, Development Management Bridin O'Connor, Development Management Michael Tsoukaris, Development Management Naima Ihsan, Transport Tim Long, Transport Richard Pearce, Strategy and Partnerships Virginia Wynn-Jones, Constitutional Team

1. APOLOGIES

Apologies were received from Councillor Martin Seaton, for potential conflict of interest. He was in attendance to contribute in his capacity as a ward councillor. Apologies for absence were received from Councillor Adele Morris. Apologies for lateness were received from Councillor Renata Hamvas.

2. CONFIRMATION OF VOTING MEMBERS

The members present were confirmed as the voting members.

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

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

- Addendum no. 1 relating to item 6.1
- Addendum no. 2 relating to items 6.1 and 6.3
- Members' pack relating to items 6.1, 6.2 and 6.3.

At this juncture, the chair gave the committee time to read through the addendum report because it had not been circulated prior to the meeting.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. MINUTES

The minutes of the meeting of 4 June 2018 were agreed as a correct record and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

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

6.1 SHOPPING CENTRE SITE, ELEPHANT AND CASTLE, 26, 28, 30 AND 32 NEW KENT ROAD, ARCHES 6 AND 7 ELEPHANT ROAD, AND LONDON COLLEGE OF COMMUNICATIONS SITE, LONDON SE1

The committee agreed to consider applications 6.1 and 6.2 together as they relate to the same application. It was noted that the decisions would be taken separately.

Planning application reference: 16/AP/4458

Report: see pages 13 to 300 of the agenda pack, pages 1 to 7 of addendum report no. 1 and pages 1 to 3 of addendum report no. 2.

PROPOSAL

Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures.

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

An objector addressed the meeting. Members of the committee asked questions of the objector.

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

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

Ward councillors addressed the meeting. Members of the committee asked questions of the ward councillors.

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

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

RESOLVED:

1. That planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement, and subject to referral to the Mayor of London, notifying the Secretary of State, and subject to a decision from Historic England not to list the shopping centre.
2. That environmental information be taken into account as required by Regulation 3(4) of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 (as amended).
3. That following the issuing of the permission, the Director of Planning place a statement on the Statutory Register pursuant to Regulation 24 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2011 which contains the information required by Regulation 21, and that for the purposes of Regulation 24(1)(c) the main reasons and considerations on which the planning

committee's decision is based are as set out as in the report.

4. In the event that the requirements of (a) are not met by 18 December 2018, that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 757 of the report.
5. That ward councillors would be sent a developed draft of the section 106 agreement.
6. That affordable rent retail space be provided at Castle Square for market traders currently located within the shopping centre and that the section 106 Agreement would not be completed until the Applicant has obtained planning permission and also a land interest in this site.

6.2 METROPOLITAN TABERNACLE CHURCH, ELEPHANT AND CASTLE, LONDON, SE1 6SD

Planning application reference: 16/AP/4525

Report: see pages 301 to 310 of the agenda pack.

PROPOSAL

Minor amendments to the northern elevation of the grade II listed Metropolitan Tabernacle building by virtue of the demolition of the immediately adjacent/abutting London College of Communications building (subject to planning application reference: 16-AP-4458).

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

RESOLVED:

1. That listed building consent be granted, subject to a s106 legal agreement.

6.3 GROUND FLOOR, PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET, LONDON, SE1 6JR

It was moved, seconded and agreed that this item be deferred until the next available meeting.

Meeting ended at 11.05 pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 16 July 2018	Meeting Name: Planning Committee
Report title:		The release of £2,800,345.40 from S106 from the S106 agreement to deliver improved amenities at three schools	
Ward(s) or groups affected:		North Bermondsey	
From:		Director of Planning	

RECOMMENDATION

1. That Planning Committee authorise the release of £2,800,345.40 of section 106 funding from the legal agreement detailed below (paragraph 2 and 3) to deliver improved amenities at three schools.

BACKGROUND INFORMATION

2. Funding of £2,800,345.40 of Section 106 has been and is due to be received under the Section 106 agreement 14/AP/0000, Thames Tideway Tunnel, dated 12th February 2014. This funding is in order to provide improvements at Riverside Primary School, St Joseph's Catholic Primary School, and St Michael's Catholic College. These improvements will ameliorate the environments of the schools in question as well as mitigating the impact of the Thames Tideway Tunnel in respect of each.
3. This report recommends the release of a total of £950,345.40 which has been received to date, the £1,850,000.00 which is due to be paid to the council for the same purposes over the next five years, and any additional indexation or interest which may become liable on these future payments to the council. As additional sums are paid over to the council by the developer, they can then be passed on to the schools themselves to finance improvements as set out below.
4. Planning obligations under S106 of the Town and Country Planning Act 1990 are used to address the negative impacts caused by a development and contribute to providing infrastructure and facilities necessary to achieve sustainable communities. The council can enter into a legal agreement with a developer whereby the developer agrees to provide planning obligations. These obligations can take the form of financial contributions and can cover a range of facilities including contributions toward educational facilities.
5. The proposed Thames Tideway Tunnel will capture the flows of storm sewage from 34 sewer overflow points along the River Thames. The Tunnel will extend for approximately 20 miles through London, and up to 240 feet beneath the River Thames, broadly following the path of the river. Major construction works are required to build the tunnel over several years.
6. There are two sites in Southwark where works are to be carried out, these being at Chambers Wharf and Shad Thames Pumping Station, both in Bermondsey. Riverside Primary School is located to the south-east of the Tideway site at Chambers Wharf, and is very likely to suffer adverse effects due to the digging of the tunnel at the Chambers Wharf site. St Joseph's and St Michael's are to the south-west of the

Chambers Wharf site, and are expected to be adversely affected by the digging itself and the movements of spoil by lorries on roads near these schools.

7. For that reason, these three schools have been specifically identified in the S106 agreement as beneficiaries of S106 contributions.
8. Riverside Primary School is a popular and successful school in the North Bermondsey ward, housed in a Grade II listed building. It was most recently rated by Ofsted as Outstanding.
9. St Joseph's Catholic Primary School, George Row, is a popular and successful school in the North Bermondsey Ward. It was most recently rated by Ofsted as Outstanding.
10. St Michael's Catholic College is a popular and successful secondary school in the North Bermondsey Ward. It was most recently rated by Ofsted as Outstanding.

KEY ISSUES FOR CONSIDERATION

11. The breakdown of S106 contributions, received and due, relating to these schools under this agreement is as follows:

	Received to date	Due over the next 5 years	Total
Riverside Primary School	579,664.83	1,100,000.00	1,679,664.83
St Joseph's Catholic Primary School, George Road	103,560.19	250,000.00	353,560.19
St Michael's Catholic College	267,120.38	500,000.00	767,120.38

12. A more detailed breakdown is available in Appendix 1. It should be noted that due to the potential for indexation and interest in future years, it is possible that the sums received will differ slightly from the table above, and from Appendix 1.

Riverside Primary School

13. The Riverside Primary School Garden Mitigation Contribution, Green Wall Contribution, and Indoor Sports, Recreation and Music Contribution, totalling £124,000.00 have all been received by the council, and appropriate projects have been identified by the school, which this sum can support.
14. This £124,000.00 has not been allocated to any other purpose, and is available.
15. The first two instalments of the Riverside Primary School Wellbeing Impact Mitigation Contribution have been received by the council, and at Riverside appropriate works have commenced, and in some instances been completed. These works have all focused on the amelioration of the school's built environment, to the end of improving pupil wellbeing, in line with the agreement. These works have to date cost Riverside Primary School £207,363.62. The two instalments of this Contribution, including associated indexation, total £207,120.38.

16. This £207,120.38 has not been allocated towards any other purpose, and is available.
17. Riverside have identified costs relating to Wellbeing as totalling £207,363.62, which the school considers appropriate to part-finance using the sum in question, as they are in line with the purposes set out in the agreement. Further expenditure along the same lines is planned, which will make use of future years' Wellbeing contributions, which would total £500,000.00 over the five years to 2022-23.
18. The first two instalments of the Riverside Primary School Teaching Assistants Contribution have also been received by the Council. The two instalments of this Contribution, including associated indexation, total £248,544.45.
19. This £248,544.45 has not been allocated towards any other purpose, and is available.
20. Riverside have identified Teaching Assistant costs of £390,868.65 which the school considers appropriate to part-finance using the sum in question, as they are in line with the purposes set out in the agreement. Further expenditure along the same lines is planned, which will make use of future years' Teaching Assistants contributions, which would total £600,000.00 over the five years to 2022-23.
21. £579,664.83 of the Riverside funds in question have been received under the aforementioned S106 agreement, and the remaining £1,100,000.00 is expected over the next five years. These funds cannot be used for any other purpose than that specified, nor on any other school.

St Joseph's Catholic Primary School, George Row

22. The first two instalments of the St Joseph's Wellbeing Impact Mitigation Contribution have been received by the council, and appropriate projects have been identified by the school. The school is using the Wellbeing Contribution towards four discrete projects; firstly, ventilation and air-conditioning works to improve the learning environment; additional security measures in the form of upgraded CCTV; an improved range of on-site sports provision; and finally the provision of an on-site school library. The choice of these projects has been informed by the restrictions placed on pupil movements by the Thames Tideway works, the increased footfall around the school brought about by those works, and concerns over air quality due to traffic and pollution directly related to the development. The two instalments of this Contribution, including associated indexation, total £103,560.19.
23. This £103,560.19 has not been allocated towards any other purpose, and is available.
24. These works are yet to commence, but the school has identified costs relating to Wellbeing as consisting of ventilation and air-conditioning costs of £100,000.00, security costs of £20,000.00, sports facilities costs of £50,000.00, and library provision costs of £250,000.00, for a total of £420,000.00. The school considers it appropriate to part-finance these schemes using the sum in question, as they are all in line with the purposes set out in the agreement. The total of £420,000.00 includes future planned expenditure, which will make use of the funds as they are received over the five years to 2022-23.
25. £103,560.19 of the St Joseph's funds in question have been received under the aforementioned S106 agreement, and the remaining £250,000.00 is expected over the next five years. These funds cannot be used for any other purpose than that specified, nor on any other school.

St Michael's Catholic College

26. The first two instalments of the St Michael's Wellbeing Impact Mitigation Contribution have been received by the council, and appropriate works have commenced. The school is using the Wellbeing Contribution towards soundproofing and associated ventilation works. These works are to maintain the quality of the school environment so that the staff and pupils are able to sustain their present high standard of teaching and learning, despite the Tideway works going on nearby. The two instalments of this Contribution, including associated indexation, total £207,120.38. Further expenditure on these projects is planned, which will make use of future Wellbeing contributions, which would total £500,000.00 over the five years to 2022-23.
27. This £207,120.38 has not been allocated towards any other purpose, and is available.
28. The St Michael's Indoor Sports, Recreation and Music Contribution, of £60,000.00, has been received in full by the council, and appropriate projects have been identified by the school, such as the installation of enhanced mechanical ventilation to specific areas including the ICT suite and Food Technology room.
29. This £60,000.00 has not been allocated towards any other purpose, and is available.
30. £267,120.38 of the St Michael's funds in question have been received under the aforementioned S106 agreement, and the remaining £500,000.00 is expected over the next five years. These funds cannot be used for any other purpose than that specified, nor on any other school.

Policy implications

31. All of these measures are considered to be in agreement with the 2016 Primary and Secondary School Place Planning and Investment Strategy.

Community impact statement

32. Funding the measures to the school environment and the provision of teaching assistants at Riverside Primary School will improve the ability of the school to serve its local community, especially since it is in an area (Bermondsey) noted by the 2016 Primary and Secondary School Place Planning Strategy as having a potential shortfall in places.
33. Funding the measures described in respect of St Joseph's will not only maintain the school environment, but will improve pupil safety and access to learning resources close-at-hand (presently, pupils have to travel to access library and sports facilities, which the development has made increasingly less feasible). The school considers that these measures will have a particularly positive effect on the wellbeing of the school's more vulnerable pupils.
34. For St Michael's, the measures being undertaken will maintain the school environment, which will minimise the disruption engendered by the Thames Tideway Tunnel works. Accordingly this will augment the school's ability to provide a quality secondary education in the north of the Borough and thereby serve the local community, in line with the 2016 Primary and Secondary School Place Planning Strategy.
35. The Public Sector Equality Duty, at section 149 of the Equality Act 2010, requires public bodies to have due regard when carrying out their activities to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between people with protected characteristics and those with none. The council's

Approach to Equality commits the council to ensuring that equality is an integral part of our day to day business. "Protected characteristics" are the grounds upon which discrimination is unlawful - the characteristics are: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender and sexual orientation. In this case, these characteristics are considered unlikely to be issues with regard to the schools in question.

Resource implications

36. As stated above (paragraphs 20, 24, and 29), since these contributions were received under a Section 106 agreement which specifies their use, they cannot be spent for any other purpose, nor on any other school. £950,345.40 has been received to date, and £1,850,000.00 is due to be paid to the council over the next five years to 2022-23.
37. Of the £2,800,345.40 set out above, and in Appendix 1, £950,345.40 has been received by the council and is available for immediate distribution to the three schools. The remaining £1,850,000.00 is due in contributions of £370,000.00 per annum for each of the next five years to 2022-23.
38. The proposed allocations would be to the local schools most directly affected by the new development and would provide direct mitigation from the impacts of those developments.
39. The schools concerned have submitted receipts and other supporting information appropriate to such expenditure as has already occurred, or have submitted plans for future expenditure, where projects have not yet begun.

Consultation

40. The head teacher of Riverside Primary School has been consulted about the use of these funds, as have all the relevant officers.
41. The head teacher of St Joseph's Catholic Primary School has been consulted about the use of these funds, as have all the relevant officers.
42. The head teacher of St Michael's Catholic College has been consulted about the use of these funds, as have all the relevant officers. The inclusion of mitigation works to St Michael's Catholic College in the Thames Tunnel S106 agreement was as a result of discussions with Ward members and the College.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director Law and Democracy

43. This report seeks the release of £2,800,345.40 from the Thames Tideway Tunnel planning obligations agreement. The terms of this agreement were debated at a public inquiry into the application for a Development Consent Order for the Thames Tideway Tunnel and the provisions were confirmed by the Secretary of State after receiving a report from the appointed Planning Inspectors. Accordingly the obligations were imposed by way of a Unilateral Undertaking from Thames Tideway as opposed to a negotiated section 106 Agreement. The payments are intended to mitigate the harmful impacts which have arisen to the schools as a result of the construction works.
44. Expenditure in excess of £100,000 is reserved to a Planning Committee in

accordance with paragraph 9, Part 3F of the Council Constitution The report refers to the consultation which has been carried out with the respective head teachers and with ward members. The report also comments at paragraph 32 that it is not expected that releasing these monies to the three schools is anticipated to give rise to any issues concerning groups having protected characteristics.

45. Members are advised that the expenditure would be in accordance with the terms of the relevant Unilateral Undertaking from Thames Tideway and consistent with the legal tests relating to the validity and expenditure of section 106 contributions.

Strategic Director of Finance and Governance CAP18/012

46. This report requests the Planning Committee to approve the release of £2,800,345.40 from section 106 agreement 14/AP/000, towards improvement works at the schools listed at paragraph 1. Details of the improvement works are outlined in the body of this report.
47. The director of planning confirms the section 106 funds associated with the agreement stated in this report have not been allocated to other projects, and the proposed allocations accord with the terms of the agreement.
48. Of the £2,800,345.50 secured under this agreement, £950,345.50 has been received by the council. The balance of £1,850,000 is due over the next five years.
49. The strategic director of finance and governance confirms the £950,345.40 received to date is available for the purposes outlined in this report.
50. It is noted that approval for the release of £1,850,000, and any additional indexation or interest, is sought in advance of the receipts in order to facilitate the continuity and completion of the intended works at these schools. Close monitoring of S106 accounts will be required to ensure all relevant sums are received before disbursement of funds to the relevant schools.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Agreements	Planning Division, 160 Tooley Street, London SE1	Jack Ricketts 020 7525 5464
2016 Primary and Secondary School Place Planning and Investment Strategy		
Link: (Copy and paste into browser) http://moderngov.southwark.gov.uk/documents/s65489/Report%202016%20Primary%20and%20Secondary%20School%20Place%20Planning%20Strategy%20Update.pdf		

APPENDICES

No.	Title
Appendix 1	Breakdown of S106 Contributions

AUDIT TRAIL

Lead Officer	Alistair Huggett, Planning Projects Manager		
Report Author	James Gilliland, Finance and Governance		
Version	Final		
Dated	03 July 2018		
Key Decision?	Yes		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINAT MEMBER			
Officer Title		Comments Sought	Comments included
Director of Law and Democracy		Yes	Yes
Strategic Director of Finance and Governance		Yes	Yes
Date final report sent to Constitutional Team			04 July 2018

Breakdown of S106 contributions

	Received to date				Expected					Total received and due
	2016-17	2017-18	Indexation on 17-18 payment	Total received to date	2018-19	2019-20	2020-21	2021-22	2022-23	
Riverside Primary School Garden Mitigation Contribution	30,000.00			30,000.00						30,000.00
Riverside Primary School Green Wall Contribution	64,000.00			64,000.00						64,000.00
Riverside Primary School Indoor Sports, Recreation and Music Contribution	30,000.00			30,000.00						30,000.00
Riverside Primary School Teaching Assistant Contribution	120,000.00	120,000.00	8,544.45	248,544.45	120,000.00	120,000.00	120,000.00	120,000.00	120,000.00	848,544.45
Riverside Primary School Wellbeing Impact Mitigation Contribution	100,000.00	100,000.00	7,120.38	207,120.38	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	707,120.38
St Josephs Primary School Wellbeing Impact Mitigation Contribution	50,000.00	50,000.00	3,560.19	103,560.19	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	353,560.19
St Michaels Secondary School Indoor Sports, Recreation and Music Contribution	60,000.00			60,000.00						60,000.00
St Michaels Secondary School Wellbeing Impact Mitigation Contribution	100,000.00	100,000.00	7,120.38	207,120.38	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	707,120.38
Total received each Financial Year	554,000.00	370,000.00	26,345.40	950,345.40	370,000.00	370,000.00	370,000.00	370,000.00	370,000.00	<u>2,800,345.40</u>

Item No. 7.	Classification: Open	Date: 16 July 2018	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

12. A resolution to grant planning permission shall mean that the director of planning is authorised to grant planning permission. The resolution does not itself constitute the permission and only the formal document authorised by the committee and issued under the signature of the director of planning shall constitute a planning permission. Any additional conditions required by the committee will be recorded in the minutes and the final planning permission issued will reflect the requirements of the planning committee.
13. A resolution to grant planning permission subject to legal agreement shall mean that the director of planning is authorised to issue a planning permission subject to the applicant and any other necessary party entering into a written agreement in a form of words prepared by the director of law and democracy, and which is satisfactory to the director of planning. Developers meet the council's legal costs of such agreements. Such an agreement shall be entered into under section 106 of the Town and Country Planning Act 1990 or under another appropriate enactment as shall be determined by the director of law and democracy. The planning permission will not be issued unless such an agreement is completed.
14. Section 70 of the Town and Country Planning Act 1990 as amended requires the council to have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations when dealing with applications for planning permission. Where there is any conflict with any policy contained in the development plan, the conflict must be resolved in favour of the policy which is

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

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

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

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

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	The named case officer as listed or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Everton Roberts, Principal Constitutional Officer Jon Gorst, Head of Regeneration and Development (Legal Services)		
Version	Final		
Dated	6 July 2018		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Director of Planning	No	No	
Cabinet Member	No	No	
Date final report sent to Constitutional Team		6 July 2018	

ITEMS ON AGENDA OF THE PLANNING COMMITTEE

on Monday 16 July 2018

Appl. Type	Full Planning Application	Reg. No.	17-AP-4651
Site	GROUND FLOOR, PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET, LONDON, SE1 6JR	TP No.	TP/1399-67
		Ward	St Georges
		Officer	Victoria Lewis

Recommendation GRANT PERMISSION*Item 7/1***Proposal**

Change of use of 12 existing garages / parking spaces to provide retail space (use class A1), café space (use class A3) and ancillary storage / plant and servicing space, together with new glazing and doors to south, east and west elevations.

Appl. Type	Full Planning Application	Reg. No.	17-AP-3910
Site	136-142 NEW KENT ROAD, LONDON, SE1 6TU	TP No.	TP/1120-136
		Ward	North Walworth
		Officer	Robin Sedgwick

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT AND GLA*Item 7/2***Proposal**

Demolition of the existing building and construction of a part 13 storey/part 9 storey block fronting onto New Kent Road and a part 6 storey/part 4-storey block fronting onto Munton Road, to provide a mixed-use development, with basement, providing 81 residential units, 1361sqm of flexible business floor space/non-residential institution (Use Class B1/D1) and 448sqm of retail floor space (Use Class A1) with associated cycle parking, servicing, refuse and recycling, landscaping and private and communal residential amenity space.

Appl. Type	Full Planning Application	Reg. No.	17-AP-4233
Site	LONDON SOUTHBANK UNIVERSITY, 103 BOROUGH ROAD, LONDON, SE1 0AA	TP No.	TP/1397-A
		Ward	St Georges
		Officer	Patrick Cronin

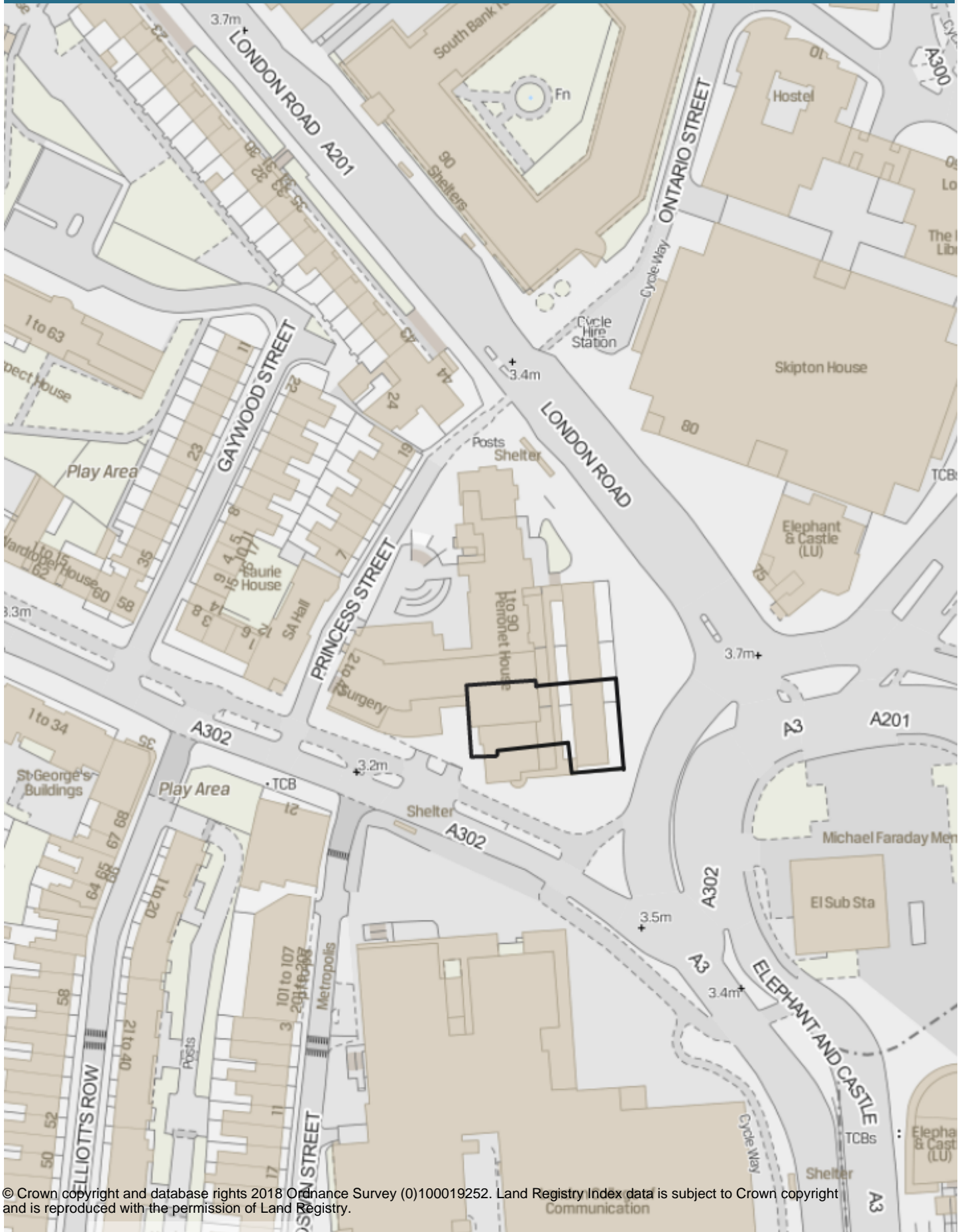
Recommendation GRANT SUBJECT TO LEGAL AGREEMENT*Item 7/3***Proposal**

Redevelopment of the site by the erection of a part 7 storey/ part 4 storey building with basement and roof plant fronting onto Keyworth Street and Borough Road, a 5 storey building with roof plant fronting onto London Road linked by a central covered concourse; Part demolition with alterations and extensions to the grade II listed former Presbyterian Chapel; All to provide new academic teaching, library, student support and performance facilities (Use Class D1) and ancillary cafe/retail space. The creation of new public realm, hard and soft landscaping improvements within and around the site, streetscape improvements on Keyworth Street, the stopping-up of Rotary Street and Thomas Doyle Street, and other associated works.

Appl. Type	Listed Building Consent	Reg. No.	17-AP-4246
Site	LONDON SOUTH BANK UNIVERSITY, 103 BOROUGH ROAD, LONDON, SE1 0AA	TP No.	TP/1397-A
		Ward	St Georges
		Officer	Tracy Chapman

Recommendation GRANT PERMISSION*Item 7/3***Proposal**

Redevelopment of the site to provide new academic teaching, library, student support performance facilities (Use Class D1) and ancillary cafe/retail space involving part demolition with alterations and extensions to the Grade II listed former Presbyterian Chapel together with landscaping works to provide new areas of public realm and streetscape improvements to Keyworth Street and associated works



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50 m

Scale = 1250

22-Jun-2018

Item No. 7.1	Classification: Open	Date: 16 July 2018	Meeting Name: Planning Committee
Report title:	Development Management planning application: Council's own development Application 17/AP/4651 for: Full Planning Application Address: GROUND FLOOR, PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET, LONDON, SE1 6JR Proposal: Change of use of 12 existing garages / parking spaces to provide retail space (use class A1), café space (use class A3) and ancillary storage / plant and servicing space, together with new glazing and doors to south, east and west elevations.		
Ward(s) or groups affected:	St.George's		
From:	Victoria Lewis		
Application Start Date 13/12/2017		Application Expiry Date 07/02/2018	
Earliest Decision Date 05/01/2018		Time Extension Date 20/07/2018	

RECOMMENDATION

1. That planning permission be granted, subject to conditions.

This application was on the agenda for the 3rd July 2018 Planning Committee, but was deferred owing to time constraints.

BACKGROUND INFORMATION

Site location and description

2. The application relates to a parking area on the ground floor of Perronet House, an 11-storey block of flats located in the heart of Elephant and Castle Town Centre, to the north of the London College of Communications. The ground floor of the building contains two parking areas, northern and southern, together with the Princess Street Medical Practice which is accessed from Princess Street and occupies part of the ground and first floor of the building, and St George's Pharmacy.
3. This application relates specifically to the southern parking area which is accessed from St George's Road via a small servicing area which also serves the pharmacy and the medical practice. There are two vehicle accesses into the servicing area located alongside each other, one leading to the garages and the other leading to 5 parking spaces which serve the medical practice. The southern parking area is enclosed by brick walls and metal roller shutters and used to contain 16 garages, but the application advises that they have been closed since 2012 on account of safety reasons. Four of the parking spaces were lost in around 2014 / 2015 when part of the space was converted to form the pharmacy, and 12 unused spaces remain.

4. The site does not sit within a conservation area and the building is not listed. The Michael Faraday Memorial is a grade II listed structure approximately 50m to the south-east of the site, and the Elliot's Row Conservation Area is to the south and west of the site.

Details of proposal

5. This application has been submitted by the Council, and seeks full planning permission to convert the 12 existing garages in the southern parking area into 314sqm of retail space (use class A1) and 170sqm of cafe space (use class A3), with 66sqm of ancillary storage and WCs (550sqm in total). The proposal has been named 'Elephant Arcade'.
6. The main entrance to the building would be from the eastern elevation, leading to 11 retail units ranging from 10-29sqm in size which would face each other across a 3.8m wide arcade. At the end of the arcade there would be storage areas and WCs. The cafe space would occupy the south-western corner of the building and could be accessed from the retail arcade or from new doors in the southern elevation of the building. The applicant has advised that it could accommodate up to 100 people, including 24 seats outside the south-eastern corner of the building. External alterations proposed comprise the installation of metal framed, double-glazed shopfronts and doors, together with new planters in front of the shopfront windows. Matching brick would be used to infill / make good where required.
7. This application is before Members for determination following a "call-in" request from Councillors, and due to its links to planning application 16/AP/4458 for redevelopment of the Elephant and Castle Shopping Centre and London College of Communications sites, which is also to be considered by Members at this committee. The Perronet House proposal has been developed by the Council in order to provide affordable retail space for independent traders affected by the proposed redevelopment of the shopping centre, and with the potential exception of the café, would be offered to them in the first instance. It is intended that the space at Perronet House would be completed before the closure of the shopping centre, so that traders could move straight in.

Planning history

8. 14/AP/3976 - Conversion of part of the ground floor car park of an existing housing block into pharmacy. Existing shutters in the external wall are to be converted into shop windows / door. Planning permission was GRANTED in December 2014 and has been implemented. The consented hours of use for the pharmacy are 0800-1830 Monday to Friday, 0900-1700 on Saturdays; the pharmacy is not permitted to open on Sundays and is only permitted to open for four hours on Bank Holidays to provide emergency pharmaceutical. The hours were restricted in order to protect residential amenity.
9. 12/AP/3875 - Conversion of part of the ground floor car park of an existing housing block to a pharmacy (use class A1) with the provision of glazed shopfronts. Planning permission was GRANTED in July 2013. This was for a similar proposal to the above, but would have occupied a larger area.
10. 07/AP/2275 - Conversion of existing storage space on ground floor into a shop (Use Class A1), together with the installation of a new shopfront. This application related to the northern parking area, and storage space facing London Road. The application was presented to Borough and Bankside Community Council in May 2008 with a recommendation for approval. Members resolved to refuse

permission on the basis of lack of a noise attenuation report, and because an emergency access from the shop would have given access to the northern parking area, making this area unsecured. The decision was not issued however, and the application was treated as withdrawn in August 2011 which means that no formal decision was made.

11. 03/AP/0021 - Change of use of ground and first floor to a doctors' surgery, as extension to existing surgery together with the provision of two parking spaces at the front. Planning permission was GRANTED in February 2003.

Planning history of adjoining sites

12. Although not an adjoining site, the planning application for Perronet House is linked to the following application for the shopping centre site:

Shopping centre site Elephant and Castle, 26, 28, 30 and 32 New Kent Road, Arches 6 and 7 Elephant Road and London College of Communications

13. 16/AP/4458 - Phased, mixed-use redevelopment of the existing Elephant and Castle shopping centre and London College of Communication sites comprising the demolition of all existing buildings and structures and redevelopment to comprise buildings ranging in height from single storey to 35 storeys (with a maximum building height of 124.5m AOD) above multi-level and single basements, to provide a range of uses including 979 residential units (use class C3), retail (use Class A1-A4), office (Use Class B1), Education (use class D1), assembly and leisure (use class D2) and a new station entrance and station box for use as a London underground operational railway station; means of access, public realm and landscaping works, parking and cycle storage provision, plant and servicing areas, and a range of other associated and ancillary works and structures. Application UNDER CONSIDERATION.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. The main issues to be considered in respect of this application are:
 - a) principle in terms of land use;
 - b) transport;
 - c) amenity;
 - d) design;
 - e) flood risk;
 - f) sustainable development implications;
 - g) planning obligations;
 - f) community infrastructure levy;
 - h) other matters

Planning policy

15. Planning policy designations (Proposals Map)
 - Central Activity Zone
 - Air Quality Management Area
 - Elephant and Castle Major Town Centre
 - Elephant and Castle Opportunity Area
 - Strategic view 23A.1 (Serpentine Bridge to Palace of Westminster)

16. National Planning Policy Framework (the Framework)

Section 1 Building a strong competitive economy
 Section 2 Ensuring the vitality and viability of town centres
 Section 4 Promoting sustainable transport
 Section 7 Requiring good design

National Planning Practice Guidance

17. The London Plan 2016

Policy 2.15 Town Centres
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.1 Building London's neighbourhoods and communities
 Policy 7.6 Architecture

18. Core Strategy 2011

Strategic Policy 1 Sustainable Development
 Strategic Policy 2 Sustainable Transport
 Strategic Policy 3 Shopping, leisure and entertainment
 Strategic Policy 12 Design and Conservation
 Strategic Policy 13 High Environmental Standards

Southwark Plan 2007 (July) - saved policies

19. 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 1.7 Development within town and local centres
 Policy 3.2 - Protection of amenity
 Policy 3.7 - Waste reduction
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 5.2 - Transport impacts
 Policy 5.3 - Walking and cycling
 Policy 5.6 - Car parking

20. Supplementary Planning Documents

Elephant and Castle Supplementary Planning Document (SPD) and Opportunity Area Planning Framework (OAPF) (March 2012)

Principle of development

21. The proposal seeks to provide new retail and cafe floorspace which would be entirely consistent with the town centre policies in the Core Strategy, the Saved Southwark Plan, and the Elephant and Castle SPD. It would be make a good use of unused

garages and would be acceptable in land use terms. The planning application advises that the cafe space could act as a reception for the retail units and could be used for community events.

22. Concerns have been raised following public consultation on the application that the existing garages were not closed for safety reasons, but that they were going to be closed to allow the pharmacy to be developed and were not re-opened when it was found that the pharmacy required less space than anticipated. Whilst this is noted, as set out in the transport issues section of this report the site is located in an area with excellent public transport links and where a reduction in parking would be acceptable in principle and would encourage sustainable modes of travel.
23. Guidance note 1 of the Elephant and Castle SPD requires developments providing at least 1,000sqm of retail floorspace to provide a range of shop unit sizes, including affordable units. It requires at least 10% of new retail floorspace (GIA) to be affordable for small and medium-sized enterprises in the opportunity area which have been displaced as a result of development, new business start-ups, or independent retailers (this is the SPD eligibility criteria). Suitable businesses should have 3 units or less, and rents should be discounted by not less than a total reduction of 40% below market rate, averaged over a 5 year period.
24. The proposed development would provide less than 1,000sqm of retail floorspace therefore the SPD guidance does not apply. However, the proposal has been formulated by the Council's Regeneration Division to provide affordable retail space for independent traders affected by the proposed redevelopment of the Elephant and Castle Shopping Centre site. This site includes the shopping centre, the market stalls and kiosks around it, 26-32 (evens) New Kent Road, and railway arches 6 and 7 Elephant Road, and independent traders there currently occupy around 4,005sqm of floorspace.
25. The retail units would be offered to these traders in the first instance with priority likely to be to those traders who have been there the longest. Any space left over could be occupied by other independent businesses from the shopping centre site, followed by independent businesses in the Elephant and Castle Opportunity Area which would be displaced by development and new business start-ups and this would be in accordance with guidance on affordable retail space in the Elephant and Castle SPD.
26. The Regeneration Division is currently preparing a brief for potential operators of the development. The intention is that a single operator would be appointed to manage the site, and any lease granted to an operator would stipulate that the retail units must in the first instance be offered to independent traders within the existing shopping centre site, and that their rent levels must either match those at the existing shopping centre or must comply with the SPD criteria. The process of allocating units would be overseen by Tree Shepherd, an independent business advisor which has been appointed to support traders affected by the proposed shopping centre redevelopment. Concerns have been raised during public consultation that the Council should operate the development, but the intention is that an operator with experience of managing similar developments would be brought on board.
27. Notwithstanding the links to the planned redevelopment of the shopping centre site, the proposal is considered to be acceptable in land use terms in any event, irrespective of any links with the shopping centre.
28. Overall the proposed development is considered to be acceptable in land use terms, and would make a sustainable use of disused garage space.

Transport issues

29. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse transport impacts, and that adequate servicing space is provided.
30. The site has a public transport accessibility level (PTAL) of 6b (excellent) and is located very close to both the Bakerloo Line and Northern Line underground stations at Elephant and Castle, and to Elephant and Castle overground station which adjoins the shopping centre site.

Servicing and trip generation

31. As stated, servicing for the proposed development would take place from an existing servicing area which is accessed from St George's Road. It currently provides access to the southern garages, to five car parking spaces used by the medical practice, and for servicing by the pharmacy which receives two deliveries per day including refuse collection, and these usually take place mid morning. The Design and Access Statement (DAS) advises that a meeting has been held with the Princess Street Medical Practice and the use of the loading area would not conflict with their operations.
32. Additional trip generation information has been submitted during the course of the application, and it is anticipated that the proposal would result in 3 vehicle trips per day including refuse vehicles. This would not be a significant amount and would not have an adverse impact upon the existing highway network, and delivery slots would be organised by the site manager. At the request of the Council's Highways Development Management Team vehicle tracking diagrams have been submitted which demonstrate that a 7.5 tonne delivery vehicle and a refuse truck would be able to enter and exit the site in a forward gear.

Car parking

33. Concerns have been raised by neighbouring residents regarding the permanent loss of the garages, on the basis that they should be brought back into use for people who live in Perronet House who could use them for parking, or personal and business storage.
34. The southern parking area originally contained 16 garages; four were lost when the pharmacy was constructed, leaving 12 remaining. The proposal would result in the loss of 12 of these, which the planning application advises have not been in use since 2012 when they were closed for safety reasons including anti-social behaviour. The northern parking area which is accessed from Princess Street is still in use and contains 50 garages, 29 of which are let to residents of Perronet House, 11 to other residents, and 10 are not in use as they are awaiting repair. However, 8 of the disused 10 have now been repaired and will be available soon. There are 7 people in Perronet House waiting for a garage, and they would be able to rent one of these garages once they are ready.
35. The site has excellent public transport links, and as such a reduction in car parking is considered to be acceptable in principle.

Cycle parking

36. The London Plan requires 8 cycle parking spaces to serve the development, comprising two long stay and 6 short stay spaces. The proposed development would provide 10 cycle parking spaces in the form of Sheffield stands would be located

outside the southern elevation of the cafe, and a condition to secure these spaces is recommended. Transport for London (TfL) have advised that cycle parking should be provided accordance with the draft new London Plan which would require one additional space, although they note that the weight to be attributed to this plan is matter for the decision maker. Given the very early stages of this plan, officers consider that it should be attributed very little weight. It is noted however, that there would be sufficient space to provide additional cycle parking if there is demand.

37. Concerns have been raised by neighbouring residents that access to the servicing area would cut across an existing cycle route. There is a dual (2 way) cycle lane outside the site which runs across the entrance to the servicing area, and cycle superhighway 7 runs along Princess Street. Given the low number of deliveries anticipated, which would be conditioned to take place outside of peak hours, it is not considered that this would have an adverse impact upon cyclists or pedestrians including when considered cumulatively with the medical practice and pharmacy.

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

38. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work; saved policy 3.2 of the Southwark Plan states that permission will not be granted for development where a loss of amenity, including disturbance from noise, would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight.
39. Concerns have been raised by neighbouring residents that the proposal would result in unacceptable noise and disturbance, both through the structure and from increased use of the service yard, cooking odours, anti-social behaviour and increased litter in the area. These issues are addressed in turn below, although it is noted that flats above shops and cafes is a very common arrangement, and exists along numerous streets across Southwark and London.
40. Acoustic information has been submitted during the course of the application which has been reviewed by the Council's Environmental Protection Team (EPT). EPT are satisfied that the proposal would not result in any unacceptable noise and disturbance to neighbouring residents, including a number of flats which would sit directly above the proposed development. EPT have recommended a condition limiting plant noise, and this has been included in the draft recommendation.
41. No hours of operation for the proposed development have been provided, and EPT has recommended that they be restricted to 8am to 9pm daily. It is noted that these hours would exceed the consented hours for the existing pharmacy, which is consented to open between 8.30am-6.30pm Monday to Friday, 9am to 5pm on Saturdays, not at all on Sundays, and for four hours on Bank Holidays to provide emergency pharmaceutical cover. However, the Environmental Protection Team was not consulted on either of the applications for the pharmacy, and the consented hours simply reflected the hours which the applicant applied for. EPT has confirmed that no noise complaints have been received related to the pharmacy, and given the town centre location, the hours of use for the proposed development suggested by EPT are have been included in the draft recommendation.
42. As stated there could be up to 24 chairs outside the proposed cafe, on the south-eastern corner of the building. If planning permission is granted, the applicant would need to obtain a Tables and Chairs licence from the Council for any external seating

which would consider whether adequate footway widths would be retained. It is understood that these licences do not cover hours of use, therefore the hours of use condition should also apply to any outside seating.

43. Servicing for the proposed development would take place from the servicing area off St George's Road, which is overlooked by a number of flats in Perronet House. For transport reasons, servicing would need to take place outside peak hours. It is recommended that a condition be imposed only allowing servicing to take place between 9am and 4pm Monday to Friday, 10am to 4pm on Saturday and not at all on Sundays or Bank Holidays, in order to protect the amenity of neighbouring occupiers. Only three servicing vans are anticipated per day and, subject to these hours, this should not generate significant amounts of noise or disturbance.
44. With regard to cooking odours, no primary cooking would take place in the cafe. Items served would include hot and cold drinks, sandwiches, and warmed foods such as re-heated soups. EPT has recommended that this be secured by way of condition, to ensure that there would be no loss of amenity to neighbouring residents.
45. Concerns have been raised by neighbouring residents that anti-social behaviour which takes place around the existing shopping centre could end up gravitating towards Perronet House as a result of the proposal, and that syringes have been found in the garages. Whilst these concerns are noted, the Perronet House proposals are of a much smaller scale than the shopping centre and any instances of anti-social behaviour would be dealt with by the site manager. The proposal would bring the unused garages into active use and would increase natural surveillance of the area.
46. A dedicated refuse store would be provided within the building and a condition to secure this is recommended. Cafe staff would be responsible for keeping the external seating area clean and tidy. It is noted that there are three bins in the public realm around the site.
47. Concerns have also been raised by neighbouring residents that the existing first floor overhang around the south-eastern corner of the building is too low and should be omitted. The plans show that this is approximately 2.4m above ground floor level, which is a typical floor to ceiling height within a residential property. The proposal does not include the removal of the overhang.

Design issues

48. Saved policies 3.12 and 3.13 of the Southwark Plan seek to ensure that developments are of a high standard of architectural and urban design.
49. Concerns have been raised by neighbouring residents that the external alterations proposed would be out of character with the building, that existing shops in Elephant and Castle Shopping Centre have a poor aesthetic and untidy appearance and that Perronet House residents would have no input into how traders would present their stores.
50. The existing garages are enclosed by brick walls with ventilation louvres and metal roller shutters. They present a dead frontage to the street and offer very little to the public realm. The proposed development would introduce a large new shopfront which would provide an active frontage to the building and activate the public realm in front of it and this is considered to be a significant improvement to the existing situation. The external alterations are considered to be appropriate in terms of their design and materials, and would enhance the appearance of the building.
51. The majority of the new shopfront would be taken up by the cafe with all but one of the

retail units having internal shopfronts which would face each other across the 3.8m wide arcade. Any advertisements proposed to the cafe or the street-facing retail unit would likely require separate advertisement consent, whereby the impact upon amenity and public safety would be taken into account. The site manager is also likely to have a role in how the units would be advertised and a coherent advertising strategy for the units could be developed.

52. All but one of the retail units would have a frontage to the street and this approach has been questioned as to whether it would provide the retail units with adequate prominence to promote trade. Retail arcades are not uncommon, however, and the proposal has been influenced by the Tiendas Del Sur retail arcade, a Latin American shopping centre which is located on the ground floor of Sherston House to the south of the site and which also has flats directly above. This shopping arcade has a hairdresser / barber shop and a grocery shop either side of the entrance to the arcade. One of the units is a cafe which has seating in the centre of the arcade and there are further shops around the edge of the space looking onto the seating area. This approach appears to work well and the arcade appeared well used on a number of visits to the site.
53. The layout of the proposed units would be flexible, allowing their size and shape to be altered depending on demand for traders. The proposal would form a small cluster of businesses, and the ability to form clusters is something traders at the shopping centre have expressed as being important to them.
54. The minor nature of the external alterations would be acceptable, and officers consider that they would enhance the appearance of the building and improve the public realm around it. The proposal would not affect the setting of any nearby heritage assets including the Faraday Memorial and the Elliot's Row Conservation Area. Overall the design of the proposal is considered to be acceptable.

Flood risk

55. The site is located in flood risk zone 3 which has a high probability of flooding. A flood risk assessment (FRA) has been submitted in support of the application and has been reviewed by the Environment Agency and the Council's Flood Risk and Drainage Team. The Environment Agency does not wish to make any comments on the application, and the Flood Risk and Drainage Team initially requested that the finished floor levels within the building be raised. This would not be possible owing to the existing floor to ceiling height therefore the Flood Risk and Drainage Team have recommended a condition requiring a flood evacuation plan to be submitted for approval and this has been included in the draft recommendation.

Sustainable development implications

56. The proposed development would make use of disused garages and the reduction in car parking would encourage sustainable modes of travel. The proposed shopfronts would be double-glazed.

Community Infrastructure Levy (CIL)

57. The proposed development would not be CIL liable because the parking is ancillary to a wider building which is in lawful use.

Other matters

Community consultation

58. Neighbouring residents have raised concerns that pre-application consultation on the application showed that most Perronet House residents are not in favour of the proposals.
59. Details of consultation undertaken by the applicant before the planning application was submitted are set out in the Design and Access Statement (DAS). Consultation events were held in Perronet House on 13th-14th September 2017 and were attended by 8 residents, and consultation boards were displayed on the Council's website. The boards and a model of the development were then displayed at Tree Shepherd's office in the Elephant and Castle Shopping Centre. A drop in session for traders was held at the shopping centre to discuss both the shopping centre redevelopment proposals and the Perronet House proposals.
60. Feedback received comprised:
 - Concerns about a publicly accessible east-west route through the site;
 - Loss of parking and storage;
 - Existing anti-social behaviour and
 - Quality of the proposed retail units.
61. To address some of these concerns the proposed door in the western entrance was subsequently changed to emergency access only, disused garages in the northern parking area have been repaired, the width of the arcade was widened to create more circulation space, and it was agreed that a single operator would be appointed to manage the site. At the request of the Princess Street Medical Practice dropped bollards were included on the plans which would prevent unauthorised use of the doctors' parking spaces. The pharmacy raised concerns regarding potential impact on their air conditioning unit, and a perforated screen is proposed to separate the equipment and to allow them both to operate as normal.
62. Concerns have been raised during public consultation on the application that the Perronet House and Princess Street Tenants and Residents' Association were not consulted on the application. At the time that public consultation on the application was undertaken (January 2018) officers understood that there was no TRA in place for Perronet House. Letters were in any event sent to all flats within the building, together with the pharmacy and medical practice and the list of properties consulted are included in the officer report. An objection has been received from the TRA, and is summarised in the consultation replies section of this report.

Fire safety

63. Concerns have been raised by a neighbouring resident that the proposal would increase fire risk in the block and that Perronet House has no sprinklers or communal fire alarms. As stated, if planning permission is granted the applicant will need to obtain Building Regulations Approval which considers fire safety matters. As part of the Building Regulations process the London Fire and Emergency Planning Authority must be consulted.

Determination of the application

64. Concerns have been raised by a neighbouring resident that, as the Council is the applicant, the Council should not determine the application. Whilst this is noted, the

Council is able to determine its own applications. The proposal has been subject to public consultation; the Planning Committee which will determine the application does not have a role in managing Perronet House and the committee meeting is open to the public.

Conclusion on planning issues

65. The proposed development would provide additional retail floorspace in the Elephant and Castle town centre which would be acceptable in land use terms. Although the proposal would result in a loss of parking, the garages have not been used since 2012 and the site is in an area with excellent public transport links and the Council is bringing 8 unused garages in the northern parking area back into use. A number of conditions are recommended to ensure that there would be no loss of amenity to neighbouring residential occupiers, and the design of the proposal would be acceptable. It is therefore recommended that planning permission be granted, subject to conditions.

Community impact statement

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

Consultations

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

Consultation replies

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

Summary of consultation responses

Environmental Protection Team

69. Initial recommendation for refusal based on lack of information. Acoustic information subsequently submitted which demonstrates that the proposal would not cause a loss of amenity to the flats above. To further ensure no loss of amenity, conditions relating to hours of use (8am to 9pm), plant noise and no primary cooking at the cafe are recommended.

Highways Development Management

70. Applicant to demonstrate that servicing vehicles can enter and exit the site in forward gear (vehicle tracking required).

71. Informative required: A temporary license will be required in order to place tables and seating on street space.
72. Subsequent comment that the vehicle tracking would be acceptable.

Flood and Drainage Team

73. Initial concerns that insufficient detail provided, but given that the proposal is for a less vulnerable use a condition for an emergency flood evacuation plan is recommended. Generally recommend that flood resilience measures be put in place. No drainage strategy has been provided, however, minimal external changes are proposed.

Transport for London

74. - The site is adjacent to St Georges Road and London Road and the former Elephant and Castle gyratory which all form part of the Transport for London Road Network (TLRN). St George's Road forms part of Cycle Superhighway 6.
 - The footway and carriageway on the TLRN at St George's Road, London Road and the Elephant and Castle must not be blocked during the construction works. Temporary obstructions must be kept to a minimum and should not encroach on space needed for safe passage for pedestrians and should not obstruct the flow of traffic. No skips or construction materials shall be kept on the footway or carriageway on the TLRN at any time and TfL scaffolding / hoarding licences may be required.
 - All vehicles associated with the proposal must only park/ stop at permitted locations and within the time periods permitted by existing on-street restrictions.
 - TfL will need to be consulted on any signage proposed for the development and given the café frontage onto the TLRN licences will be required for the operation of tables and chairs if they spill out of the site's red line boundary and onto the public highway.
 - TfL welcome the associated public realm improvements proposed for the site frontage.
 - Given the site's excellent PTAL of 6b and the ongoing improvements at Elephant and Castle to improve the public realm, a car-free proposal is supported. Additionally, the principle of change of use from parking garage to A1/A3 use is supported.
 - The 10 proposed cycle parking spaces conform with London Plan 2016 and would be accessible and secure.
 - Cycle parking should comply with the draft new London Plan (November 2017) which would require 1 short-stay and 1 long-stay cycle parking spaces.
 - Delivery and servicing will take place from the existing rear service yard currently used by Perronet House and the adjacent St George's Pharmacy. All vehicles entering and exiting the servicing area must do so in forward gear and no vehicles must wait on the red route or encroach upon the TLRN public highway. Deliveries should be timed outside of peak hours and booked to avoid conflict with other service bay users.
 - Provided the above guidance is followed, TfL Spatial Planning offers no objections to the proposed change of use in this location

Perronet House and Princess Street Residents Association

75. Object to the application on the following grounds:

- Unreasonable lead- in time for a committee meeting, as only a limited number of residents were advised of the meeting, but not all of those who objected to the application;
- The TRA has not been engaged on the final vision for the proposal and must be so prior to a planning decision;
- Residents and public mislead into believing the proposal will prevent anti-social behaviour in the garages (the issue was a door access);
- Residents were proposed more consultation but this did not happen;
- Tenants were removed from garages in 2013 for shop conversion, which was scaled back and the pharmacy delivered. Anti-social behaviour issues have arisen because the garage space was then mothballed;
- Weak guarantees over the types of vendors which would operate from the space;
- Shopping centre traders have clearly stated they prefer other locations;
- Application should be deferred.

76. Two representations have been received in support of the application on the following grounds:

- Would provide more retail choice for residents;
- There is little retail provision on the western side of Elephant and Castle and along St George's Road and the surrounding streets;
- The site is located in Elephant and Castle Town Centre and new retail is in accordance with the NPPF;
- Would provide independent retailers with an opportunity to relocate;
- Good lighting and internal design would be essential to the success of the new retail units;
- Prominent signage would help to increase the visibility of the shops;
- Should consider whether the projecting elements of the building could be removed, given their low height;
- The site has a PTAL of 6b, with exceptional public transport links;
- The loss of the car parking spaces should not outweigh the benefits of additional retail floorspace for independent businesses in the area;
- Would improve the safety of the area.

77. 7 representations have been received objecting to the application on the following grounds:

- Noise and disturbance;
- Safety and anti-social behaviour, including more people being able to access the block;
- Impact upon pedestrians and cyclists;
- Loss of the garages;
- Existing shops within the shopping centre have a poor aesthetic and are unsightly;
- Increased litter;
- Lack of consideration for Perronet House residents, and pre-application consultation showed that most residents do not support the development;
- Fire risk;
- External alterations would change the character of the building / potential for unsuitable advertisements;
- There is a waiting list for garages;
- The Council should be refurbishing and maintaining the existing garages for residents, not changing them to shops;

- Untrue that the garages were closed due to anti-social behaviour; they were closed to accommodate the pharmacy;
- Property devaluation - officer response - this is not a material planning consideration and cannot be taken into account.
- Poor quality new retail space would be provided;
- The developer for the shopping centre application should be providing space for traders, not Perronet House;
- Cooking odours;
- The building overhang on the east elevation is very low and more people would walk beneath it to access the shops and cafe.
- As the Council is the applicant, the Council should not determine the application;
- The Council should manage the development, not an independent operator.
- Objections not included in officer report;
- Residents not notified of the planning committee meeting;
- Syringes have been found in the garages, either from rough sleepers or people receiving medication from the pharmacy;
- The Fire and Emergency Planning Authority need to approve the conversion;
- The Tenants and Residents Association has not been consulted;
- Request that the application be deferred to allow for further consultation with residents.

Human rights implications

78. 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.
79. This application has the legitimate aim of providing a cafe and retail units. 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/1399-67 Application file: 17/AP/4651 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquires telephone: 020 7525 5403 Planning enquires email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5410 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Victoria Lewis, Team Leader	
Version	Final	
Dated	5 June 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		23 June 2018

APPENDIX 1**Consultation undertaken**

Site notice date: 09/01/2018

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 10/01/2018

Internal services consulted:

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
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

219 Shopping Centre Elephant And Castle SE1 6TE
Unit 37 The Artworks SE17 1AY
Unit 38 The Artworks SE17 1AY
Unit 39 The Artworks SE17 1AY
Unit 34 The Artworks SE17 1AY
Unit 35 The Artworks SE17 1AY
Unit 36 The Artworks SE17 1AY
Unit 40 The Artworks SE17 1AY
48 St Georges Road London SE1 6ET
133c Elephant Road London SE17 1LB
Railway Arch 113 Elephant Road SE17 1LB
Unit 41 The Artworks SE17 1AY
Unit 42 The Artworks SE17 1AY
Unit 43 The Artworks SE17 1AY
Unit 24 The Artworks SE17 1AY
Unit 25 The Artworks SE17 1AY
Unit 26 The Artworks SE17 1AY
Unit 15 Shopping Centre SE17 1AY
Unit 22 The Artworks SE17 1AY
Unit 23 The Artworks SE17 1AY
Unit 27 The Artworks SE17 1AY
Unit 31 The Artworks SE17 1AY
Unit 32 The Artworks SE17 1AY
Unit 33 The Artworks SE17 1AY
Unit 28 The Artworks SE17 1AY
Unit 29 The Artworks SE17 1AY
Unit 30 The Artworks SE17 1AY
26 Princess Street London SE1 6HJ
28 Princess Street London SE1 6HJ
30 Princess Street London SE1 6HJ
20 Princess Street London SE1 6HJ
22 Princess Street London SE1 6HJ
24 Princess Street London SE1 6HJ
32 Princess Street London SE1 6HJ
40 Princess Street London SE1 6HJ
42 Princess Street London SE1 6HJ
Flat 1 Perronet House Gaywood Estate SE1 6JR
34 Princess Street London SE1 6HJ
36 Princess Street London SE1 6HJ
38 Princess Street London SE1 6HJ

Flat 36 Perronet House Gaywood Estate SE1 6JR
Flat 37 Perronet House Gaywood Estate SE1 6JR
Flat 38 Perronet House Gaywood Estate SE1 6JR
Flat 5 Perronet House Gaywood Estate SE1 6JR
Flat 9 Perronet House Gaywood Estate SE1 6JR
Flat 41 Perronet House Gaywood Estate SE1 6JS
Flat 42 Perronet House Gaywood Estate SE1 6JS
Flat 6 Perronet House Gaywood Estate SE1 6JR
Flat 7 Perronet House Gaywood Estate SE1 6JR
Flat 8 Perronet House Gaywood Estate SE1 6JR
309 Shopping Centre Elephant And Castle SE1 6TB
310 Shopping Centre Elephant And Castle SE1 6TB
311 Shopping Centre Elephant And Castle SE1 6TB
307 Shopping Centre Elephant And Castle SE1 6TB
308 Shopping Centre Elephant And Castle SE1 6TB
Store 1 Rear Of 308 To 309 Shopping Centre SE1 6TE
312 Shopping Centre Elephant And Castle SE1 6TB
317 Shopping Centre Elephant And Castle SE1 6TB
318 Shopping Centre Elephant And Castle SE1 6TB
319 Shopping Centre Elephant And Castle SE1 6TB
313 Shopping Centre Elephant And Castle SE1 6TB
314-315 Shopping Centre Elephant And Castle SE1 6TB
316 Shopping Centre Elephant And Castle SE1 6TB
Rear 238 Shopping Centre SE1 6TE
239 Shopping Centre Elephant And Castle SE1 6TE
240 Shopping Centre Elephant And Castle SE1 6TE
235 Shopping Centre Elephant And Castle SE1 6TE
236 Shopping Centre Elephant And Castle SE1 6TE
Front 238 Shopping Centre SE1 6TE
241 Shopping Centre Elephant And Castle SE1 6TE
300-304 Shopping Centre Elephant And Castle SE1 6TB
305 Shopping Centre Elephant And Castle SE1 6TB
306 Shopping Centre Elephant And Castle SE1 6TB
242-245 Shopping Centre Elephant And Castle SE1 6TE
254-255 Shopping Centre Elephant And Castle SE1 6TE
256-257 Shopping Centre Elephant And Castle SE1 6TE
320-322 Shopping Centre Elephant And Castle SE1 6TB
15 Elephant And Castle London SE1 6TB
237b Shopping Centre Elephant And Castle SE1 6TE
237a Shopping Centre Elephant And Castle SE1 6TE

Kiosk 2 Shopping Centre SE1 6TE
 Kiosk 3 Shopping Centre SE1 6TE
 Kiosk 4 Shopping Centre SE1 6TE
 46 St Georges Road London SE1 6ET
 Newington Temporary Library The Artworks SE17 1LB
 Kiosk 1 Shopping Centre SE1 6TE
 Kiosk 5 Shopping Centre SE1 6TE
 Kiosk 9 Shopping Centre SE1 6TE
 Kiosk 10 Shopping Centre SE1 6TE
 2 Princess Street London SE1 6JP
 Kiosk 6 Shopping Centre SE1 6TE
 Kiosk 7 Shopping Centre SE1 6TE
 Kiosk 8 Shopping Centre SE1 6TE
 Pitch 8 Shopping Centre SE1 6TE
 Pitch 9 Shopping Centre SE1 6TE
 Pitch 10 Shopping Centre SE1 6TE
 Pitch 5 Shopping Centre SE1 6TE
 Pitch 6 Shopping Centre SE1 6TE
 Pitch 7 Shopping Centre SE1 6TE
 Pitch 11 Shopping Centre SE1 6TE
 Pitch 15 Shopping Centre SE1 6TE
 Pitch 16 And C11 Shopping Centre SE1 6TE
 Pitch 17 Shopping Centre SE1 6TE
 Pitch 12 Shopping Centre SE1 6TE
 Pitch 13 Shopping Centre SE1 6TE
 Pitch 14 Shopping Centre SE1 6TE
 Container C10 Shopping Centre SE1 6TE
 Container C11 Shopping Centre SE1 6TE
 Container C12 Shopping Centre SE1 6TE
 Container C7 Shopping Centre SE1 6TE
 Container C8 Shopping Centre SE1 6TE
 Container C9 Shopping Centre SE1 6TE
 Container C13 Shopping Centre SE1 6TE
 Pitch 2 Shopping Centre SE1 6TE
 Pitch 3 Shopping Centre SE1 6TE
 Pitch 4 Shopping Centre SE1 6TE
 Container C14 Shopping Centre SE1 6TE
 Container C15 Shopping Centre SE1 6TE
 Pitch 1 Shopping Centre SE1 6TE
 Pitch 18 Shopping Centre SE1 6TE
 Pitch 37 Shopping Centre SE1 6TE
 Pitch 38 Shopping Centre SE1 6TE
 Pitch 39 Shopping Centre SE1 6TE
 Pitch 34 Shopping Centre SE1 6TE
 Pitch 35 Shopping Centre SE1 6TE
 Pitch 36 Shopping Centre SE1 6TE
 Pitch 40 Shopping Centre SE1 6TE
 Pitch 44 Shopping Centre SE1 6TE
 Pitch 45 Shopping Centre SE1 6TE
 Pitch 46 Shopping Centre SE1 6TE
 Pitch 41 Shopping Centre SE1 6TE
 Pitch 42 Shopping Centre SE1 6TE
 Pitch 43 Shopping Centre SE1 6TE
 Pitch 22 Shopping Centre SE1 6TE
 Pitch 23 Shopping Centre SE1 6TE
 Pitch 24 Shopping Centre SE1 6TE
 Pitch 19 Shopping Centre SE1 6TE
 Pitch 20 Shopping Centre SE1 6TE
 Pitch 21 Shopping Centre SE1 6TE
 Pitch 25 Shopping Centre SE1 6TE
 Pitch 29 Shopping Centre SE1 6TE
 Pitch 30 And 31 Shopping Centre SE1 6TE
 Pitch 32 And 33 Shopping Centre SE1 6TE
 Pitch 26 Shopping Centre SE1 6TE
 Pitch 27 Shopping Centre SE1 6TE
 Pitch 28 Shopping Centre SE1 6TE
 Flat 10 Perronet House Gaywood Estate SE1 6JR
 Flat 72 Perronet House Gaywood Estate SE1 6JS
 Flat 73 Perronet House Gaywood Estate SE1 6JS
 Flat 74 Perronet House Gaywood Estate SE1 6JS
 Flat 69 Perronet House Gaywood Estate SE1 6JS
 Flat 70 Perronet House Gaywood Estate SE1 6JS
 Flat 71 Perronet House Gaywood Estate SE1 6JS
 Flat 75 Perronet House Gaywood Estate SE1 6JS
 Flat 79 Perronet House Gaywood Estate SE1 6JS
 Flat 80 Perronet House Gaywood Estate SE1 6JS
 Flat 81 Perronet House Gaywood Estate SE1 6JS
 Flat 76 Perronet House Gaywood Estate SE1 6JS
 Flat 77 Perronet House Gaywood Estate SE1 6JS

330 Shopping Centre Elephant And Castle SE1 6TB
 331-332 Shopping Centre Elephant And Castle SE1 6TB
 335-336 Shopping Centre Elephant And Castle SE1 6TB
 323-324 Shopping Centre Elephant And Castle SE1 6TB
 325 Shopping Centre Elephant And Castle SE1 6TB
 329 Shopping Centre Elephant And Castle SE1 6TB
 338-339 Shopping Centre Elephant And Castle SE1 6TB
 341-343 Shopping Centre Elephant And Castle SE1 6TB
 353 Shopping Centre Elephant And Castle SE1 6TB
 339 Shopping Centre Elephant And Castle SE1 6TB
 340 Shopping Centre Elephant And Castle SE1 6TB
 340a Shopping Centre Elephant And Castle SE1 6TB
 Unit 231 Shopping Centre SE1 6TE
 Unit 234 And 235 Shopping Centre SE1 6TE
 Unit 236 And 237 And 337 Shopping Centre SE1 6SZ
 Unit 215 And 216 Shopping Centre SE1 6TE
 Unit 217 Shopping Centre SE1 6TE
 Unit 220 To 223 Shopping Centre SE1 6TE
 Unit 238 Shopping Centre SE1 6TE
 Unit 320 Shopping Centre SE1 6TB
 Unit 321 Shopping Centre SE1 6TB
 Unit 322 Shopping Centre SE1 6TB
 Unit 250 Shopping Centre SE1 6TE
 Unit 252 Shopping Centre SE1 6TE
 Unit 306 And 308 Shopping Centre SE1 6TB
 Centre Unit Shopping Centre SE1 6TE
 First Floor Shopping Centre SE1 6TE
 224 To 230 And 326 To 328 Shopping Centre SE1 6TE
 Part Basement Shopping Centre SE1 6TE
 Faraday Suite Part First Floor Shopping Centre SE1 6TE
 Store T Shopping Centre SE1 6TB
 Unit 200 Shopping Centre SE1 6TE
 Unit 211 And 212 Shopping Centre SE1 6TE
 Glass Unit Coffee Point Shopping Centre SE1 6TE
 Kiosk Shopping Centre SE1 6TB
 Store I Shopping Centre SE1 6TF
 Unit 333 Shopping Centre SE1 6TB
 211 Shopping Centre Elephant And Castle SE1 6TE
 212 Shopping Centre Elephant And Castle SE1 6TE
 213 Shopping Centre Elephant And Castle SE1 6TE
 207-208 Shopping Centre Elephant And Castle SE1 6TE
 209 Shopping Centre Elephant And Castle SE1 6TE
 210 Shopping Centre Elephant And Castle SE1 6TE
 214 Shopping Centre Elephant And Castle SE1 6TE
 222-223 Shopping Centre Elephant And Castle SE1 6TE
 232-233 Shopping Centre Elephant And Castle SE1 6TE
 234 Shopping Centre Elephant And Castle SE1 6TE
 218 Shopping Centre Elephant And Castle SE1 6TE
 219 Shopping Centre Elephant And Castle SE1 6TE
 220-221 Shopping Centre Elephant And Castle SE1 6TE
 Unit 352 Shopping Centre SE1 6TB
 Workshop 2 Shopping Centre SE1 6TE
 Workshop 3 Shopping Centre SE1 6TE
 Unit 338 Shopping Centre SE1 6TA
 Unit 340b Shopping Centre SE1 6TB
 Unit 344 Shopping Centre SE1 6TB
 Workshop 4 Shopping Centre SE1 6TE
 204 Shopping Centre Elephant And Castle SE1 6TE
 205 Shopping Centre Elephant And Castle SE1 6TE
 206 Shopping Centre Elephant And Castle SE1 6TE
 Workshop 5 Shopping Centre SE1 6TE
 Workshops 1 And 6 Shopping Centre SE1 6TE
 203 Shopping Centre Elephant And Castle SE1 6TE
 Unit V Seventh Floor Hannibal House SE1 6TE
 Unit W Seventh Floor Hannibal House SE1 6TE
 Unit X Seventh Floor Hannibal House SE1 6TE
 Unit S Seventh Floor Hannibal House SE1 6TE
 Unit T Seventh Floor Hannibal House SE1 6TE
 Unit U Seventh Floor Hannibal House SE1 6TE
 Unit Y Seventh Floor Hannibal House SE1 6TE
 Unit 1 3 Elephant Road SE1 1LB
 Unit Z Seventh Floor Hannibal House SE1 6TE
 202 Shopping Centre SE1 6TE
 Unit 3a Shopping Centre SE1 6TE
 Unit I Seventh Floor Hannibal House SE1 6TE
 Unit J Seventh Floor Hannibal House SE1 6TE
 Unit K Seventh Floor Hannibal House SE1 6TE
 Unit F Seventh Floor Hannibal House SE1 6TE
 Unit G Seventh Floor Hannibal House SE1 6TE

Flat 78 Perronet House Gaywood Estate SE1 6JS
 Flat 59 Perronet House Gaywood Estate SE1 6JS
 Flat 60 Perronet House Gaywood Estate SE1 6JS
 Flat 61 Perronet House Gaywood Estate SE1 6JS
 Flat 56 Perronet House Gaywood Estate SE1 6JS
 Flat 57 Perronet House Gaywood Estate SE1 6JS
 Flat 58 Perronet House Gaywood Estate SE1 6JS
 Flat 62 Perronet House Gaywood Estate SE1 6JS
 Flat 66 Perronet House Gaywood Estate SE1 6JS
 Flat 67 Perronet House Gaywood Estate SE1 6JS
 Flat 68 Perronet House Gaywood Estate SE1 6JS
 Flat 63 Perronet House Gaywood Estate SE1 6JS
 Flat 64 Perronet House Gaywood Estate SE1 6JS
 Flat 65 Perronet House Gaywood Estate SE1 6JS
 Flat 82 Perronet House Gaywood Estate SE1 6JS
 Unit 6 Farrell Court SE17 1LB
 Unit 7 Farrell Court SE17 1LB
 Unit 8 Farrell Court SE17 1LB
 Unit 1 Farrell Court SE17 1LB
 Unit 2 Farrell Court SE17 1LB
 Unit 3 Farrell Court SE17 1LB
 Coronet Cinema 28 New Kent Road SE1 6TJ
 Unit 5 Perronet House Gaywood Estate SE1 6JR
 Flat 86 Perronet House Gaywood Estate SE1 6JS
 Flat 87 Perronet House Gaywood Estate SE1 6JS
 Flat 88 Perronet House Gaywood Estate SE1 6JS
 Flat 83 Perronet House Gaywood Estate SE1 6JS
 Flat 84 Perronet House Gaywood Estate SE1 6JS
 Flat 85 Perronet House Gaywood Estate SE1 6JS
 Flat 89 Perronet House Gaywood Estate SE1 6JS
 30 New Kent Road London SE1 6TJ
 34 New Kent Road London SE1 6TJ
 Elephant And Castle Railway Station Elephant Road SE17 1LB
 Flat 90 Perronet House Gaywood Estate SE1 6JS
 The Charlie Chaplin 26 New Kent Road SE1 6TJ
 32 New Kent Road London SE1 6TJ
 Flat 26 Perronet House Gaywood Estate SE1 6JR
 Flat 27 Perronet House Gaywood Estate SE1 6JR
 Flat 28 Perronet House Gaywood Estate SE1 6JR
 Flat 23 Perronet House Gaywood Estate SE1 6JR
 Flat 24 Perronet House Gaywood Estate SE1 6JR
 Flat 25 Perronet House Gaywood Estate SE1 6JR
 Flat 29 Perronet House Gaywood Estate SE1 6JR
 Flat 32 Perronet House Gaywood Estate SE1 6JR
 Flat 33 Perronet House Gaywood Estate SE1 6JR
 Flat 34 Perronet House Gaywood Estate SE1 6JR
 Flat 3 Perronet House Gaywood Estate SE1 6JR
 Flat 30 Perronet House Gaywood Estate SE1 6JR
 Flat 31 Perronet House Gaywood Estate SE1 6JR
 Flat 14 Perronet House Gaywood Estate SE1 6JR
 Flat 15 Perronet House Gaywood Estate SE1 6JR
 Flat 16 Perronet House Gaywood Estate SE1 6JR
 Flat 11 Perronet House Gaywood Estate SE1 6JR
 Flat 12 Perronet House Gaywood Estate SE1 6JR
 Flat 13 Perronet House Gaywood Estate SE1 6JR
 Flat 17 Perronet House Gaywood Estate SE1 6JR
 Flat 20 Perronet House Gaywood Estate SE1 6JR
 Flat 21 Perronet House Gaywood Estate SE1 6JR
 Flat 22 Perronet House Gaywood Estate SE1 6JR
 Flat 18 Perronet House Gaywood Estate SE1 6JR
 Flat 19 Perronet House Gaywood Estate SE1 6JR
 Flat 2 Perronet House Gaywood Estate SE1 6JR
 Flat 35 Perronet House Gaywood Estate SE1 6JR
 Flat 46 Perronet House Gaywood Estate SE1 6JS
 Flat 47 Perronet House Gaywood Estate SE1 6JS
 Flat 48 Perronet House Gaywood Estate SE1 6JS
 Flat 43 Perronet House Gaywood Estate SE1 6JS
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 Flat 49 Perronet House Gaywood Estate SE1 6JS
 Flat 53 Perronet House Gaywood Estate SE1 6JS
 Flat 54 Perronet House Gaywood Estate SE1 6JS
 Flat 55 Perronet House Gaywood Estate SE1 6JS
 Flat 50 Perronet House Gaywood Estate SE1 6JS
 Flat 51 Perronet House Gaywood Estate SE1 6JS
 Flat 52 Perronet House Gaywood Estate SE1 6JS
 Flat 39 Perronet House Gaywood Estate SE1 6JR
 Flat 4 Perronet House Gaywood Estate SE1 6JR
 Unit H Seventh Floor Hannibal House SE1 6TE
 Unit L Seventh Floor Hannibal House SE1 6TE
 Unit P Seventh Floor Hannibal House SE1 6TE
 Unit Q Seventh Floor Hannibal House SE1 6TE
 Unit R Seventh Floor Hannibal House SE1 6TE
 Unit M Seventh Floor Hannibal House SE1 6TE
 Unit N Seventh Floor Hannibal House SE1 6TE
 Unit O Seventh Floor Hannibal House SE1 6TE
 Unit 1 The Artworks SE17 1AY
 Unit 18 The Artworks SE17 1AY
 Unit 19 The Artworks SE17 1AY
 Unit 20 The Artworks SE17 1AY
 Unit 15 The Artworks SE17 1AY
 Unit 16 The Artworks SE17 1AY
 Unit 17 The Artworks SE17 1AY
 Unit 21 The Artworks SE17 1AY
 Container C4 Shopping Centre SE1 6TE
 Container C5 Shopping Centre SE1 6TE
 Container C6 Shopping Centre SE1 6TE
 Container C1 Shopping Centre SE1 6TE
 Container C2 Shopping Centre SE1 6TE
 Container C3 Shopping Centre SE1 6TE
 Unit 5 The Artworks SE17 1AY
 Unit 6 The Artworks SE17 1AY
 Unit 7 The Artworks SE17 1AY
 Unit 2 The Artworks SE17 1AY
 Unit 3 The Artworks SE17 1AY
 Unit 4 The Artworks SE17 1AY
 Unit 8 The Artworks SE17 1AY
 Unit 12 The Artworks SE17 1AY
 Unit 13 The Artworks SE17 1AY
 Unit 14 The Artworks SE17 1AY
 Unit 9 The Artworks SE17 1AY
 Unit 10 The Artworks SE17 1AY
 Unit 11 The Artworks SE17 1AY
 Palatial Leisure Ltd Shopping Centre SE1 6TE
 Part First Floor Superbowl Shopping Centre SE1 6TE
 200-201 Shopping Centre Elephant And Castle SE1 6TE
 253 Shopping Centre Elephant And Castle SE1 6TE
 333 334 Part 335 And Store H Shopping Centre SE1 6TB
 The Moat Shopping Centre SE1 6TE
 Eleventh Floor Hannibal House SE1 6TE
 Twelfth Floor Hannibal House SE1 6TE
 Seventh Floor Hannibal House SE1 6TE
 Fifth Floor Hannibal House SE1 6TE
 Ninth Floor Hannibal House SE1 6TE
 Tenth Floor Hannibal House SE1 6TE
 Unit 340 Shopping Centre SE1 6TB
 Unit 211 Shopping Centre SE1 6TE
 Unit 237 To 239 Shopping Centre SE1 6TE
 Railway Arch 1 Elephant Mews SE17 1LB
 Railway Arch 3 Elephant Mews SE17 1LB
 Railway Arch 2 Elephant Mews SE17 1LB
 Unit 234 To 235 Shopping Centre SE1 6TE
 237c And D238 Shopping Centre SE1 6TE
 Unit 17 Shopping Centre SE1 6SZ
 337 Shopping Centre Elephant And Castle SE1 6TE
 Unit 350 Shopping Centre SE1 6TB
 Sixth Floor Hannibal House SE1 6TE
 Railway Arch 4 Elephant Mews SE17 1LB
 Railway Arch 5 Elephant Mews SE17 1LB
 Railway Arch 6 Elephant Mews SE17 1LB
 Unit C Seventh Floor Hannibal House SE1 6TE
 Unit D Seventh Floor Hannibal House SE1 6TE
 Unit E Seventh Floor Hannibal House SE1 6TE
 Unit A Seventh Floor Hannibal House SE1 6TE
 Unit B Seventh Floor Hannibal House SE1 6TE
 Community Action Southwark Eighth Floor Hannibal House SE1 6TE
 Unit 4 And Unit 5 Farrell Court SE17 1LB
 Second Floor Hannibal House SE1 6TE
 Third Floor Hannibal House SE1 6TE
 Fourth Floor Hannibal House SE1 6TE
 Living Accommodation The Charlie Chaplin SE1 6TJ
 Princess Street Medical Practice 2 Princess Street SE1 6JP
 St George'S Pharmacy 46 St George'S Road SE1 6ET
 17 Dawkins Court 2 Garland Close SE1 6AY
 25 Gaywood Street London SE1 6HG
 50 Perronet House Princess Street SE1 6JS

Flat 40 Perronet House Gaywood Estate SE1 6JR

By Email

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Environment Agency

Neighbours and local groups

By Email

Flat 54 Perronet House Gaywood Estate SE1 6JS

Flat 64 Perronet House Gaywood Estate SE1 6JS

Flat 76 Perronet House Gaywood Estate SE1 6JS

17 Dawkins Court 2 Garland Close SE1 6AY

20 Princess Street London SE1 6HJ

25 Gaywood Street London SE1 6HG

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 Dan Taylor Southwark Council	Reg. Number	17/AP/4651
Application Type	Full Planning Application	Case Number	TP/1399-67
Recommendation	Grant permission		

Draft of Decision Notice

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

Change of use of 12 existing garages / parking spaces to provide retail space (use class A1), café space (use class A3) and ancillary storage / plant and servicing space, together with new glazing and doors to south, east and west elevations.

At: GROUND FLOOR, PERRONET HOUSE GAYWOOD ESTATE, PRINCESS STREET, LONDON, SE1 6JR

In accordance with application received on 12/12/2017 16:02:38

and Applicant's Drawing Nos. Existing plans

17PER-P020, 17PER-P012, 17PER-P010, 17PER-P003, 17PER-P011, 17PER-P002, 17PER-P300,

Proposed plans

17PER-P202, 17PER-P101, 17PER-P001, M000388-TR-001 Rev B, M000388-TR-002 Rev B,

Design and Access Statement dated December 2017, Flood Risk Assessment dated December 2017, Perronet Garages Sound Insulation dated 19th February 2018, trip generation documents (x2).

Subject to the following eleven conditions:

Time limit for implementing this permission and the approved plans

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

17PER-P202, 17PER-P101, 17PER-P001, M000388-TR-001 Rev B, M000388-TR-002 Rev B.

Reason:

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

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

Reason

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

Pre-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.

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

Reason

To ensure future occupiers are made aware of the flooding risk to this site within flood zone 3 in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and saved policy 3.9 Water of the Southwark Plan 2007.

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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

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.

- 5 No primary cooking shall take place within the cafe space hereby permitted, which shall be for serving cold, warmed or reheated foods only.

Reason:

In the interests of the amenity of neighbouring occupiers, in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and strategic policy 13 'High environmental standards' of the Core Strategy (2011).

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

Reason

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

- 7 Before the first occupation of the commercial units hereby permitted, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers of the units and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 8 Any deliveries, unloading and loading to the commercial units shall only be between the following hours:

9am and 4pm Monday to Friday;
10am to 4pm on Saturday; and
not at all on Sundays or Bank Holidays

Reason

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

- 9 The use hereby permitted shall only be carried out between the hours of 0800 to 2100 daily.

Reason:

To safeguard the amenities of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 10 The facing materials used in the carrying out of this permission shall match the original facing materials in type, colour, dimensions, and in the case of brickwork, bond and coursing and pointing.

Reason

To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) the cafe space shall remain for A3 use and the retail units for A1 use.

Reason

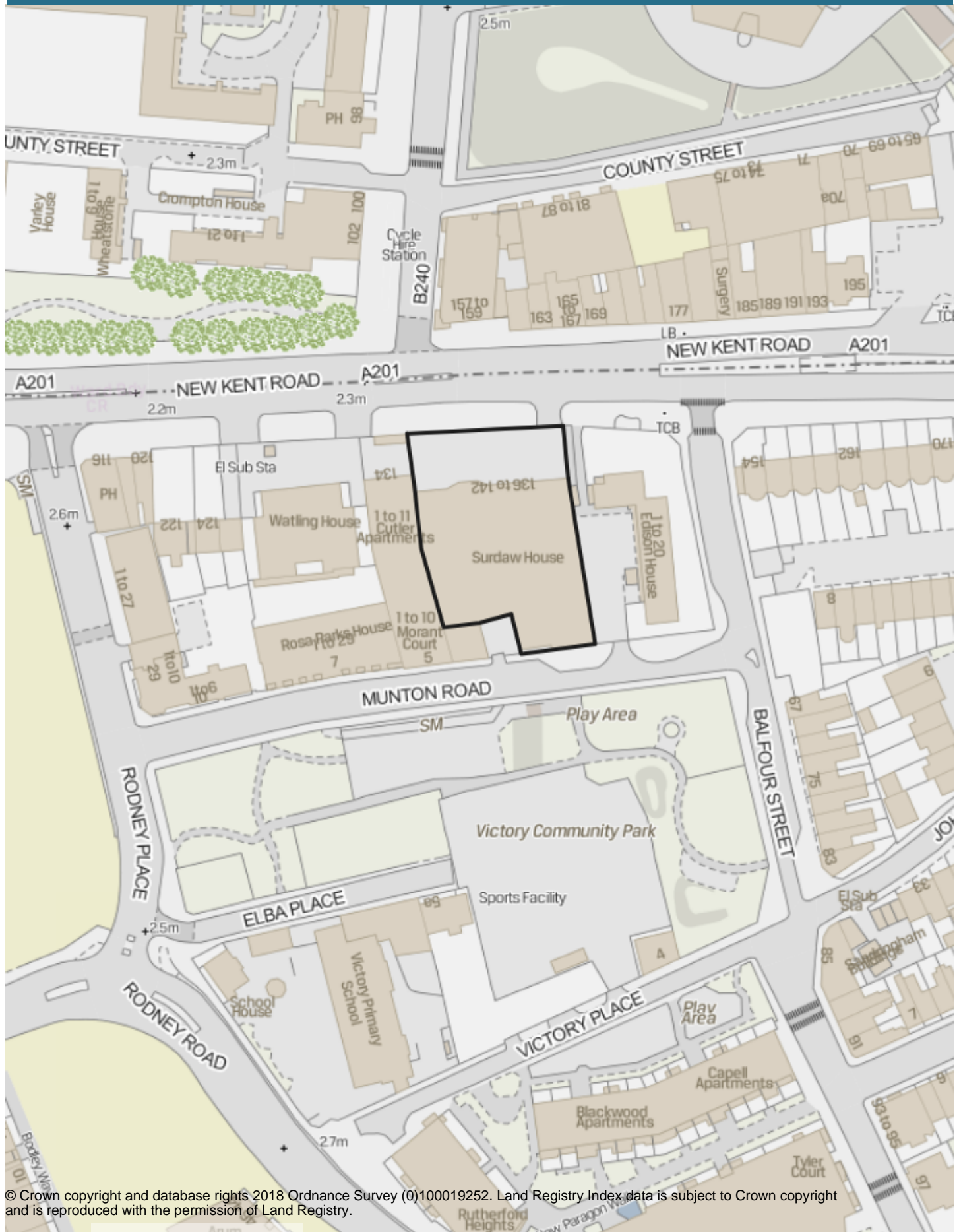
To safeguard the character and the amenities of the premises and adjoining properties in accordance with Strategic Policy 13 - High environmental standards and Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity, 3.12 Quality in Design of the Southwark Plan 2007 and the National Planning Policy Framework 2012.

Statement of positive and proactive action in dealing with the application

Additional information has been submitted to enable a recommendation for approval to be made.

Informatives

- 1 You are advised that you may require separate advertisement consent from the Council to display any advertisements on the building.
- 2 You are advised that a temporary licence will be required in order to place tables and seating on street spaces.



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50 m

Scale = 1250

Right to Buy

5-Jul-2018

Item No. 7.2	Classification: Open	Date: 16 July 2018	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 17/AP/3910 for: Full Planning Application Address: 136-142 NEW KENT ROAD, LONDON, SE1 6TU Proposal: Demolition of the existing building and construction of a part 13 storey/part 9 storey block fronting onto New Kent Road and a part 6 storey/part 4-storey block fronting onto Munton Road, to provide a mixed-use development, with basement, providing 81 residential units, 1361sqm of flexible business floor space/non-residential institution (Use Class B1/D1) and 448sqm of retail floor space (Use Class A1) with associated cycle parking, servicing, refuse and recycling, landscaping and private and communal residential amenity space.		
Ward(s) or groups affected:	North Walworth		
From:			
Application Start Date 24/10/2017		Application Expiry Date 23/01/2018	
Earliest Decision Date 09/12/2017			

RECOMMENDATIONS

1. That planning permission is GRANTED subject to conditions and the applicant entering into an appropriate legal agreement, and receipt of the stage 2 comments from the Mayor of London.
2. In the event that the s106 agreement is not completed 21 December 2018, that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 132 of this report

BACKGROUND INFORMATION

Site location and description

3. The site has an area of 0.2ha and is situated on the south side of the New Kent Road within the Elephant and Castle Opportunity Area. The site is currently occupied by two buildings; a double height commercial unit with front forecourt fronting onto New Kent Road and a warehouse unit covers the rear part of the site. The site is currently in use for employment purposes and is occupied by Kwik Fit who operate a tyre renewal centre/car workshop.

Image 1: Location



4. The site is bounded to by New Kent Road to the north, which forms part of the Transport for London Road Network (TRLN). Edison House, a five-storey residential block, borders the Application to the east and a six storey residential development (Cutler Apartments and Morant Court) borders the site to the west. To the rear, the site's southern boundary is formed by a residential property (1-2 Munton Road) and Munton Road. Victory Community Park is located on the opposite side of Munton Road to the south.
5. The character of the immediate built environment is mixed with scale of between 2-6 storeys in height. It is predominantly residential with some ground floor commercial/retail uses on the groundfloor of the neighbouring Cutler apartments and opposite on the ground floor of properties 157-193 New Kent Road. New Kent Road is heavily trafficked arterial route. Munton Road is a one way vehicle route east to west with a cycle contraflow on the north side which runs past the site.
6. The building is not listed and is not within a Conservation Area. It is however within the setting of the following listed buildings (highlighted in green in Image 1):

Elephant House, 4 Victory Place,
 Driscoll House, 172 New Kent Road
 Nos 154-170 (even) New Kent Road

Details of proposal

7. The proposed development involves the demolition of the existing buildings on the site and the erection of a part 13-storey and part 9 storey block fronting onto New Kent Road and a six storey block fronting onto Munton Road to the rear. The proposal includes a new public realm along the frontage of New Kent Road and would involve the removal of the west crossover from the site to New Kent Road.
8. The proposed development would provide the following benefits:
 - New housing
 - Policy compliant affordable housing contribution
 - Exemplary Quality of residential accommodation

- Active Uses at the ground floor.
- Increased Employment Densities

9. The proposed development is arranged with commercial uses at the ground and basement level and residential on the floors above. The proposed commercial space is arranged with four units at the ground floor level and three at the basement level.

Unit	Floor space (sqm)
C001 (Grd)	448
C002 (Grd)	102
C003 (Grd)	107
C004 (Grd)	235
CB01 (Bse)	176
CB02 (Bse)	386
CB03 (Bse)	324

10. In terms of its built form the proposed development is split into two blocks joined at the ground floor. Block A fronts onto New Kent Road and would rise to 9 storeys on both the western and eastern elevations with a central tower element rising up to 13 storeys. Block B is situated to the rear of the site fronting onto Munton Road and would be part 4 storey/part 6 storey building with commercial use on the ground floor.
11. The proposed residential accommodation is provided from the first floor upwards in both blocks. Block A would contain commercial units fronting onto New Kent Road at the ground floor level and additional space within the basement with 69 residential units above. The proposed residential accommodation within Block A would have the following mix 18 x 1-beds, 36 x 2-beds and 15 x 3-beds. This would be a mix of private and affordable accommodation. Block B would have commercial unit fronting onto Munton Road at the ground floor level and 12 residential units above. The proposed residential accommodation within this block would have the following mix 4 x studios, 3 x 1-beds, 4 x 2-beds and 1 x 3-bed. This would be fully private accommodation.
12. The site would still be serviced from New Kent Road with the retention of the eastern access. The western access would be removed and the forecourt area would be landscaped as well as providing pedestrian entrances for the residential and commercial elements of the proposed development. The proposed development would be “car-free” but would provide two disabled parking spaces in the front forecourt.

During the course of the planning application the following amendments were submitted making the following changes to the proposed development:

- Alterations to scale and massing including reduction in the maximum height of the New Kent Road block to 13 storeys;
- Alterations to scale and massing of Munton Road block reducing its height from a 6-storey block to a part 6/part 4 storey block.
- Removal of the first floor commercial element adjacent to No.1 Munton Road.
- Reduction in total number of residential units proposed from 85 to 81.
- Alteration in the mix and layouts of residential units proposed
- Updated affordable housing offer;
- Removal of proposed pedestrian link between New Kent Road and Munton Road.

Planning history

13.

<p>16/EQ/0382 Application type: Pre-Application Enquiry (ENQ) Redevelopment of the site to provide a new mixed use development comprising of two blocks, the highest extending to 24 storeys, for residential (132 units) and commercial purposes. Decision date 15/03/2017 Decision: Pre-application enquiry closed (EQC)</p>
<p>17/EQ/0181. Application type: Pre-Application Enquiry (ENQ) Demolition of the existing building and construction of a fifteen-storey residential led mixed-use scheme providing 86 residential units, with commercial space at ground floor. Decision date 03/10/2017 Decision: Pre-application enquiry closed (EQC)</p>

Planning history of adjoining sites

14. Elephant Park

12/AP/1092 Application type: Outline Planning Permission (OUT)
Outline application for: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 2,300 (min) and 2,469 (max) residential units together with retail (Class A1-A5), business (Class B1), leisure and community (Class D2 and D1), energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works.
The application is accompanied by an Environmental Statement submitted pursuant to the Town and Country Planning (Environmental Impact Assessment) 2011.

Decision date 27/03/2013 Decision: Granted with Legal Agreement (GWLA)

15. Plot H4 (New Kent Road) :

17/AP/0693 Application type: Approval of Reserved Matters (AOR)
Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H4 within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to the Outline Planning Permission (ref: 12/AP/1092). The proposals comprise the construction of a development plot ranging between 8 and 25 storeys in height (maximum building height 85.57 m AOD), comprising 445 residential units, 1,765 sqm (GEA) of flexible retail (A1- A5) uses, 335 sqm (GEA) of flexible retail and leisure uses (A1-A5/D2), 220 sqm (GEA) office uses (B1) car parking, cycle storage, servicing, plant areas, new landscaping, and other associated works.

Granted: 26/05/2017

16. Plot H5 (New Kent Road):

17/AP/2269 Application type: Approval of Reserved Matters (AOR)
Approval of reserved matters (access, scale, appearance, layout and landscaping) for plot H5 within Elephant Park (previously referred to as the Heygate Masterplan) submitted pursuant to Outline Planning Permission ref 12/AP/1092. The proposals comprise the construction of a development plot ranging between 8 and 25 storeys in height (maximum building height 85.415 m AOD), comprising 384 residential units, 873 sqm (GEA) of flexible retail (A1-A5) uses, 735 sqm (GEA) of flexible retail, office

and leisure uses (A1-A5/B1/D2), 124 sqm (GEA) of flexible retail and office uses (A1-A5/B1) car parking, cycle storage, servicing, plant areas, new landscaping and other associated works.

Granted: 22/09/2017

17. Plot H11a (New Kent Road)

18/AP/1862 Application type: Approval of Reserved Matters (AOR)

Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for Plot H11a within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to the Outline Planning Permission ref: 12/AP/1092. The proposals comprise the construction of three buildings ranging between 10 and 19 storeys in height (maximum height 67.8m AOD) comprising 222 residential units, 1,321.55 sqm (GEA) flexible retail, office, community and leisure (A1-A5/B1/D1/D2) uses, wheelchair accessible parking, cycle storage, servicing, plant areas, landscaping, new public realm, and other associated works.

Application under consideration

18. Plot H11b (Heygate Street)

18/AP/1863 Application type: Approval of Reserved Matters (AOR)

Application for the approval of reserved matters (access, scale, appearance, layout and landscaping) for Plot H11B within Elephant Park (previously referred to as the Heygate Masterplan), submitted pursuant to the Outline Planning Permission ref: 12/AP/1092. The proposals comprise the construction of two buildings of between 11 and 25 storeys in height (maximum building height 84.2m AOD) comprising 259 residential units, 285 sqm (GEA) flexible retail, office, community and leisure uses (Classes A1-A5/B1/D1/D2), cycle storage, servicing, plant areas, landscaping, new public realm, and other associated works.

Application under consideration

19. Cutler Apartments/Morant Court (134 New Kent Road)

08/AP/1480 Application type: Full Planning Permission (FUL)

Demolition of existing buildings and erection of a 6 storey building for mixed use, comprising 436sqm of commercial floorspace within office/retail/financial or professional services/cafe/restaurant use, (Use Class B1/ A1 /A2/ A3) on the ground floor, and 21 self contained flats (7 one bedroom, 4 two bedroom and 10 three bedroom flats) on the upper floors with associated private amenity space, servicing, car and cycle parking spaces, and refuse storage.

Granted with Legal Agreement 02/11/2009.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) Principle of the proposed development and conformity with strategic policies;
- b) Environmental Impact Assessment
- c) Affordable housing;

- d) Housing Mix
- e) Density;
- f) Design and Impact on Character and Setting of Local Listed Buildings
- g) Impact on Residential Amenity
- h) Impact of adjoining uses on the proposed development;
- i) Quality of Residential Accommodation
- j) Transport
- k) Planning obligations (s106) and community infrastructure levy;
- l) Sustainability;
- m) Other Matters

Planning policy

21. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The key development plan policies are set out below:
22. Planning Policy Designations (Proposals Map)
 - Elephant and Castle Opportunity Area;
 - Elephant and Castle Major Town Centre;
 - Central Activity Zone;
 - Air Quality Management Area;
 - Area where a minimum of 35% affordable and 35% private housing is required.
23. The site sits within zone 1 and has a Public Transport Accessibility Level (PTAL) of 6b (excellent). It is located in Flood Zone 3 as identified by the Environment Agency flood map, which indicates a high probability of flooding.
24. The site sits in the background of two viewing corridors, the Alexandra Palace Viewing terrace to St Paul's Cathedral (View 1A.2) and the Centre of Bridge over the Serpentine to the Palace of Westminster (View 23A.1).
25. National Planning Policy Framework (the Framework)
 - Section 1 - Building a strong, competitive economy
 - Section 2 'Ensuring the vitality of town centres'
 - Section 4 - Promoting sustainable transport
 - Section 6 - Delivering a wide choice of high quality homes
 - Section 7 - Requiring good design
 - Section 8 - Promoting healthy communities
 - Section 10 - Meeting the challenge of climate change, flooding and coastal change
 - Section 11 - Conserving and enhancing the natural environment
 - Section 12 'Conserving and enhancing the historic environment'
26. The London Plan 2016
 - Policy 3.3 Increasing housing supply
 - Policy 3.1 Ensuring equal life chances for all
 - Policy 3.8 Housing choice
 - Policy 3.9 Mixed and balanced communities
 - Policy 3.11 Affordable housing targets
 - Policy 4.12 Improving opportunities for all
 - Policy 5.1 Climate change mitigation
 - Policy 5.2 Minimising carbon dioxide emissions
 - Policy 5.3 Sustainable design and construction

Policy 5.5	Decentralised energy networks
Policy 5.6	Decentralised energy in development proposals
Policy 5.7	Renewable energy
Policy 5.9	Overheating and cooling
Policy 5.10	Urban greening
Policy 5.11	Green roofs and development site environs
Policy 5.12	Flood risk management
Policy 5.13	Sustainable drainage
Policy 5.15	Water use and supplies
Policy 6.3	Assessing effects of development on transport capacity
Policy 6.9	Cycling
Policy 6.10	Walking
Policy 6.11	Smoothing traffic flow and tackling congestion
Policy 6.13	Parking
Policy 7.1	Building London's neighbourhoods and communities
Policy 7.2	An inclusive environment
Policy 7.3	Designing out crime
Policy 7.4	Local character
Policy 7.5	Public realm
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology
Policy 7.13	Safety, security and resilience to emergency
Policy 7.14	Improving air quality
Policy 7.15	Reducing noise and enhancing soundscapes
Policy 7.19	Biodiversity and access to nature
Policy 7.21	Trees and woodlands
Policy 8.2	Planning obligations
Policy 8.3	Community infrastructure levy

27. Core Strategy 2011

Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 5 - Providing new homes
 Strategic Policy 6 - Homes for people on different incomes
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 11 - Open spaces and wildlife
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards
 Strategic Policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

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

Policy 1.4 - Employment sites outside preferred office locations and preferred industrial locations
 Policy 2.2 - Provision of new community facilities
 Policy 2.3 - Enhancement of educational establishments
 Policy 2.5 - Planning obligations

Policy 3.1 - Environmental effects
 Policy 3.2 - Protection of amenity
 Policy 3.3 - Sustainability assessment
 Policy 3.4 - Energy efficiency
 Policy 3.6 - Air quality
 Policy 3.7 - Waste reduction
 Policy 3.9 - Water
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 3.14 - Designing out crime
 Policy 3.15 - Conservation of the historic environment
 Policy 3.16 - Conservation areas
 Policy 3.17 - Listed buildings
 Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
 Policy 3.19 - Archaeology
 Policy 3.28 - Biodiversity
 Policy 4.4 - Affordable housing
 Policy 4.5 - Wheelchair affordable housing
 Policy 4.7 - Non self-contained housing for identified user groups
 Policy 5.1 - Locating developments
 Policy 5.2 - Transport impacts
 Policy 5.3 - Walking and cycling
 Policy 5.6 - Car parking
 Policy 5.7 - Parking standards for disabled people and the mobility impaired

29. Supplementary Planning Documents

Elephant and Castle Supplementary Planning Document (SPD) and Opportunity Area Framework (OAPF) (2012)
 Section 106 Planning obligations SPD (2007)
 Affordable housing SPD (2008)
 Sustainable design and construction SPD (2009)
 Sustainable transport SPD (2010)
 Residential Design Standards SPD with technical update (2016)
 Draft Affordable housing SPD (June 2011)

The New Southwark Plan

30. Work is under way to prepare a New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark plan and the 2011 Core Strategy. *The draft plan is now at the Submission Version Stage and no more consultation on the plan will be undertaken.* It is anticipated that the plan will be adopted *in 2019* following an Examination in Public (EIP). As the NSP is in draft form it can only be attributed limited weight at present.

Draft New London Plan

31. Members should also be aware that the draft New London Plan was published on 30 November 2017. However, given that the plan process leading to the adoption of a new London Plan is only just beginning, this should be given very limited weight.

Principle of development

32. The NPPF sets out the Government's strong commitment to delivering sustainable development. It advises that there are three elements to sustainable development, economic, social and environmental. Sustainable development is the principal theme

underpinning both London-wide and Southwark plan policies, where the regeneration of areas such as the Elephant and Castle is of high priority.

33. The site is within the Elephant and Castle Opportunity Area and the London Plan considers Opportunity Areas to be *“the capital’s major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other developments linked to existing or potential improvements to public transport accessibility. Typically they can accommodate at least 5,000 jobs or 2,500 new homes or a combination of the two, along with other supporting facilities and infrastructure”* (paragraph 2.58). Accordingly, policy 2.13 of the London Plan states that opportunity areas should seek to optimise residential and non-residential out-put and densities, provide necessary social and other infrastructure to sustain growth, and where appropriate, contain a mix of uses. Table A1.1 (Annex 1) of the London Plan gives an indicative employment capacity of 5,000 jobs and a minimum of 5,000 new homes to be delivered in the Elephant and Castle Opportunity Area over the plan period, and table A1.1 further notes that:

“The Area is undergoing major transformation with significant investment in housing and potential for new retail provision integrated with a more efficient and attractive transport interchange. There is scope to create a series of connected public open spaces complemented by environmental and traffic management improvements. Resolution of these and rail related issues are crucial to the successful redevelopment of this southern gateway to central London.”

Provision of Commercial Uses

34. The site also sits within the central activities zone (CAZ), the strategic priorities and functions for which are set out in policies 2.10 and 2.11 of the London Plan; this includes enhancing and promoting the roles of the CAZ based on a rich mix of local and strategic uses
35. Saved Southwark Plan Policy 1.4 states that there should be no net loss of floor space where there is an existing employment use within the CAZ and also where there is a direct access onto a classified road. Core Strategy Strategic Policy 10 states that Southwark Council will increase the number of jobs in Southwark and create an environment in which businesses can thrive by protecting existing business floor space and supporting the provision of additional business floor space within the CAZ and within Town Centres. This is supported by the EACOA SPD Policy 25 states that development should retain business space as part of mixed use development unless replaced by a suitable town centre use.
36. The proposed development would accord with these policy requirements. The existing building is occupied by Kwik Fit as a tyre renewal centre. This use is a B2 (General Industrial) use and is therefore an employment use. The existing building provides 1747sqm (GIA) of employment floorspace. The proposed development would involve the provision of 1361sqm of employment floorspace and 448sqm of retail floor space (GIA). The total commercial floorspace would be 1809sqm.
37. The proposed employment space would be arranged between four units at the ground floor level with additional space within the basement. The applicants have sought a flexible use class for these spaces including use classes A1, A2 and B1. While A1 and A2 uses would not be classified as employment uses, the EACOA SPD Policy 25 requires retention of business space **unless** replaced by a suitable town centre use. The proposed A1 and A2 floor would be classified as suitable use given the town centre location.

Provision of housing, including affordable housing

38. The scheme would provide 81 new residential units, including policy compliant affordable housing comprising social rented and intermediate units. There is a pressing need for housing in the borough. Policy 3.3 of the London Plan supports the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015-2025. This is reinforced through Strategic Policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas. It would also be in accordance with policy for the Elephant and Castle Opportunity Area and the expectation of significant new housing provision.

Conclusion on land use

39. The proposed development is considered to be in accordance with the land use principles set out in the development plan, and the delivery of replacement commercial floorspace with new housing is welcomed.

Environmental impact assessment

40. The development is not of a scale that requires the submission of an Environmental Statement.

Affordable Housing

41. Strategic Policy 6 of the Core Strategy 'Homes for People on Different Incomes' requires at least 35% of the residential units to be affordable. All of the affordable units should be provided on site and a mix of housing types and sizes is required. In accordance with Saved Policy 4.5 of the Southwark Plan, for every affordable housing unit which complies with the wheelchair design standards one less affordable habitable room will be required.
42. Saved Policy 4.4 of the Southwark Plan requires a tenure split of 50% social rented to 50% intermediate housing. This is reiterated in the draft EACOA SPD.
43. In total, 226 habitable rooms would be provided in the development. The affordable housing requirement for this would be 79 habitable rooms to meet the 35% requirement. The proposed development would provide 6 social rent wheelchair accessible units which taking into account the wheelchair dispensation would reduce the total affordable habitable room requirement to 73 habitable rooms. The proposed development would provide 73 habitable rooms. The level of provision is therefore acceptable and policy compliant. Viability information has been submitted which supports the delivery of the quantum of affordable housing proposed.
44. With regard to tenure split, out of the 73 affordable habitable rooms, 41 would be social rented (56%) and 32 would be intermediate shared ownership (44%). This is slightly out from the 50% social rented and 50 % intermediate split required but it is in the favour of social rented which is welcomed.

Table 1: Affordable housing

Units	Social rented	Intermediate (shared ownership)	Total
1 bed	1		1
2 bed	5	8	13
3 bed	6	2	8
Total	12	10	22

45. The proposal would provide a total of 22 affordable units in a mix of unit sizes, including a larger number social rented family sized units (6), which is a positive aspect of the scheme. A section 106 agreement is recommended to secure the delivery of these units, including a clause preventing more than 50% of the private units from being occupied until the affordable units have been completed.
46. The proposed social rented units would be situated on floors 1 and 2 of Block A with the shared ownership homes situated on floors 3 and 4 of the same block. Viability information has been submitted which supports the delivery of the quantum of affordable housing proposed. This has been reviewed by external consultants on behalf of the Council, who have confirmed that the current affordable housing offer is the maximum deliverable.
47. In their stage 1 response the GLA have stated that as the application proposes development on industrial land, draft London Plan Policy H6 requires 50% affordable housing to be delivered in order for the scheme to benefit from the fast track route. They have suggested that the applicants should investigate the use of grant funding to increase the proportion further and that early and late stage reviews should be secured should the 50% threshold not be met. The applicants updated viability assessment has investigated the use of grant assumed at £28,000 per unit, and concluded that this would not lead to an increase in affordable housing. The Council's viability consultants have reviewed this and noted that a greater level of funding would be required to provide additional affordable housing. They have confirmed that the current affordable housing offer is the maximum deliverable.

Housing Mix

48. Strategic Policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% 2+ bedroom units and 10% 3+ bedroom units. No more than 5% studio units can be provided and these can only be for private housing. At least 10% of the units should be suitable for wheelchair users.

Table 2: Unit Mix

Unit Type	Number of Units	Percentage
Studio	4	5%
1-bed	21	26%
2-bed	44	54%
3-bed	12	15%
Total	81	100%

49. 69% of units would have two or more bedrooms; this significantly exceeds the 60% target and is welcomed. 15% of the units would have three or more bedrooms, which

also exceeds the 10% minimum. The numbers of studios proposed is 5% which is the maximum allowed. Nine wheelchair units (10%) would be provided. These wheelchair units would be provided in the social, intermediate and private tenures in a range of unit sizes. This is considered acceptable and appropriate. The social rented units would be required to be fully fitted for first occupation, with private and intermediate units being adaptable. In summary the housing mix would be in accordance with the relevant policy.

Density

50. Policy 3.4 Optimising Housing Potential of the London Plan states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 of the Plan. It also requires local context, the design principles and public transport capacity to be taken into account. Strategic Policy 5 – Providing new homes of the Core Strategy sets out the density ranges that residential and mixed use developments would be expected to meet. As the site is located within the Central Activities Zone, a density range of 650 to 1100 habitable rooms per hectare would be sought. In order for a higher density to be acceptable, the development would need to meet the criteria for exceptional design as set out in section 2.2 of the Residential Design Standards SPD.
51. The development as a whole would have a density of 1480 habitable rooms per hectare. Since the maximum upper limit of 1100hrh would be significantly exceeded, the development would need to demonstrate that it would provide exemplary accommodation to the highest design standards. If it can be demonstrated that an excellent standard of accommodation would be provided, and the response to context and impact on local services and amenity to existing occupiers is acceptable, then it's considered that the high density in this Opportunity Area location would be appropriate.

Design and impact on character and setting of local listed buildings

52. The NPPF requires good design as a key aspect of sustainable development. Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. The NPPF also provides advice regarding the conservation and enhancement of the historic environment. Where a proposal will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
53. The relevant London Plan design policies are 7.4 – Local character and 7.6 Architecture. These policies seek high quality architecture that responds positively to the character of the area, respects existing heritage as well as being of being of a scale, proportion and design which activates and appropriately defines the public realm. Buildings should also optimise the potential of sites. Policy 7.7 of the London Plan provides the criteria for where tall buildings should be located. These should be located within the CAZ, Opportunity Areas, or town centres that have good access to public transport. Tall buildings should only be considered in locations if they are the most appropriate way to achieve the optimum density in highly accessible locations, are able to enhance the qualities of their immediate or wider settings, or if they make a significant contribution to local regeneration.
54. The EACOA SPD policy 17 states that tall buildings in the opportunity area will help signal its regeneration with the tallest buildings being situated in focal points in views towards the centre of Elephant and Castle. Moving away from the tallest points, they

should diminish in height to manage the transition down to the existing context. The proposed development would have a maximum height of 13 storeys and therefore is stepped down from the existing and approved tall buildings of Elephant Park on the New Kent Road. However it would still extrude above the existing context of neighbouring buildings on the south side of New Kent Road between Rodney Place and Balfour Street, which are between 3-6 storeys in height.

55. In terms of the locational requirements for tall buildings the site is situated within a highly accessible location, an opportunity area and a town centre. However as the proposal involves a tall building on the site it also needs to be considered against all the requirements of saved policy 3.20 of the Southwark Plan, which requires that all tall buildings should:
 - i. Make a positive contribution to the landscape; and
 - ii. Be located at a point of landmark significance; and
 - iii. Be of the highest architectural standards; and
 - iv. Relate well to its surroundings, particularly at street level
 - v. Contribute positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
 - vi.
56. Taking each of these in turn:
 - i) Makes a positive contribution to the landscape
57. Landscape and the public realm is an important part of any proposal for a tall building. It will not only create a setting for the building, allowing it to land appropriately, but also an opportunity for such a development to demonstrate the benefits that can flow from expanding vertically providing more space at grade in a congested part of the city such as this.
58. The existing site is in occupation as a tyre fitting space with the front forecourt completely paved with two vehicular crossovers to provide a carriageway access and egress from the site, as such the existing front forecourt has negative contribution to the landscape being dominated by the vehicular crossover and the parking area of the existing use. The proposed development would involve the removal of the western crossover and the re-instatement of the pedestrian pavement along the New Kent Road. In addition to this there would be additional soft landscaping in the form of shrubs and ornamental planting along the frontage as well as a boundary hedge proposed along the eastern boundary with neighbouring Edison House. The proposed development is also appropriately set back to ensure the protection and retention of the existing mature street trees outside of the site.
59. The proposed development would therefore make a positive contribution towards landscape.
 - ii) Is a point of landmark significance
60. The site is situated on the New Kent Road within the Elephant and Castle Opportunity Action Area close to the proposed tall buildings of Elephant Park. Three towers have been approved within Elephant Park fronting onto New Kent Road, two of these are now under construction with the third current at the Reserved Matters stage. The applicants contend that the site is a significant point along a key transport route and would be prominent in views south from Harper Road. Nevertheless the site is situated within the middle of a series of buildings situated between Rodney Road and Balfour Street that are of a scale between 3 to 6 storeys in height. Officers are of the view that while the proposed site is situated on a busy transport route within an Opportunity Area, the landmark significance of the site is limited and that it would not fully comply

with this aspect of the policy. However when considering the wider benefits of the proposal it is not considered to be cause such harm that it would warrant refusal of an otherwise acceptable scheme.

iii) Be of the highest architectural quality

61. The architecture is considered to be of a very high standard. This will be discussed further in paragraphs below. However the key aspects of the design include:

- The breaking up of the massing with different heights of the vertical elements (which also step down towards the lower density housing to the south).
- Generous balconies and roof terraces for each residential unit.
- The high proportion of dual aspect units.
- Highly articulated façade.

iv) Relates well to its surroundings particularly at street level.

62. The proposed development would introduce active frontages along the New Kent Road to the north and along Munton Road to the south. The proposed flexible mix of uses includes retail (A1), business (B1) and leisure (D2). This activity will ensure that the proposed building is activated on both the New Kent Road and Munton Road elevations.

63. The proposed building would be set back a minimum of 6m from the boundary of the site with the public highway creating an area of approximately 360sqm between the building and the pavements. This would provide an appropriate setting for a building of this scale. The building line is also stepped on the New Kent Road frontage to respond to the different buildings lines of neighbouring buildings to the east and west.

v) Contributes positively to the London skyline as a whole consolidating a cluster with that skyline or providing key focus within views.

64. A town and visual impact assessment has been submitted with the application. This identified 8 local views from which visual representations of the original 15 storey development have been prepared. The proposed development would be largely screened by existing buildings and mature landscaping. There are three views where the proposed development would be prominent these are:

- 1) To the east looking west from New Kent Road towards Elephant Park with the listed buildings in the foreground.
- 2) To the west looking east from New Kent Road with the Crown and Anchor and neighbouring blocks in the foreground.
- 3) From the junction of Balfour Road and Munton Road looking west towards Elephant Park

65. These views have been updated following the submission of amendments to the proposed development. The views from New Kent Road are where the tower element would be most prominent. The reduction in the height of the tower has helped reduce the prominence of the block when viewed from New Kent Road however it will still project significantly above surrounding development.

66. In the view from the south along the New Kent Road the 9-storey height of proposed block at the southern end of the site helps to mediate between the tower and the lower scale of development in that approach. The impact on Driscoll House and the listed terrace of houses in the foreground is marginal and not considered to be harmful.



67. The site is also situated within the wider background setting of Strategic Views 1A.2 (Alexandra Palace to Central London) and 23A.1 as identified in the London View Management Framework (LVMF). The applicants have provided Accurate Visual Representations that demonstrate that the height of the proposed development falls below the height of the background consultation planes of both views and would therefore not impact on these views.
68. The proposed tower element at 13 storeys while it would project above the roofline of neighbouring developments, would act as a transition in scale between the 6 storey Driscoll House on New Kent Road and the three New Kent Road Towers on the Elephant Park site. These towers step up from 19 storeys on Plot H11a on the junction of Rodney Place with New Kent Road to 25 storeys for the two towers on plots H4 and H5 of Elephant Park.
69. The applicants have sought to demonstrate that the proposed tower element of the proposed development would contribute positively to the London skyline. In assessment of this officers are of the view that the proposals would not be harmful to any strategic views and would when viewed within the context of the tall buildings proposed within Elephant Park and the Town Centre have an acceptable impact on local townscape.

Impact on Heritage Assets

70. The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes the duty on local planning authorities to have special regard to the desirability of preserving or enhancing a listed building and its setting or any features of special architectural or historic interest which it possesses. Further, special attention should be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. This is also reflected in the NPPF (2012) and supporting NPPG (2014), and requires all development to conserve or enhance heritage assets and their setting and avoid causing harm. Designated heritage assets include Statutory listed buildings and designated conservation areas.
71. The site does not contain any listed buildings but it is situated within the wider setting listed buildings on New Kent Road and Victory Place. The proposed development would be prominent in background views of the Grade II listed Driscoll House and the

Grade II listed row of town houses at 154-170 (Even) New Kent Road. Concerns have been raised in consultation that the proposed development would cause significant harm to the significance of these heritage assets. The reduction in the height of the proposed building from 15 to 13 storeys has improved the relationship with these buildings. In relation to Elephant House, Victory Place the proposed building would be largely screened by existing landscaping and that where the proposed development would be visible in the wider setting it would be seen at a distance within an existing urban context.

72. The legal duties referred to above require that substantial weight is placed on any harm to listed buildings. Officers consider that there will be some harm to the views of Driscoll House and the 154-170 New Kent Road. The NPPF (2012) and the associated NPPG (2014) guide Local Planning Authorities to balance the harm (weighed as indicated) against the benefits of the proposal. In this case, the public benefits of bringing a low density brownfield site into more productive use including the provision of active groundfloor uses, a significant affordable housing contribution, high quality design and exemplary quality of residential accommodation outweigh the harm caused. Officers are satisfied that the public interest is such as to decisively outweigh the harm identified above notwithstanding the special regard that must be placed on it by the legal duties identified above. The GLA stage 1 response states that having had regard to the desirability of preserving the listed building's setting, that the proposed preserves the setting of the nearby listed buildings.

Detailed Design

73. The proposal is designed as a brick-clad development which is appropriate in this context and reflects the historic character of the New Kent Road as established by the listed buildings to the east. A light brick colour is proposed for the taller element and a contrasting mid-tone brick is proposed for the 9-storey element of Block A and for Block B. The buildings are designed with staggered windows and balconies as well as articulated facades with angled bays that introduce a gentle ripple across the face of the blocks and give added interest. Whilst the design of Blocks A and B reinforce the important street frontages of the New Kent Road and Munton Road respectively, the tower is expressed as a three-dimensional form with deep-set balconies all around and a highly articulated façade and roof-edge that will appear 'crown-like' over the parapets of the lower blocks.
74. The commercial and residential accommodation is high quality, generally meeting and exceeding the minimum standards set out in the council's adopted Residential Design Standards. The arrangement in three blocks ensures that there is a suitable predominance of dual aspect units. The separation distances between the new Kent Road Blocks and the Munton Road block are challenging however suitable mitigation measures are in place to avoid overlooking. The confident composition high quality layouts and appropriate cladding are considered a fitting and appropriate architectural response and should give the development a high quality appearance.

Conclusion on Design

75. The proposed development is situated within an opportunity area with excellent public transport accessible location where tall buildings are considered to be appropriate. At 13 storeys in height would make a positive contribution to landscape, would have high quality architecture and relate well to surroundings at the ground floor level. Although it would not fully comply with the requirements of policy 3.20. The proposed structure would also be prominent in the background views of the neighbouring listed buildings at Driscoll House, 172 New Kent Road and Nos 154-170 (even) New Kent Road. The level of harm to the significance of these assets is not considered to be such to warrant refusal of an otherwise acceptable development. It should also be noted that

in their Stage 1 response the GLA support the principle of the tall building and consider that there would be no harm to the setting of the nearby listed buildings.

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

Daylight and Sunlight

76. The BRE Guidance provides a technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy
77. A daylight and sunlight assessment has been submitted for the proposals and has been updated during the course of the application. The BRE sets out three detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight (VSC) can be reduced by about 20% of the original value before the loss is noticeable.
78. This is supplemented by the No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
79. In considering the impact upon sunlight, the test is based upon a calculation of annual probable sunlight hours (APSH) for all window faces within 90 degree of due south. The BRE guidelines require that a window should receive a minimum of 25% of the annual probable sunlight hours, of which, 5% should be received in winter months. Where window sunlight levels fall below this recommendation, the window should not lose more than a 20% loss of its former value.
80. The assessment considers the impact on the following neighbouring buildings:
 - 157-159 New Kent Road
 - Edison House
 - 1/2 Munton Road
 - Morant Court
 - Cutlers Court

VSC

Property	No. of windows tested	No. retaining at least 80% of their baseline VSC value	No. of windows of up to 30% reduction in VSC	No. of windows between 30%-40% reduction in VSC	No. of windows with over 40% reduction in VSC
157-159 New Kent Road	34	21	10	3	0
Edison House	40	10	5	3	22
1-2 Munton Road	11	2	1	0	8
161 New Kent Road	6	2	4	0	0
163 New Kent Road	4	0	4	0	0
Morant Court	25	8	8	4	5
Cutlers Court	21	21	0	0	0
Total	147	58	27	15	39

1-2 Munton Road

81. This property is a two storey residential building which is in use as two flats one on the ground floor and one on the first floor. The principal elevation faces east into a courtyard, which has a depth of 8.5m from the 4 storey flank wall of the proposed development.
82. The groundfloor windows through to the main habitable room living space would receive a reduction in VSC of 48.3% and 46.9% to give absolute VSC levels of 13.2 and 12.4 respectively. The habitable room windows on the first floor experience a reduction in VSC of 46.5% and 51.5% to give absolute VSC levels 18.1 and 16.1 respectively.
83. The windows of these units benefit from relatively high VSC levels given the single storey height of the existing buildings, meaning that any development of even a modest height would cause a noticeable impact on light levels within the dwellings. In these circumstances, and when weighed against the benefits of bringing this brownfield site into more intensive use, it is considered that the harm caused is not so severe as to warrant refusal of the proposed development.

Edison House, Munton Road

84. This property is a 5 storey residential building which is situated to the east of the site on the corner of New Kent Road with Balfour Street. There are four flats on each floor within this block. Each of these flats are dual aspect with windows facing towards the proposed development site and towards either the New Kent Road and Balfour Street. There is a deck access and stair core which projects out in front of the windows on the west elevation facing the site.
85. A total of 30 windows would not meet the BRE guidelines in relation to VSC and of these 22 would experience a reduction in excess of 40% VSC and 3 between 30-40%. The principal living rooms of these flats all have aspects east and north and would not be significantly affected by the proposed development in terms of daylight. The windows that are worst affected with reductions of 40%, are predominantly kitchens (15) and smaller bedrooms (5) and already have existing low levels of VSC as a result

of there outlook being limited by the existing deck access, projecting stair core and overhanging eaves on the upper floor.

86. The living rooms would experience the greatest actual VSC reductions but would retain VSCs of between 16-21.6. The BRE guidelines suggest that in an urban location an overall VSC in high teens may be considered appropriate in an urban location and given that the main living rooms are all likely to have windows with a different aspect the harm to these is not considered to be significant
87. The impact on the kitchen windows is considered to be significant and while the existing VSCs are low the further reduction would have a noticeable impact on the residents. However given the units affected would all have main living areas not impacted by the proposed development it is considered in these circumstances, when weighted against the benefits of proposed development that the harm caused is not to such an extent as to warrant refusal of the scheme.

Morant Court

88. A total of 25 windows were assessed of which 17 would fall short of the BRE recommended guidelines. 5 windows will experience over 40% reduction in VSC and 4 would experience 30-40% reductions. Those windows experiencing the largest percentage declines are those which have relatively high existing VSC levels. There are some units on the lower levels where the decline would result in absolute VSC levels of 12.8 and 14.6 however the rooms affected are bedrooms which are less sensitive in relation to maintaining good sunlight levels.

157-159 New Kent Road

89. 34 windows have been tested in terms of impact on daylight. 21 would retain at least 80% of their baseline VSC. Of the 13 which would experience reductions above the recommended guidelines, 10 would experience reductions of between 20-30% and 3 would experience reductions between 30-40%. 10 of these would retain absolute VSC of 18 or more which is considered to be reasonable in a Central London location. The 2 remaining windows are both situated on the fourth floor of the building where they are situated under a deep overhang. These windows are through to a room which would also retain a window with a different outlook and which would retain good levels of daylight.
90. The proposed impact on daylight and sunlight to the residential units within this block is considered to be acceptable.

161 New Kent Road

91. 6 windows have been tested. 4 would not comply with the recommended BRE guidelines. These windows would all retain absolute VSC levels of over 23 which is considered to be reasonable within an urban location.

163 New Kent Road

92. 4 windows have been tested. All 4 would not comply with the recommended BRE guidelines in relation to VSC however windows would retain absolute VSC levels of over 25, which is considered to be reasonable within an urban location.

Cutlers Court

93. 21 windows were tested for VSC impacts and all of these passed the test and would retain over 80% of existing daylight. In some instances there would be a marginal

improvement in daylight levels following the proposed development.

Impact on Sunlight

94. The impact of the scheme on sunlight to neighbouring properties has been assessed using the Annual Probable Sunlight Hours (APSH) test. The recommended numerical values set out within the BRE Guidelines are for a window to achieve Annual Probable Sunlight Hours of 25%, including at least 5% during the winter months. Only rooms with windows facing within 90 degrees of due south are assessed.
95. The sunlight assessment has assessed the impact of the proposed development on sunlight through to the following properties: The assessment considers the impact on the following neighbouring buildings:
- 157-159 New Kent Road
 - Edison House
 - 1-2 Munton Road
 - Cutlers Court
 - 161 New Kent Road
 - 163 New Kent Road

Address	Number of rooms (with a window facing within 90 degrees of south) assessed for APSH	Number of rooms – pass APSH test	Number of rooms – fail APSH test
157-159 New Kent Road	25	24 (96%)	1 (4%)
Edison House	15	10 (667%)	5 (33%)
1/2 Munton Road	2	2 (100%)	0
Cutlers Court	21	18 (86%)	3 (14%)
161 New Kent Road	6	5 (83%)	1 (17%)
163 New Kent Road	4	4 (100%)	0
Totals	73	63 (86%)	10 (14%)

157-159 New Kent Road

96. One window on the fourth floor would fail the APSH test. This window would retain good levels of sunlight during the winter months.

Edison House

97. 5 windows out of the 15 tested would fail the APSH test. Of these four would experience declines over the recommended guidelines for both winter and annual tests. The window worst affected is window 7 on each floor. This is through to a bedroom which the guidelines state are less sensitive than living rooms in relation to sunlight. Accordingly the proposed impact on sunlight to this property is considered to be acceptable.

1-2 Munton Road

98. Two windows face within 90 degrees of due south. These would both retain 25% of APSH and more than 5% during winter months in accordance with BRE Guidelines.

Cutlers Court

99. 3 of the 21 windows tested would not meet the BRE test in relation to sunlight as a result of declines in winter sunlight. Two of these rooms are identified as Living/Kitchen/Diners and one is a bedroom. The bedroom and one of the LKD rooms would have windows which would comply with the guidelines thus there is only one LKD room which experiences decline beyond the guidelines. As this window would receive acceptable annual sunlight hours it is considered that the failure to meet winter requirements is not to such an extent that it would warrant refusal of an otherwise acceptable proposal.

161 New Kent Road

100. Of the 6 windows tested all would pass the annual sunlight test but one would fail the winter test. The window which does not comply would be through to a room which has other windows that would comply with the BRE test. Accordingly the impact on this one window is considered to be acceptable.

163 New Kent Road

101. All of the 4 windows tested would retain good levels of annual sunlight hours and also winter sunlight. The proposed development would have an acceptable impact on this buildings in terms of sunlight.

Impact on Overshadowing

102. Objections were received from neighbouring residents of number 1-2 Munton Road in relation to overshadowing of amenity space. The BRE guidance considers sunlight received by an amenity area on 21 March to be the key date, and states that at least 50% of the area should receive 2 hours of sunlight on this date.
103. The daylight and sunlight assessment looks at the impact of the proposed development on the amount of sunlight received by the neighbouring garden at the ground floor level of Nos. 1-2 Munton Road and notes that 53 % of the existing area of amenity space enjoys at least 2 hours of sunlight on the 21st March and there would be no change to this with the proposed development in place.

Privacy and Overlooking

104. Supplementary Planning Guidance for Residential Design Standards 2011 states that in order to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances between residential windows
- A minimum distance of 12m at the front of the building and any elevation that fronts onto a highway;
 - A minimum distance of 21m at the rear of the building.
105. The proposed development complies with these minimum separation distances to neighbours and given the proposed arrangement of the buildings, it is not considered that the proposed development would result in a material impact on the amenity of any adjoining occupiers from overlooking or a loss of privacy.
106. To ensure that there is no overlooking of the neighbouring amenity spaces at 1 and 2 Munton Road and over the rear amenity space of the flats to the west, the first floor roof in this situation is identified as a brown roof with no access except for

maintenance. A condition will be attached to ensure restricting access onto this section of roof except for maintenance and as a means of escape. In addition to this the proposed development would retain the existing gable wall which adjoins the amenity space of No.1-2 Munton Road. There would be no flank wall windows within the Munton Road block.

Conclusion on Residential Amenity

107. The proposed development would largely have an acceptable impact on the amenity of neighbouring residents. The results of the daylight and sunlight assessment reveal that there would be a number of rooms that would not meet the relevant daylighting and sunlighting standards of the BRE, with flats at 1-2 Munton Road, Edison House and Morant Court particularly affected. However the proposed development is situated within the CAZ, Elephant and Castle Opportunity Area and in an area with excellent public transport accessibility. Therefore it is in an appropriate urban location for more intensive development which can result in impacts on neighbouring residents particularly where they are situated adjacent to existing developments that are of a scale well below the densities characteristic of a Central London location. As noted above the guidance within the BRE guidelines is not mandatory and the advice within the guide should not be seen as an instrument of planning policy. There are some impacts which go beyond the recommended guidelines but these are not of such significance that it would warrant a reason for refusal on an otherwise acceptable development.

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

108. None anticipated.

Quality of Accommodation

109. Development which exceeds maximum densities and/or includes a tall building is expected to demonstrate an exemplary standard of design.
110. Section 2.2 of the council's Residential Design Standards SPD advises that for a development to be considered as being of an exemplary standard of design, applicants will be expected to demonstrate that their proposed scheme exceeds the residential design standards and includes features such as:
- significantly exceed minimum floorspace standards;
 - provide for bulk storage;
 - minimise corridor lengths by having an increase in number of cores and maximum of 8 dwellings per core.
 - include a predominance of dual aspect units
 - exceed the minimum ceiling height of 2.3m
 - have natural light and ventilation in kitchens and bathrooms
 - exceed amenity space standards
 - meets good daylight and sunlight standards.

Internal space standards

111. The SPD defines the minimum standards required for internal accommodation, including overall unit as well as individual room sizes. The following table shows the range of proposed unit sizes as compared to the SPD standards.

Unit Size (bedroom / person)	SPD Minimum Unit Area (sqm)	Proposed Unit Range (sqm)
<i>Flats</i>		
Studio	38	40-46
1-bed (2 person)	50	51 – 62
2-bed (3 person)	61	61–75
2-bed (4 person)	70	70 – 85
3-bed (4 person)	74	81-101
3-bed (5 person)	86	91-101

112. All residential units either meet or exceed minimum unit sizes as well as the minimum standards for individual rooms within the dwellings. The larger family accommodation is particularly generous in size, including the affordable dwellings. All units are provided with sufficient bulk storage. It is preferred for the family 3 and 4 bedroom units to have kitchens separate from living areas to allow for a separation of activities. The affordable rented family accommodation have separate kitchen/diners and most of the market and shared ownership units have large open plan living areas that provide some separation. The flats have 2.5m floor to ceiling heights which exceeds the minimum 2.3m SPD requirement and will add to the sense of spaciousness. All kitchens will receive natural daylight and ventilation.

Aspect

113. The Council's RDS recommends that developments should have a predominance of dual aspect residential units. The Mayor's Housing SPG states that:

"a dual aspect dwelling is defined as one with openable windows on two external walls, which may be either on opposite sides of a dwelling or on adjacent sides of a dwelling where the external walls of a dwelling wrap around the corner of a building (the provision of a bay window does not constitute dual aspect)."

114. Using the Council's approach which would exclude units which would not comply with the above definition the proposed development would provide 69% dual aspect units and only 31% single aspect units. Of the 31% single aspect many of these units would have a secondary aspect into an inset balcony and thus while they would not constitute true dual aspect units they would have an enhanced outlook and some opportunity for cross ventilation within the units. There will be no single aspect north facing units. This would deliver a clear predominance of dual aspect units which is a key requirement of exemplary residential quality, and is a particularly positive aspect of the design.

Daylight and Sunlight Internal

115. In terms of daylight levels, the Daylight Consultants have used Average Daylight Factor (ADF) method of assessment on the lower two floors of the development. The ADF is a detailed calculation used when the internal layout and room use is known and assesses the quality and distribution of light within a room. The BRE advise the following minimum ADF values: 2% for kitchens, 1.5% for living rooms, and 1% for

bedrooms.

116. The applicant's daylight and sunlight consultant has advised that the proposed development would achieve 80% compliance for living rooms and 90% compliance for bedrooms in relation to ADF values recommended within the BRE guidelines. This level of compliance, if achieved, would be reasonable given the urban context of the site. The rooms which do not achieve the recommended guidelines are those on the lower floors with large inset balconies and in such cases the need for and benefits of external private amenity space need to be balance against the impact on levels of daylight.

Amenity space provision

117. Section 3 of the Residential Design Standards SPD sets out the Council's amenity space requirements for residential developments and states that all flat developments must meet the following minimum standards and seek to exceed these where possible:

- 50 sqm communal amenity space per development
- For units containing three or more bedrooms, 10 sqm of private amenity space
- For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement
- Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.

118. The proposed development would provide 82 residential units. All of the residential units have private amenity space in the form of balconies or roof terraces ranging in size from 6sqm to 12sqm. Each of the larger family units with 3 or more bedrooms has at least 10 sqm of private amenity space. The total shortfall of amenity space is calculated by the total amount of amenity space by which each unit falls short of 10sqm. This calculation gives a shortfall of 243sqm. This shortfall and the requirement for a minimum of 50sqm of amenity space would be offset by the provision of 457sqm of communal amenity space. The level of amenity space provision represents a provision in excess of the minimum amenity requirement.

Child play

119. The proposed development has a child yield of 23 children and child play space requirement of 230sqm. 110sqm of this is required for under 5s, 80sqm for 5-11 age groups and 50 sqm for 12+ age group. The applicants have suggested that this will all be provided through off-site and secured through an appropriate contribution. Officers are of the view that doorstep play should be provided on site and that there is sufficient space within the communal gardens to provide a total of 110sqm of dedicated play space for the under 5s. A financial contribution has been agreed with regard to the provision of play space for 5+ which cannot be accommodated on site. Overall, the scheme provides high quality amenity space for all its residents.

Privacy and overlooking within the development

120. In order to prevent harmful overlooking between residential properties, the Residential Design SPD requires developments to achieve a separation distance of 12 m at the front of a building and any elevation that fronts a highway and a minimum of 21 m separation at the rear of buildings.
121. There is a distance of 15.7m between facing bedrooms on the rear elevations of

blocks A and B. The applicants are proposing louvred screen across the affected bedroom windows within block B. These units are not single aspect and will have their main living areas overlooking Munton Road and Victory Park beyond as such it is considered to be an acceptable relationship. Further details of the layout of the proposed roof terraces will be sought to ensure that there is appropriate buffer zones and planting adjacent to the habitable rooms and amenity spaces that adjoin this space.

Conclusion - overall quality of residential accommodation

122. The proposed development would provide well lit and well ventilated homes that meet the space requirements of the Residential Design Standards. Sufficient private, shared communal and children's play space has been provided meeting the minimum requirements. The quality of accommodation is therefore considered to justify the high density of the scheme. Section 106 payments have been secured for the provision of older child play space which can go towards the delivery of play space elsewhere since it is not possible to provide this on site.

Transport issues

123. Core Strategy Strategic Policy 2 encourages walking, cycling and the use of public transport rather than travel by car. Saved policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires that the needs of pedestrians and cyclists to be considered and 5.6 establishes maximum parking standards.

Accessibility

124. The site has a PTAL (public transport accessibility level) of 6b excellent) and is located in a controlled parking zone (CPZ). It is within 500m of the Elephant Castle Rail and underground stations which are served by the Bakerloo and Northern Underground Lines and National Rail services. The site is close to Quietway 1 which provides a good quality cycle link to Waterloo. The nearest bus stop is located to the east on New Kent Road. It is considered to be an appropriate location for more intensive mixed use development given the excellent accessibility to public transport.

Servicing

125. Off-street servicing is proposed in the front forecourt retaining the existing vehicular crossover from the New Kent Road. This and the layout of the proposed forecourt would allow for vehicles of up to 10m in length to sufficiently manoeuvre on site to allow entry and exit in forward gear. Refuse collection will be undertaken from Munton Road. A delivery and servicing plan should be secured by condition these should demonstrate how deliveries will be managed and minimised, given the location adjacent to strategic road network and the limitations with the number of servicing vehicles that can access the site at any one time.

Car parking

126. The residential aspect of the scheme will be car free with the exception of two disabled parking bays which would be provided in the front forecourt. While current policy requirements require the provision of one disabled space per wheelchair unit emerging policy within the New Southwark plan states that this should be seen as a maximum provision. The applicants have reviewed the proportion of blue badges issued for all of Southwark and note that this is the equivalent of 2% of the population, which when applied to the proposed development would require the provision of 2 parking space. In addition to this the site is within a location with excellent public

transport accessibility which All new residents and commercial occupiers should be made exempt from obtaining parking permits and the relevant condition would be attached to any permission issued.

Cycle parking

127. Cycle parking spaces would be provided for each residential unit and for the commercial floor space. These would be in accordance with the New London Plan requirements, which is welcomed. However further details of the storage space and showering facilities for the commercial element will be secured by condition. TFL have sought a contribution towards the provision of infrastructure for their bike hire scheme as referred to in

Construction management

128. In order to ensure that increases in traffic, noise and dust associated with the construction phase of the development are minimised, a construction management plan is requested by condition. This should demonstrate how cyclists on the cycle track adjacent to the New Kent Road frontage would be kept safe from construction vehicles/activity and how the mature street trees on the New Kent Road will be protected.

Planning obligations (S.106 undertaking or agreement)

129. Saved Policy 2.5 of the Southwark Plan and Policy 8.2 of the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 of the Southwark Plan is reinforced by the recently adopted Section 106 Planning Obligations 2015 SPD, which sets out in detail the type of development that qualifies for planning obligations. Strategic Policy 14 'Implementation and delivery' of the Core Strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The NPPF which echoes the Community Infrastructure Levy Regulation 122 which requires obligations be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

130. The application would be supported by the following s106 obligations:

Planning Obligation	Mitigation	Applicant Position
Affordable housing monitoring	£ 3,000	Agreed
Carbon Offset – Green Fund	£124,284.38	Agreed
Child Play Space	Up to £35,334	Agreed
Transport for London Docking Station	£125,000	Not agreed but currently being discussed with Transport for London
Admin fee	2%	Agreed

131. In addition to the financial contributions set out above, the following other provisions would be secured:

- Affordable housing provisions
- Wheelchair housing provisions
- Construction phase jobs, or a maximum Employment and Training Contribution of

£81,650.

- Highway works – s278 with Southwark for repaving of the footway fronting onto the development on Munton Road, Construction of raise entry tables on the two vehicular accesses within footway, installation of associated gullies and their connection to existing drainage
- S278 with TFL to alter/improve the site access/footway on the New Kent Road frontage
- Car club membership for 3 years
- Connection to a future district heating system

132. In the event that an agreement has not been completed by 20 December 2018, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to secure adequate provision of affordable housing and mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007, Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2015) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and Southwark Community Infrastructure Levy (CIL)

133. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material “local financial consideration” in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark’s CIL will provide for infrastructure that supports growth in Southwark.
134. In this instance a Mayoral CIL payment of £377,284.30 and a Southwark CIL payment of £1,853,319.95 would be required. These are pre-social housing relief figures and accordingly would be reduced when the CIL Social Housing Relief claim is submitted after the grant of planning permission.

Sustainable development implications

135. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor’s energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. The residential aspect of the proposal would be expected to achieve zero carbon, and the commercial aspect a 40% reduction against part L of the Building Regulations. An Energy statement and Sustainability Assessment based on the Mayor’s hierarchy have been submitted.

Be lean (use less energy)

136. Energy efficient measures included in the strategy are thermally efficient building fabric, glazing and energy efficient lighting and building services and reduced air permeability.

Be Clean (use less energy)

137. A combined heat and power plant (CHP) would be provided to reduce the carbon

dioxide savings further. The building would be future-proofed for a connection to a future district heating system which would be secured through the section 106 agreement.

Be green (low or carbon zero energy)

138. A range of low or zero carbon technologies was considered and photo voltaic panels (PVs) were found to be most suitable for this scheme. The PVs proposed would reduce carbon emissions by 9.2%; this would fall short of the 20% Core Strategy target for Strategic Policy 13 of the Core Strategy.
139. The 'be lean', 'be clean' and 'be green' measures would result in an overall reduction of 35% in carbon dioxide emissions when compared to a scheme compliant with the building regulations. For the residential element, a 35% carbon reduction would be achieved falling short of the zero carbon requirements as set out in policy 5.2 of the London Plan, amounting to a 66.413 tonne shortfall. For the non-domestic, a 35% reduction in carbon emissions would be achieved, falling short of the 40% target against Part L of the Building Regulations, amounting to a 2.6338 tonne shortfall.
140. Recognising that both the residential and commercial aspects fall below the policy requirements in relation to carbon savings, a contribution towards the council's carbon offset fund would be required. Calculated on the basis of £1,800 per tonne, the residential component would generate a contribution of £119,543.54 and the commercial component a contribution of £4,740.84 (total £124,284.38). The applicant has agreed to make the contribution of £124,284.38 to the carbon off set fund which would therefore make this aspect of the scheme fully policy compliant.

BREEAM

141. Strategic policy 13 of the Core Strategy requires the commercial units to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken which demonstrates that an "excellent" standard can be achieved which meets the policy requirement and is therefore acceptable. A condition to secure this is therefore recommended.

Other matters

Trees

142. Saved policy 3.13 of the Southwark Plan requires high quality and appropriately designed streetscape and landscape proposals.
143. There are no existing trees on site. Additional shrub and small tree planting is proposed within the front forecourt. There are two mature off-site trees in close proximity to the site. These will need to be protected using appropriately worded conditions.

Ecology

144. The applicant has submitted a Preliminary Bat Roost Assessment which has been reviewed by the council's Ecologist. The assessment indicates that there would be no adverse impact to bats. A condition is recommended to secure details of bird and bat boxes. A green roof is proposed on areas of flat roof which would provide some biodiversity and sustainability benefits and accordingly is welcomed.

Archaeology

145. The site is not within the Archaeological Priority Zone (APZ), but is within an area of known Roman burials. These burials have been identified to the east, west and north of the proposal site, and have included antiquarian discoveries of highly decorated coffins and stone sarcophagus. Much of this information has been obtained from recent archaeological works in this area, confirming antiquarian observations. Archaeological evaluation in 2011, across the road at 157-159 New Kent Road, revealed post-medieval features and a possible Roman feature. Evaluation in 2010, at 134 New Kent Road, immediately adjacent to the site revealed some intact post-medieval soils but also that the archaeology of the site had been lost to 19th and 20th century development impacts. Both of these evaluations were undertaken following the submission of a DBA and the granting of planning consent with archaeological conditions. The historic Rodney Buildings, shown on Richard Horwood's 'Map of London' dated 1792-1799, are also known to have once crossed the application site.
146. The application is supported by an archaeological desk based assessment (DBA) by CgMs to comply with Saved Policy 3.19 Archaeology of the Southwark Plan 2007. The findings of this report note that pre-determination fieldwork is not required in this instance, and that there is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission - provided that appropriate archaeology conditions are applied to any consent. The Council's archaeologist has reviewed this information and confirmed its acceptability.

Flood Risk

147. The application site is located within Flood Zone 3, which is considered to be 'High Risk' but does benefit from the Thames tidal defences. The Environment Agency and the Council's Flood and Drainage Team have reviewed the applicant's Flood Risk Assessment and considers it to be acceptable subject to the attachment of conditions being attached to any grant of planning permission.

Contaminated Land

148. A desk study was submitted which indicated the presence of contamination at this site. The full extent of contamination has not been established and so it is recommended that conditions be applied which would ensure that the risks from land contamination to the future users are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers and neighbours.

Air Quality

149. The site is located in an Air Quality Management Area and an Air Quality Assessment has been submitted, which considers the air quality impacts arising from the construction and use of the development.
150. The Council's Environmental Protection Team (EPT) has reviewed the submission and advised that they will require the emissions during the construction phase to be controlled by measures contained within a Construction Management Plan. Such a plan should detail details of continuous monitoring for dust and noise. It is recommended that this plan be requested by condition.

Conclusion on planning issues

151. The proposed development would provide a mixed use commercial/residential development within a location where re-development of brownfield sites at higher

densities is encouraged. The proposed building while it would not comply with all aspects of the tall building policy would deliver a high quality of residential accommodation and would comply with the standards as set out in the residential design standards adopted by the council in relation to unit mix, unit size, amenity space, dual aspect and wheelchair housing. The provision of affordable housing would be fully policy compliant and a positive aspect of the proposals. The impacts on the neighbours' amenity – sunlight, daylight and privacy – have been assessed and, while the impacts are recognised, they are not so harmful as to warrant refusal of an otherwise acceptable scheme.

152. It is therefore recommended that planning permission be granted subject to conditions and the completion of a legal agreement under the terms as set out above.

Community impact statement

153. Details of consultation undertaken by the applicant on the proposed development prior to submission of the planning application have been provided. Letters were sent to 351 local residents and businesses detailing the proposals with contact details. Ward members were also notified of the scheme.

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

Consultations

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

Consultation replies

155. Following the initial neighbour consultation, 47 representations were received. Following the submission of amended plans re-consultation was undertaken with letters sent out on 14 June 2018. 26 consultation responses were received the amended proposals. The main points of which have been summarised and addressed below in order of the prevalence of points raised by objectors.

156. Objection: Principle of tall building/out of character with surrounding development, overbearing visual impact; bad impact on views from S And N, not landmark significance; not a gateway site, too much with OKR and EP tall buildings, tallest building in 500m

Officer Comment: The acceptability of a tall building in this location is discussed in the text of paragraphs 56-80 above. It is noted that the proposed development does not fully comply with all of the tall building requirements however given the support of the GLA within the Stage 1 response and the subsequent amendments to reduce the maximum height, on balance, given other positive aspects of the proposal, the height is considered to be acceptable.

157. Objection: Detrimental impact on daylight and sunlight to neighbouring properties including 1-2 Munton Road and 159 New Kent Road. The impact on ground floor of No. 1 Munton Road has not been properly assessed as the stairs are shown in an incorrect location.

Officer Comment: The daylight and sunlight assessment has been considered in full in paragraphs 81-111 above. The proposed development is likely to have a noticeable impact on daylight and sunlight to neighbouring buildings particularly those on Munton Road and at Edison House. However the material benefits of the scheme are considered to outweigh the harm caused.

158. Objection: The ownership of a strip of land directly adjacent to Munton Road is disputed as it is currently maintained by the residents of 1 & 2 Munton Road and can only be accessed from their yard. This space is used for storage and if owners of 1&2 Munton Road can prove ownership it would be preferable for this to be a brick wall rather than glazed.

Officer Comment: Land ownership matters are private matters between two landowners. The applicants have set the building back so that it would not involve any structures being built on the area of land in question, however the proposed elevations show the provision of a large window onto this space through to the ground floor commercial unit fronting onto Munton Road. If the applicants are unable to secure the space it would have an unusual situation with glazing directly on the boundary with neighbouring land and as noted in the objection it would be preferable for this to be replaced with a brick wall. An appropriately worded clause could be installed within the legal agreement to ensure that in the event that the applicant is unable to demonstrate ownership of the strip of land marked blue that a revised elevation be submitted showing the treatment of the groundfloor of the Munton Road elevation prior to the commencement of development.

159. Objection: Detrimental impact on air quality/Pollution

Officer Comment: An Air Quality Assessment was submitted with the application. This was reviewed by the Council's Environmental Protection Officers who have raised no objections subject to appropriately worded conditions.

160. Objection: Proposed development is of an excessive density which will have a severe impact on local infrastructure.

Officer Comment: The impact of the proposed development on local transport infrastructure has been assessed by TFL and the Councils Transport Planners. They have advised that the proposed development would have an acceptable impact on local transport infrastructure. Should the proposed development go ahead CIL payments towards Mayoral CIL and Southwark CIL would be secured. Southwark CIL will provide funding to help deliver a range of borough-wide and local infrastructure projects that support residential and economic growth and benefit local communities.

161. Representation in Support: While there are concerns with other aspects of the proposals support is given for appropriately scaled development which provides policy compliant affordable housing contribution.

Officer Comment: Support for affordable housing is noted along with the concerns raised with regards to the scale of the development.

162. Objection: Technical reports area based on assumptions and not assessment of local conditions/data

Officer Comment: The concerns raised appear to relate to technical reports in relation to air quality. This report has been reviewed by the Council's Environmental Protection Officers who have raised no objections subject to appropriately worded conditions.

163. Objection: No wind analysis of impact of tall building.

Officer Comment: The applicants have not undertaken a wind assessment to support the proposed development as this is not a formal validation requirement for Southwark. The impact of tall buildings on wind turbulence is raised in London Plan

policy on tall buildings however this has not been raised the GLA in their stage 1 response, in which they supported the principle of a building of up to 15 storeys in height.

164. Objection: Proposal fails to make an appropriate affordable housing contribution.

Officer Comment: The proposal delivers a policy compliant level of affordable housing. The viability has been assessed and reviewed by independent consultants who have agreed that the level of affordable housing is the maximum that the scheme can support. This will be secured through the section 106 with an appropriate monitoring fee.

165. Objection: Impact on privacy of neighbouring properties on Munton Road and New Kent Road.

Officer Comment: There are no windows directly overlooking nos. 1&2 Munton Road. While the private and communal roof terraces are set in from the boundary to ensure there will be no overlooking of neighbouring premises. The proposed front windows of the residential accommodation would be over 30m away from the nearest windows of 159 New Kent Road. This distance is in excess of the minimum distance recommended in the Council's Residential Standards SPD

166. Objection: Scale and design of proposed development would cause substantial harm to the significance of Grade II listed buildings on New Kent Road

Officer Comment: This matter is covered in paragraphs 75-77 above. It is the view of Council Officers that the benefits associated with the proposed development would outweigh the harm to the setting of the listed buildings.

167. Objection: Increased congestion/noise pollution from traffic

Officer Comment: The proposed scheme will remove a tyre fitting/car garage from the site and will reduce the total number of parking spaces than the existing. Conditions are proposed to require a construction management plan to assist in minimising air pollution.

168. Objection: Noise pollution and disruption associated with cumulative schemes in the area.

Officer Comment: A draft construction management plan was submitted with the application but requires amendments to take account comments from Environmental Protection Team and transport. A condition would require another version to be submitted for approval to show how noise and disruption to the highways and surrounding properties would be minimised during the demolition and construction periods.

169. Objection: Failure to provide appropriate levels of parking

Officer Comment: The proposed development is in an appropriate location for car-free development given the excellent public transport accessibility and its location within a Controlled Parking Zone. A condition will be attached removing the rights for residents to obtain a parking permit.

170. Objection: Support for the mix of accommodation

Officer Comment: Support for policy compliant mix of accommodation is noted.

171. Objection : Impact of new retail use on shops on opposite side of New Kent Road.

Officer Comment: The proposed permission would provide one retail unit at the ground floor level. The site is within Elephant and Castle Town Centre where retail units at ground floor level are supported.

172. Objection: Loss of value of property

Officer Comment: Loss of value of property is not a matter which can be taken into account when assessing the material impacts of a proposed development.

173. Objection: Pedestrian crossing on New Kent Road should be moved.

Officer Comments: The anticipated pedestrian movements associated with the proposed development are not of a scale that would require re-location of a pedestrian crossing.

174. Objection: Loss of view of park from 159 New Kent Road

Officer Comments: The right to a private view is not considered to be a matter which the planning system can preserve.

175. Representation: Support design

Officer Comment: The support for design is noted.

176. Objection: Lack of industrial/commercial space.

Officer Comment: The proposed commercial floor space is considered to be in accordance with policy requirements.

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

Summary of consultation responses

Archaeologist

178. The proposed development is not likely to cause such harm as to justify refusal of planning permission provided that appropriate conditions are attached in relation to evaluation, mitigation and reporting of site work.

Ecology Officer

179. No objections to the proposed development. The bat survey is sufficient and the site has negligible value to wildlife. The site can be enhanced for biodiversity. Appropriate conditions required for details of enhancements.

Environment Agency

180. No objections subject to conditions in relation to:

- Groundwater protection
- Piling
- SUDS

181. No further comments to re-consultation.

Environmental Protection Team

182. Approval subject to conditions in relation to noise and vibration, air quality, site contamination and construction management.

Flood and Drainage Team

183. The development is for mixed use redevelopment in Flood Zone 3. The site is within the breach zone of the River Thames; however, ground floor and basement uses are proposed to be restricted to 'less vulnerable' uses.
184. Basement areas are proposed. As outlined within our SFRA, within Flood Zone 3, basement thresholds must be raised above the 2100 year maximum water level, anticipated through breach of the River Thames defences. Internal access to upper floors must be provided and flood resilient design and construction techniques employed. This is not detailed in the FRA so confirmation should be provided.
185. A drainage strategy has been supplied, which proposes a 50% reduction of the peak 1 in 100 year runoff rate. As specified in the initial consultation responses provided, reduction of runoff to Greenfield runoff rates is particularly important in this location. In this case the site Greenfield runoff rate is very low so site runoff should be reduced to a minimum discharge rate of 5 L/s.
186. Numerous green and brown roof areas are proposed; however, the report indicates that these have not been accounted for in terms of attenuation. Pumping from the below ground attenuation tank is also proposed. This is generally discouraged, due to low sustainability of the approach; however, it is acknowledged that the site is particularly spatially constrained.
187. Given the spatial constraints, the applicant may wish to give consideration to blue-green rooftop storage, to enhance the ability of the rooftop to provide adequate attenuation under higher return periods.
188. We recommend that an emergency Flood Evacuation Plan is submitted to and approved in writing by the planning authority prior to occupation of the site. This should specify appropriate access and egress routes and/or safe areas of refuge on upper levels.

Greater London Authority (GLA) stage 1 report

189. London Plan and draft London Plan policies on Opportunity Areas, employment, housing, urban design, inclusive design, climate change and transport are relevant to this application. The application is not compliant with the London Plan and draft London Plan, but could become compliant with the London Plan and draft London Plan if the following matters are resolved:
- **Land use principle:** mixed-use redevelopment of this site in the Elephant & Castle Opportunity Area and Central Activities Zone is supported. However, the applicant should ensure no net loss of employment floorspace and address outstanding concerns regarding the quality of the replacement employment space, in line with London Plan Policy 2.13, draft London Plan Policies SD1, SD4, SD8 and E7, and the Elephant & Castle Opportunity Area Planning Framework.
 - **Affordable housing:** 35% by habitable room, with a 50:50 split between affordable rent and shared ownership. GLA officers will robustly scrutinise the

applicant's viability assessment. The use of grant should be explored and modelled to increase the offer. Concerns over affordability also need to be addressed. Early implementation and late stage review mechanisms should be secured if the 50% threshold is not met, in accordance with the Mayor's Affordable Housing & Viability SPG and draft London Plan Policies H5 and H6.

- **Urban design:** generally supported; however the concerns regarding the quality and generosity of the pedestrian route through the scheme should be addressed. This is to ensure compliance with London Plan Policies 7.1, 7.2 and 7.5 and draft London Plan Policies D2, D6 and D7.
- **Climate change:** the energy strategy does not fully accord with London Plan Policy 5.2 and draft London Plan Policy SI2. Further information regarding overheating is required. The final agreed energy strategy should be appropriately secured by the Council, along with contributions towards off-site mitigation.
- **Transport:** in order to comply with London Plan Policies 6.2, 6.7, 6.9 and 6.14, and draft London Plan Policies T3, T5, T7 and T9, the applicant should undertake highway works through a S278 agreement, a contribution towards cycle hire should be secured, along with construction logistics and delivery and servicing plans.

Officer Comment

190. In relation to the land use principle further discussions have been held with the GLA who have noted the Council's planning policies regarding replacement of business floorspace with retail in the town centre. On affordable housing the Council's Viability Consultants have stated that the affordable housing proposed is the maximum deliverable. The pedestrian route has been removed following concerns raised with its design and security. Transport and Climate Change measures will be secured through legal agreement.

Highways Development Management

191. No objections to the proposed development subject to the developer agreeing to section 278 agreements to secure:
1. Repaving of the footway fronting the development on Munton Road using concrete paving slabs and 150mm wide silver grey kerbs.
 2. Construction of raised entry tables on the two vehicular accesses within the said section of footway.
 3. Installation of associated gullies and their connections to the existing drainage system.

London Underground

192. No objections to the proposed development

Local Economy Team

193. No objections to the proposed development subject to appropriate clauses within the section 106 agreement to secure construction phase jobs for unemployed Southwark residents including short courses and apprentices or in the absence of this a contribution of £81,650 towards Employment and Training.

Metropolitan Police

194. No objections to the development subject to a planning condition requiring the development to achieve Secured by Design accreditation.

Thames Water

195. The proposed development is located within 15m of a strategic sewer. Thames Water request that conditions are attached restricting piling until a piling method statement has been submitted to and approved in writing. Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied

Transport for London

196. No objections to the proposed development. Following points were raised in their response:
- In strategic terms the site is suitable for high density car free, high cycle mode share development.
 - There is unlikely to be a significant adverse strategic transport impact. Development will contribution towards Elephant and Castle London Underground Northern lines station ticket hall upgrade through Borough CIL and towards Crossrail through Mayoral CIL.
 - Servicing is acceptable.
 - £125,000 contribution towards docking station for local cycle hire expansion.
 - Conditions should be attached in relation to Delivery and Servicing Plan, Construction Logistics Plan, Cycle Storage for Commercial, Foundation depth in relation to Bakerloo Line Extension

Human rights implications

197. 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.
198. This application has the legitimate aim of providing a new building with employment and residential uses. 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/1120-136 Application file: 17/AP/3910 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: Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-Application Letter
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Robin Sedgwick, Senior Planner		
Version	Final		
Dated	04 July 2018		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance & Governance	No	No	
Strategic Director, Environment and Social Regeneration	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		05 July 2018	

APPENDIX 1**Consultation undertaken****Site notice date:** 08/11/2017**Press notice date:** 02/11/2017**Case officer site visit date:** n/a**Neighbour consultation letters sent:** 07/11/2017**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

London Fire & Emergency Planning Authority

London Underground Limited

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:

Flat 17 Edison House Rockingham Estate SE1 6UA
 Flat 18 Edison House Rockingham Estate SE1 6UA
 Flat 16 Edison House Rockingham Estate SE1 6UA
 Flat 14 Edison House Rockingham Estate SE1 6UA
 Flat 15 Edison House Rockingham Estate SE1 6UA
 Flat 19 Edison House Rockingham Estate SE1 6UA
 Flat 4 Edison House Rockingham Estate SE1 6UA
 Flat 5 Edison House Rockingham Estate SE1 6UA
 Flat 3 Edison House Rockingham Estate SE1 6UA
 Flat 2 Edison House Rockingham Estate SE1 6UA
 Flat 20 Edison House Rockingham Estate SE1 6UA
 122c New Kent Road London SE1 6TU
 122 New Kent Road London SE1 6TU
 122b New Kent Road London SE1 6TU
 Crown And Anchor 116 New Kent Road SE1 6TU
 122a New Kent Road London SE1 6TU
 124 New Kent Road London SE1 6TU
 Flat 12 Edison House Rockingham Estate SE1 6UA
 Flat 13 Edison House Rockingham Estate SE1 6UA
 Flat 11 Edison House Rockingham Estate SE1 6UA
 Flat 1 Edison House Rockingham Estate SE1 6UA
 Flat 10 Edison House Rockingham Estate SE1 6UA
 Flat 1 5 Elba Place SE17 1PT
 The Archduke Charles Rodney Road SE17 1BA
 Flat 1 73 Balfour Street SE17 1PL

Flat 5 Rosa Parks House SE17 1PR
 Flat 3 Rosa Parks House SE17 1PR
 Flat 1 Rosa Parks House SE17 1PR
 Flat 2 Rosa Parks House SE17 1PR
 2 Baytree Mews London SE17 1PU
 3 Baytree Mews London SE17 1PU
 1 Baytree Mews London SE17 1PU
 Flat 28 Rosa Parks House SE17 1PR
 Flat 29 Rosa Parks House SE17 1PR
 4 Baytree Mews London SE17 1PU
 8 Baytree Mews London SE17 1PU
 Ground Floor Right 136-142 New Kent Road SE1 6TU
 7 Baytree Mews London SE17 1PU
 5 Baytree Mews London SE17 1PU
 6 Baytree Mews London SE17 1PU
 Flat 20 Rosa Parks House SE17 1PR
 Flat 21 Rosa Parks House SE17 1PR
 Flat 19 Rosa Parks House SE17 1PR
 Flat 17 Rosa Parks House SE17 1PR
 Flat 18 Rosa Parks House SE17 1PR
 Flat 22 Rosa Parks House SE17 1PR
 Flat 26 Rosa Parks House SE17 1PR
 Flat 27 Rosa Parks House SE17 1PR
 Flat 25 Rosa Parks House SE17 1PR
 Flat 23 Rosa Parks House SE17 1PR

Flat A 69 Balfour Street SE17 1PL
 Flat 1 71 Balfour Street SE17 1PL
 Flat A 85 Balfour Street SE17 1PB
 Flat E 85 Balfour Street SE17 1PB
 Flat F 85 Balfour Street SE17 1PB
 Flat D 85 Balfour Street SE17 1PB
 Flat B 85 Balfour Street SE17 1PB
 Flat C 85 Balfour Street SE17 1PB
 Flat 9 Edison House Rockingham Estate SE1 6UA
 100-102 Harper Road London SE1 6AQ
 Flat 8 Edison House Rockingham Estate SE1 6UA
 Flat 6 Edison House Rockingham Estate SE1 6UA
 Flat 7 Edison House Rockingham Estate SE1 6UA
 102 Harper Road London SE1 6AQ
 118-120 New Kent Road London SE1 6TU
 126 New Kent Road London SE1 6TU
 Flat 1 Crompton House Rockingham Estate SE1 6AH
 Flat 10 Crompton House Rockingham Estate SE1 6AH
 The Rising Sun 98 Harper Road SE1 6AQ
 164 New Kent Road London SE1 4YS
 Flat 11 Crompton House Rockingham Estate SE1 6AH
 Flat 15 Crompton House Rockingham Estate SE1 6AH
 Flat 16 Crompton House Rockingham Estate SE1 6AH
 Flat 14 Crompton House Rockingham Estate SE1 6AH

 Flat 12 Crompton House Rockingham Estate SE1 6AH
 Flat 13 Crompton House Rockingham Estate SE1 6AH
 161 New Kent Road London SE1 4AG
 163 New Kent Road London SE1 4AG
 195 New Kent Road London SE1 4AG
 189 New Kent Road London SE1 4AG
 171 New Kent Road London SE1 4AG
 179b New Kent Road London SE1 4AG
 70 County Street London SE1 4AD
 Ground Floor 169 New Kent Road SE1 4AG
 Flat 3 191 New Kent Road SE1 4AG
 Flat 1 191 New Kent Road SE1 4AG
 Flat 2 191 New Kent Road SE1 4AG
 Flat 2 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 3 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 1 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 8 Crompton House Rockingham Estate SE1 6AH
 Flat 9 Crompton House Rockingham Estate SE1 6AH
 Flat 4 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 8 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 9 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 7 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 5 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 6 Wheatstone House Rockingham Estate SE1 6AJ
 Flat 2 Crompton House Rockingham Estate SE1 6AH
 Flat 20 Crompton House Rockingham Estate SE1 6AH
 Flat 19 Crompton House Rockingham Estate SE1 6AH
 Flat 17 Crompton House Rockingham Estate SE1 6AH
 Flat 18 Crompton House Rockingham Estate SE1 6AH
 Flat 21 Crompton House Rockingham Estate SE1 6AH
 Flat 6 Crompton House Rockingham Estate SE1 6AH
 Flat 7 Crompton House Rockingham Estate SE1 6AH
 Flat 5 Crompton House Rockingham Estate SE1 6AH
 Flat 3 Crompton House Rockingham Estate SE1 6AH
 Flat 4 Crompton House Rockingham Estate SE1 6AH
 Flat G 85 Balfour Street SE17 1PB
 Flat 2 165-169 New Kent Road SE1 4AG
 Flat 3 171b New Kent Road SE1 4AG
 Flat 2 171 New Kent Road SE1 4AG
 Flat 1 171 New Kent Road SE1 4AG
 Flat 1 165-169 New Kent Road SE1 4AG
 Flat 3 165-169 New Kent Road SE1 4AG
 185 New Kent Road London SE1 4AG
 Flat 193 New Kent Road SE1 4AG
 Ground Floor Flat 1-2 Munton Road SE17 1PR
 Basement Flat 154 New Kent Road SE1 4YS
 Ground Floor Flat 4 Victory Place SE17 1PG
 175a New Kent Road London SE1 4AG
 First Floor And Second Floor Flat 185 New Kent Road SE1 4AG
 Victory Primary School Elba Place SE17 1PT
 73 Balfour Street London SE17 1PL
 75 Balfour Street London SE17 1PL
 First Floor And Second Floor Flat 118-120 New Kent Road

Flat 24 Rosa Parks House SE17 1PR
 Flat 4 Watling House SE1 6TX
 Flat 5 Watling House SE1 6TX
 Flat 3 Watling House SE1 6TX
 Flat 1 Watling House SE1 6TX
 Flat 2 Watling House SE1 6TX
 Flat 6 Watling House SE1 6TX
 Flat 10 Watling House SE1 6TX
 Flat 11 Watling House SE1 6TX
 Flat 9 Watling House SE1 6TX
 Flat 7 Watling House SE1 6TX
 Flat 8 Watling House SE1 6TX
 Flat 7 120 New Kent Road SE1 6TU
 Flat 5 120 New Kent Road SE1 6TU
 Flat 3 120 New Kent Road SE1 6TU
 Flat 4 120 New Kent Road SE1 6TU
 173 New Kent Road London SE1 4AG
 Flat 26 Watling House SE1 6TX
 Flat 27 Watling House SE1 6TX
 Flat 25 Watling House SE1 6TX
 Flat 23 Watling House SE1 6TX
 Flat 24 Watling House SE1 6TX
 Flat 28 Watling House SE1 6TX
 Ground Floor And Mezzanine Floor 74-75 County Street SE1 4AD
 First Floor And Second Floor Flat 173 New Kent Road SE1 4AG
 Flat 29 Watling House SE1 6TX
 Flat 30 Watling House SE1 6TX
 Flat 15 Watling House SE1 6TX
 Flat 16 Watling House SE1 6TX
 Flat 14 Watling House SE1 6TX
 Flat 12 Watling House SE1 6TX
 Flat 13 Watling House SE1 6TX
 Flat 17 Watling House SE1 6TX
 Flat 21 Watling House SE1 6TX
 Flat 22 Watling House SE1 6TX
 Flat 20 Watling House SE1 6TX
 Flat 18 Watling House SE1 6TX
 Flat 19 Watling House SE1 6TX
 First Floor Flat 74-75 County Street SE1 4AD
 Flat 5 73 County Street SE1 4AD
 Flat 6 73 County Street SE1 4AD
 Flat 4 73 County Street SE1 4AD
 Flat 2 73 County Street SE1 4AD
 Flat 3 73 County Street SE1 4AD
 83 County Street London SE1 4AD
 Flat 1 71 County Street SE1 4AD
 Flat 2 71 County Street SE1 4AD
 Flat 1 177 New Kent Road SE1 4AG
 Flat 2 177 New Kent Road SE1 4AG
 Flat 1 73 County Street SE1 4AD
 Ground Floor Flat 177 New Kent Road SE1 4AG
 Flat 3 177 New Kent Road SE1 4AG
 Flat Top Floor 177 New Kent Road SE1 4AG
 168 New Kent Road London SE1 4YS
 170 New Kent Road London SE1 4YS
 166 New Kent Road London SE1 4YS
 160 New Kent Road London SE1 4YS
 162 New Kent Road London SE1 4YS
 74-75 County Street London SE1 4AD
 183 New Kent Road London SE1 4AG
 175 New Kent Road London SE1 4AG
 193 New Kent Road London SE1 4AG
 179 New Kent Road London SE1 4AG
 81 County Street London SE1 4AD
 85 County Street London SE1 4AD
 87 County Street London SE1 4AD
 156 New Kent Road London SE1 4YS
 158 New Kent Road London SE1 4YS
 177 New Kent Road London SE1 4AG
 4 Cutler Apartments 134 New Kent Road SE1 6TU
 5 Cutler Apartments 134 New Kent Road SE1 6TU
 3 Cutler Apartments 134 New Kent Road SE1 6TU
 1 Cutler Apartments 134 New Kent Road SE1 6TU

 2 Cutler Apartments 134 New Kent Road SE1 6TU
 6 Cutler Apartments 134 New Kent Road SE1 6TU
 10 Cutler Apartments 134 New Kent Road SE1 6TU
 11 Cutler Apartments 134 New Kent Road SE1 6TU

SE1 6TU

First Floor Flat 163 New Kent Road SE1 4AG
 Flat 191 New Kent Road SE1 4AG
 First Floor Flat 189 New Kent Road SE1 4AG
 First Floor Flat 4 Victory Place SE17 1PG
 First Floor Flat 1-2 Munton Road SE17 1PR
 179a New Kent Road London SE1 4AG
 78-80 County Street London SE1 4AE
 120 New Kent Road London SE1 6TU
 Second Floor Flat 163 New Kent Road SE1 4AG
 Second Floor Flat 4 Victory Place SE17 1PG
 Second Floor Flat 189 New Kent Road SE1 4AG
 191 New Kent Road London SE1 4AG
 Ground Floor 165-167 New Kent Road SE1 4AG
 83a Balfour Street SE17 1PL
 83b Balfour Street SE17 1PL
 Flat 2 77 Balfour Street SE17 1PL
 1-27 Rodney Place London SE17 1PP
 Flat 2 79 Balfour Street SE17 1PL
 Flat 2 71 Balfour Street SE17 1PL
 Flat 2 5 Elba Place SE17 1PT
 Flat 3 5 Elba Place SE17 1PT
 Flat 2 81 Balfour Street SE17 1PL
 Flat B 69 Balfour Street SE17 1PL
 Flat C 69 Balfour Street SE17 1PL
 Flat 1 79 Balfour Street SE17 1PL
 Flat 1 81 Balfour Street SE17 1PL
 Flat 1 77 Balfour Street SE17 1PL
 Flat H 85 Balfour Street SE17 1PB
 Flat 1 75 Balfour Street SE17 1PL
 1 John Maurice Close London SE17 1PY
 5 John Maurice Close London SE17 1PY
 6 John Maurice Close London SE17 1PY
 4 John Maurice Close London SE17 1PY
 2 John Maurice Close London SE17 1PY
 3 John Maurice Close London SE17 1PY
 Flat 10 29 Rodney Place SE17 1PP
 Flat 1 10 Munton Road SE17 1PR
 Flat 9 29 Rodney Place SE17 1PP
 Flat 7 29 Rodney Place SE17 1PP
 Flat 8 29 Rodney Place SE17 1PP
 Flat 2 10 Munton Road SE17 1PR
 Flat 6 10 Munton Road SE17 1PR
 Flat 5 10 Munton Road SE17 1PR
 Flat 3 10 Munton Road SE17 1PR
 Flat 4 10 Munton Road SE17 1PR
 Flat 7 5 Elba Place SE17 1PT
 Flat 6 5 Elba Place SE17 1PT
 Flat 4 5 Elba Place SE17 1PT
 Flat 5 5 Elba Place SE17 1PT
 Flat 1 29 Rodney Place SE17 1PP
 Flat 5 29 Rodney Place SE17 1PP
 Flat 6 29 Rodney Place SE17 1PP
 Flat 4 29 Rodney Place SE17 1PP
 Flat 2 29 Rodney Place SE17 1PP
 Flat 3 29 Rodney Place SE17 1PP
 Flat 9 Rosa Parks House SE17 1PR
 Flat 10 Rosa Parks House SE17 1PR
 Flat 8 Rosa Parks House SE17 1PR
 Flat 6 Rosa Parks House SE17 1PR
 Flat 7 Rosa Parks House SE17 1PR
 Flat 11 Rosa Parks House SE17 1PR
 Flat 15 Rosa Parks House SE17 1PR
 Flat 16 Rosa Parks House SE17 1PR
 Flat 14 Rosa Parks House SE17 1PR
 Flat 12 Rosa Parks House SE17 1PR
 Flat 13 Rosa Parks House SE17 1PR
 Flat A 173 New Kent Road SE1 4AG
 Flat B 173 New Kent Road SE1 4AG
 Ground Floor Left And First Floor 136-142 New Kent Road SE1 6TU
 Flat 4 Rosa Parks House SE17 1PR

9 Cutler Apartments 134 New Kent Road SE1 6TU
 7 Cutler Apartments 134 New Kent Road SE1 6TU
 8 Cutler Apartments 134 New Kent Road SE1 6TU
 Third Floor Flat 154 New Kent Road SE1 4YS
 Living Accommodation 183 New Kent Road SE1 4AG
 Second Floor Flat 154 New Kent Road SE1 4YS
 Ground Floor Flat 154 New Kent Road SE1 4YS
 First Floor Flat 154 New Kent Road SE1 4YS
 134a New Kent Road London SE1 6TU
 Living Accommodation Crown And Anchor SE1 6TU
 Living Accommodation 161 New Kent Road SE1 4AG
 Living Accommodation 98 Harper Road SE1 6AQ
 3 Morant Court 5 Munton Road SE17 1PR
 4 Morant Court 5 Munton Road SE17 1PR
 2 Morant Court 5 Munton Road SE17 1PR
 1 Morant Court 5 Munton Road SE17 1PR
 5 Morant Court 5 Munton Road SE17 1PR
 9 Morant Court 5 Munton Road SE17 1PR
 10 Morant Court 5 Munton Road SE17 1PR
 8 Morant Court 5 Munton Road SE17 1PR
 6 Morant Court 5 Munton Road SE17 1PR
 7 Morant Court 5 Munton Road SE17 1PR
 20 Dawkins Court 2 Garland Close
 87 Rodney Road SE17 1RF

Members Room X

5 Oldfield Gardens Ashted KT21 2NA
 5 Wicksteed House London SE1 6RQ
 Flat 1 159 New Kent Road SE1
 Flat 2 159 New Kent Road SE1 4AG
 Flat 3 159 New Kent Road SE1 4AG
 Flat 4 159 New Kent Road SE1
 Flat 5 159 New Kent Road SE1 4AG
 Flat 6 159 New Kent Road SE1 4AG
 Flat 7 159 New Kent Road SE1 4AG
 Flat 8 159 New Kent Road SE1 4AG
 Flat 9 159 New Kent Road SE1 4AG
 Flat 10 159 New Kent Road SE1 4AG
 Flat 11 159 New Kent Road London SE1 4AG
 Flat 12 159 New Kent Road SE1 4AG
 Flat 13 159 New Kent Road SE1 4AG
 Flat 14 159 New Kent Road SE1 4AG
 Flat 15 159 New Kent Road SE1 4AG
 11 Henshaw Street Walworth se171pe
 85e Balfour Street SE1
 63 Burbage Road London SE24 9HB
 27 Great Suffolk Street London SE1 0NS
 87 Balfour Street London se17 1pb
 80 Arodene Road London SW2 2BH
 5 Glengall Terrace London SE15 6NW
 23 Glengall Road London Se156nj
 Flat 53, Woodsford London SE17 2TN
 Flat 35 Penny Black Court 2d Carlton Grove SE15 2UE
 Flat 47 Ensign House, Tavern Quay Rope Street SE16 7EX
 44 Henshaw Street London SE17 1PD
 Flat 14 159 New Kent Road London SE1
 25 Heversham House Ilderton Road SE15 1EL
 159 New Kent Road London Se1 4ag
 Flat 12, 159 New Kent Road London SE14AG
 13, Metropolis 157-159 New Kent Road SE14AG
 Flat One, 70 Peckham Rd London SE5 8PX
 2 Standon Cottages Standon Lane RH5 5QR
 Flat 10 Winch House Stead Street SE17 1BP
 Flat 4 159 New Kent Road SE1 4AG
 17 Equity Square London E2 7EQ

@Voytek 23a Great Queen St WC2B 5BB
 30 John Maurice Close SE17 1PZ

Re-consultation: n/a

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

None

Statutory and non-statutory organisations

Environment Agency
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning

Neighbours and local groups

Email representation

Flat One, 70 Peckham Rd London SE5 8PX
Flat 1 159 New Kent Road SE1
Flat 10 Winch House Stead Street SE17 1BP
Flat 10 159 New Kent Road SE1 4AG
Flat 10 159 New Kent Road SE1 4AG
Flat 11 159 New Kent Road London SE1 4AG
Flat 12, 159 New Kent Road London SE14AG
Flat 12, 159 New Kent Road London SE14AG
Flat 12 159 New Kent Road SE1 4AG
Flat 12 159 New Kent Road SE1 4AG
Flat 13 159 New Kent Road SE1 4AG
Flat 14 159 New Kent Road London SE1
Flat 14 159 New Kent Road London SE1
Flat 14 159 New Kent Road SE1 4AG
Flat 14 159 New Kent Road SE1 4AG
Flat 15 159 New Kent Road SE1 4AG
Flat 35 Penny Black Court 2d Carlton Grove SE15 2UE
Flat 4 159 New Kent Road SE1 4AG
Flat 4 159 New Kent Road SE1 4AG
Flat 47 Ensign House, Tavern Quay Rope Street SE16 7EX
Flat 5 159 New Kent Road SE1 4AG
Flat 5 159 New Kent Road SE1 4AG
Flat 53, Woodsford London SE17 2TN
Flat 6 159 New Kent Road SE1 4AG
Flat 6 159 New Kent Road SE1 4AG
Flat 7 159 New Kent Road SE1 4AG
Flat 7 159 New Kent Road SE1 4AG
Flat 8 27 Slingsby Place WC2E 9AB
Flat 9 159 New Kent Road SE1 4AG
Flat 9 159 New Kent Road SE1 4AG
Ground Floor Flat 1-2 Muntion Road SE17 1PR
Ground Floor Flat 1-2 Muntion Road SE17 1PR
Spring Valley Mill Spring Valley Lane CO7 7SB
Stead Street Winch House SE17 1BP
Top Floor Flat The Coach House SE17 1PR
@Voytek 23a Great Queen St WC2B 5BB
1 Cutler Apartments 134 New Kent Road SE1 6TU
11 Henshaw Street Walworth SE17 1PE
13, Metropolis 157-159 New Kent Road SE14AG
15/159 New Kent Road London SE1 4AG
157/159 New Kent Road London SE1 4AG

159 New Kent Road London SE1 4AG
159 New Kent Road London Se1 4ag
168 New Kent Road London SE1 4YS
17 Equity Square London E2 7EQ
17 Equity Square London E2 7EQ
2 Standon Cottages Standon Lane RH5 5QR
2 Standon Cottages Standon Lane RH5 5QR
23 Glengall Road London Se156nj
25 Heversham House Ilderton Road SE15 1EL
27 Great Suffolk Street London SE1 0NS
3 Stockham Court Rodney Road se13uw
30 John Maurice Close SE17 1PZ
404 Rutherford Heights London SE17 1AS
404 Rutherford Heights London SE17 1AS
404 Rutherford Heights London SE17 1AS
44 Henshaw Street London SE17 1PD
45 Kilner House Clayton Street SE11 5SE
45 Kilner House Clayton Street SE11 5SE
5 Glengall Terrace London SE15 6NW
5 Oldfield Gardens Ashted KT21 2NA
5 Wicksteed House London SE1 6RQ
6 Cutler Apartments 134 New Kent Road SE1 6TU
6 Hope Street Wandsworth SW11 2BY
63 Burbage Road London SE24 9HB
7 Baytree Mews London SE17 1PU
80 Arodene Road London SW2 2BH
83a Balfour Street SE17 1PL
85c Balfour Street London SE17 1PB
85e Balfour Street SE1
85e Balfour Street SE1
87 Balfour Street London se17 1pb
87 Rodney Road SE17 1RF



Chief executive's department

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

Mr Jake Geczy
Planning Potential
148 Tooley Street
London
SE1 2TU

Your Ref:

Our Ref: 17/EQ/0181
Contact: Robin Sedgwick
Telephone: 020 7525 3920
E-Mail: robin.sedgwick@southwark.gov.uk
Web Site: <http://www.southwark.gov.uk>

Date: 03/10/2017

Dear Sir/Madam

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

At: 136-142 NEW KENT ROAD, LONDON SE1 6TU

Proposal: Demolition of the existing building and construction of an fifteen-storey residential led mixed-use scheme providing 86 residential units, with commercial space at ground floor.

1. I write further to your pre-application enquiry received on 03/05/2017 and amended plans submitted on 28/08/2017, and also following our meeting held with council officers on 02/06/2017. The key issues considered within the pre-application meeting were: the principle of the proposed development including the re-provision of existing employment floor space, the principle of a tall building, the proposed servicing route, the provision of active uses at the ground floor, the quality of the accommodation proposed and the provision of affordable housing. Other issues briefly considered include the impact on the amenity of neighbouring residents in terms of daylight/sunlight/outlook and privacy. The following can be considered a summary of the Council's position with regards to these key planning issues as well as matters not yet touched upon in discussions. During the course of the pre-application discussions revised plans have been submitted reducing the scale of the frontage block from 18 storeys to 15 and reducing the total number of units from 111 to 86.

Planning Policy

2. 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).
3. The site is located within the:
 - Central Activities Zone
 - Air Quality Management Area
 - Elephant and Castle Opportunity Area.
4. There are no heritage assets within the site boundary however the site is within the setting of the following heritage assets:
 - Grade II listed building 154-170 New Kent Road
 - Grade II listed building Driscoll House, 172 New Kent Road
 - Grade II listed building Elephant House, 4 Victory Place
 - Grade II listed building Joseph Lancaster Primary School, Harper Road
 - Grade II listed building Geoffrey Chaucer School, Harper Road
5. The site is not within an archaeological priority zone however it is close to the Bermondsey, Borough

and Rivers Archaeological Priority Zone and is close to sites where there have been Roman and Post Medieval archaeological finds.

6. The site is also within the Background Assessment Area of two viewing corridors, the Alexandra Palace Viewing terrace to St Paul's Cathedral (View 1A.2) and the Centre of Bridge over the Serpentine to the Palace of Westminster (View 23A.1).
7. The site is within the Elephant and Castle Opportunity Area and is situated in the Heygate Street Character Area. This Character Area is largely dominated by the Heygate estate which is currently under development in accordance with a Masterplan approved in 2013. The Opportunity Area SPD specifies that this area is to provide around 3000 new homes with approximately 2500 of this being provided through the phased development of the Heygate Estate.
8. The site was identified in the Elephant and Castle SPD 2012 and the NSP Options version as a potential site for mixed use development. It has not been taken forward as a site allocation in the preferred options NSP due to the limited site area and limited development potential as a strategic development site. The site is located on the edge of two opportunity areas but it is not considered to be a gateway development site to achieve the aspirations of either the Elephant and Castle or Old Kent Road strategic visions. New Kent Road and the area surrounding the site is characterised by low-mid rise buildings along a linear route. The council remain supportive of redevelopment of the site for mixed use and consider this could be achieved in the context of applying adopted planning policies i.e. to provide high quality development that is consistent with the character of the area.

Other key material considerations

9. The National Planning Policy Framework
New Southwark Plan Preferred Option - Area Visions and Site Allocations (February 2017)
Development Viability SPD (2016)
Residential Design Standards SPD (2015)
Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)
Sustainable Design and Construction SPD (2009)
Sustainable Transport (2009)
Draft Affordable Housing SPD (2011)

Land Use

10. The principle land use policies are:
Core Strategy Policies: SP5 – Providing new homes, SP10 – Jobs and businesses
Saved Southwark Plan Policies: 1.4 – Employment Sites outside the Preferred Office Locations and Preferred Industrial Locations
EACOA SPD Policy 25: Heygate Character Area Land Uses.
11. The proposed mixed use development is acceptable in principle on the site subject to the proposed development providing replacement employment space in accordance with Saved Southwark Plan policy 1.4, which requires the retention of employment floor space on sites which have a direct access to a classified road and are within the CAZ. This is supported by the EACOA SPD Policy 25 states that development should retain business space as part of mixed use development unless replaced by a suitable town centre use and that additional residential uses will be supported. The proposed development which seeks to provide equivalent replacement employment floor space and residential uses above is supported in land use terms.
12. The amended proposal includes the provision of commercial space within the basement. This would be laid out to provide two flexible use B1/D1 units 359sqm and 310sqm in size and one retail unit at 122sqm in size. At the ground floor level there would be four separate units. One commercial A1 unit with a floor space of 454sqm, and three flexible B1/D1 use class units of 100sqm, 122sqm and 299sqm in area. The larger units would front onto the parking area accessed from New Kent Road. A further 93sqm of commercial floor space is provided at the first floor level. The proposal relies on the provision of a significant proportion of employment space at the basement level. Given the limited daylight potential for the commercial accommodation it should be demonstrated that high quality and viable commercial floor space can be provided.

Access and site layout

13. The principle policies relating to access and site layout are:
Core Strategy Policies: SP2 – Sustainable transport, SP12 – Design and conservation
Saved Southwark Plan Policies: 3.11 Efficient use of land, 3.12 Quality in design, 3.13 – Urban design

EACOA SPD Policy 27: Heygate Character Area Built Environment.
Residential Design Standards:

14. The site is laid out with two buildings. The larger building (Block A) extends across the full width of the site fronting onto and set back from New Kent Road, and is part 8 storey/part 15 storey in height. To the rear a 6 storey building (Block B) is proposed fronting onto Munton Road. This will be linked to the frontage building at the ground floor level. There is a parking area proposed in front of building A.
15. The provision of active uses on the ground floor along the New Kent Road would be supported. Entrances to the proposed buildings should be welcoming and easily identifiable and should relate to the function of the building. Having commercial uses on the ground floor helps provide activity although the visual impact of parking and servicing areas should be minimised.
16. The proximity of Block A to Block B results in facing habitable rooms and balconies being situated within 15m. The council's Residential Design Standards require a minimum set in distance of 21m at the rear of a building.
17. There are no existing landscaping features on the site that would require protection however there is a mature tree within the public realm directly outside of the site adjacent to the New Kent Road. Should the site be redeveloped it would need to be demonstrated that this tree would not be harmed. High quality landscaping would be required to complement any proposed building. This should encourage biodiversity through tree planting, water features and habitat creation.

Tall buildings Scale, height and massing

18. The principle policies relating to scale, height and massing are:
Core Strategy Policies: SP12 – Design and conservation
Saved Southwark Plan Policies: 3.11 Efficient use of land, 3.12 Quality in design, 3.13 – Urban design
EACOA SPD Policy 27: Heygate Character Area Built Environment.
Residential Design Standards
19. The proposed height and massing is considered inappropriate and fails to respond well to the surrounding context. The main concern relates to the proposal for a tall building of up to 18 storeys (75m AOD) on the site. Saved Policy 3.20 of the Southwark Plan states that tall buildings may be permitted on sites within the CAZ, with excellent public transport accessibility and outside landmark viewing corridors where the building:
 - i. Makes a positive contribution to the landscape; and
 - ii. Is located at a point of landmark significance; and
 - iii. Is of the highest architectural standard; and
 - iv. Relates well to its surroundings, particularly at street level; and
 - v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.
20. Whilst the site has been identified as an opportunity site in the E&C SPD, it is suitable for redevelopment but not appropriate for a tall building. This proposal fails to meet all the criteria of this policy, for example, it is not a landmark site or a destination in its own right, the tall building is isolated from a number of viewing points and the contribution to public landscape would not be sufficient. In addition to this the site would be situated within 2 viewing corridors: the Alexandra Palace Viewing terrace to St Paul's Cathedral (View 1A.2) and the Centre of Bridge over the Serpentine to the Palace of Westminster (View 23A.1).
21. The tower also has the potential to affect the setting of a number of listed buildings. In particular, the group of listed buildings on New Kent Road which includes the listed terrace and Driscoll House, are part of the immediate setting of this development and where a tower of this scale is likely to cause substantial harm. This impact will need to be tested in the views of the listed buildings from the New Kent Road, Harper Road, Bartholomew Street and Victory Place and any harm should be avoided.
22. Reference has been made within the submission documents and at the meeting to the context of the site in relation to the tall buildings situated within the Heygate Masterplan area along the New Kent Road. It is the view of the Council that the presence of tall buildings on these sites is not a precedent for similar scale development on other sites, particularly as the tall buildings on the Heygate site are situated on larger plots close to the town centre and within a wider planning context and masterplan, that will also deliver benefits such as a significant sized public park. In any case the Elephant Park

proposals which form the New Kent Road frontage, display a deliberate reduction in scale as one travels east along the New Kent Road. This is evidenced in your visualisations which your scheme fails to address.

Detailed design

23. As a result of the concerns raised regarding the scale and massing of the proposed building and the nature of the changes required to address these concerns it is likely that the detailed design will change considerably from what is currently proposed and will require further consideration. However general comments and recommendations are made based on the current proposals and planning policy. The materials proposed should be complementary to and reinforce local identity. In this instance brick and masonry would be considered appropriate.

Density

24. The principle density policies are:
London Plan 2.4 – Optimising housing potential,
Core Strategy SP 5 – Providing New Homes
25. The proposal is estimated to have a density well in excess of 1500 habitable rooms per hectare in the Central Activities Zone, which significantly exceeds the expected density range of 650 to 1,100 set out within Core Strategy Policy 5.
26. Detailed layouts of each floor have been provided. There are concerns that the proposed development exhibits some of the usual aspects of overdevelopment which would need to be addressed by reducing the overall scale of development.
27. The proposed density is unacceptable by virtue of the cramped layout demonstrated by the inadequate separation distance between the residential blocks, the lack of amenity and play space and the high proportion of single aspect residential units. Maximum densities may be exceeded where developments achieve the highest standard of design, exceeding minimum internal space standards as well as providing an acceptable standard of daylight and sunlight, privacy, good outlook and amenity space. It is considered that this scheme does not meet these standards and amounts to overdevelopment. Hence the standard of design demonstrated is considered unacceptable.

Housing Mix

28. The proposed dwelling mix would include 39 x 1 bed units (45%), 37 x 2 bed units (43%), 10 x 3 bed units (12%). The proposed provision of family units would be in accordance with the recommended minimum level for the Elephant and Castle Opportunity Area. As the combined total of the two and three bed units would be significantly below the minimum requirement of 60% as set out under Core Strategy Policy 7 the proposed dwelling mix is considered unacceptable.

Housing tenure

29. The principle Affordable Housing Policies are:
London Plan Policy 3.12: Negotiating affordable housing on individual private residential and mixed use schemes.
Core Strategy SP6: Homes for people on different incomes
Saved Southwark Plan Policy: 4.4 – Affordable housing.
EACOA SPD 5: High quality homes: Providing more and better homes.
30. No information has been submitted with regard to the proposed affordable housing provision within the development which should be in accordance with Core Strategy Policy 6 which requires a minimum of 35% with a tenure split (within the OKRAAP) of 50% social rent and 50% intermediate as required by Saved Southwark Plan Policy 4.4. Flexibility in the mix of homes provided and in the nature and type of affordable housing provided may be justified where a development proposes covenanted private rented homes.
31. In relation to the tenure split it should be noted that the emerging New Southwark Plan policy DM1 would seek to secure a minimum of 25% of total homes provided as social rent and up to 10% of the total homes provided as intermediate tenure homes. This policy currently has limited weight but it sets out the Council's intention to increase the provision of social rented accommodation. This policy is likely to form part of the Council's final option and would have some weight as a material consideration. The NSP is expected to be adopted by mid 2018.

Viability

32. All planning applications which trigger a policy requirement to provide affordable housing are required to provide a financial viability appraisal. The financial viability appraisal should be prepared and presented in accordance with the guidance contained within the Council's Development Viability SPD 2016. An executive summary which summarises the key findings and conclusions should be submitted alongside the financial viability appraisal and this will be published upon the validation of the planning application. The full appraisal
33. will be published in full, one week prior to determination.
34. In accordance with the Development Viability SPD 2016 the Council will require benchmark land values (BLV) to be calculated with reference to the current use value (CUV) of the site, plus a financial incentive that would ensure the release of the land from its current use (CUV+). You are strongly encouraged to submit a draft financial viability appraisal with any further pre-application enquiry. Financial viability appraisals which support pre-application discussions will be treated as confidential.

Housing Quality

35. The principle Housing Quality Policies are:
 London Plan Policies 3.5: Quality and design of housing developments
 Core Strategy SP5: Homes for people on different incomes
 Saved Southwark Plan Policy: 4.4 – Affordable housing.
 EACOA SPD 5: High quality homes: Providing more and better homes.
 Southwark Residential Design Standards (2011) with 2015 Technical Update
36. Core Strategy Strategic Policy 5 sets a density range of between 650 to 1,100 habitable rooms per hectare (hr/ha) within the Central Activities Zone but states that densities may be exceeded in opportunity areas when developments are of an exemplary standard of design. As the density of the proposed scheme is greater than 1100hr/ha it will be necessary to demonstrate exemplary accommodation. Section 2.2 of the council's Residential Design Standards SPD advises that for a development to be considered as being of an exemplary standard of design, applicants will be expected to demonstrate that their proposed scheme exceeds the residential design standards and includes features such as:
 - significantly exceed minimum floor space standards;
 - provide for bulk storage;
 - minimise corridor lengths by having an increase in number of cores and maximum of 8 dwellings per core.
 - include a predominance of dual aspect units
 - exceed the minimum ceiling height of 2.3m
 - have natural light and ventilation in kitchens and bathrooms
 - exceed amenity space standards
 - meets good daylight and sunlight standards.
 - have excellent accessibility with all dwellings meeting M4(2) accessibility criteria of Approved Document M of Building regulations.
37. The proposed floor layouts that have been submitted demonstrate some of the abovementioned features by providing bulk storage and minimising corridor lengths with fewer than 8 units per core. However overall the proposal does not constitute exemplary accommodation in its current form. In particular the proposals should address the matters raised in the paragraphs below.
38. In relation to minimum floor space not all of the proposed units would meet the minimum floor space standards, while most would only achieve the minimum floor area. In order to demonstrate exemplary quality of accommodation minimum floorspace should be exceeded to a significant degree. Units failing to meet the minimum floor space requirements are not acceptable as they do not meet this standard.
39. The proposed development would provide only 44% dual aspect units. The standard requires a predominance of dual aspect units, which would comply with the definition of dual aspect set out in the Mayor's Housing SPG: *"a dual aspect dwelling is defined as one with openable windows on two external walls, which may be either on opposite sides of a dwelling or on adjacent sides of a dwelling where the external walls of a dwelling wrap around the corner of a building (the provision of a bay window does not constitute dual aspect)."* The proposed layouts will have to be amended to

demonstrate that a predominance of units are dual aspect.

40. All of the proposed units are shown to have balconies or private amenity spaces however there are a significant proportion that do not provide a sufficient depth for them to be classified as usable amenity space. For a balcony to be usable they should have a minimum depth of 1.5m. Therefore the proposed development has a shortfall of private amenity space of 512sqm. To offset this shortfall the development would be expected to provide a minimum of 562sqm of communal amenity space, not including child play space provision. Therefore it will be important to maximise amenity space provision on any available roof-space.
41. No details of any wheelchair units have been provided. 10% of the proposed residential accommodation proposed should be wheelchair accessible or adaptable. The proposed development provides 275 habitable rooms and 28 should be provided within wheelchair accessible/adaptable dwellings. This accommodation should be designed to meet the South East London Housing Partnership Wheelchair Housing Design Guide space standards specified within the 2015 Technical Update to the Residential Design Standards SPD (2011) on the Council's website dated October 2015.

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

42. Dwellings should be designed to have a mix of open plan living-kitchen-diners and units with separate kitchen diners to offer choice to potential occupiers. All three bed affordable dwellings should be designed to have self-contained kitchens in accordance with guidance in the 2015 Technical Update to the Residential Design Standards SPD (2011).
43. Child playspace should be provided in accordance with the Mayors Play and Informal Recreation SPG which requires a minimum of 10sqm of dedicated play space per child. This would be calculated with regard to the projected child occupancy rate of the development and it should be in addition to the communal amenity space area. Play space for the under 5s and 5-11 year olds should be provided on site, but the constraints of the site are acknowledged with regard to 12+ year olds and off site provision should be explored with the potential for a contribution to existing or future facilities in the locality. The existing housing mix would have a requirement for 400sqm of child play space. At present insufficient information has been provided to make an assessment of whether this requirement would be met although given the reductions in scale required to address the design concerns, the total quantum required is likely to be reduced.

Amenity impacts

44. The nearest neighbouring residential properties are those at 1 to 20 Edison House, 1 to 10 Morant Court, 1 to 11 Cutler Apartments and the dwelling situated to the rear of the site on Munton Road. While the proposed courtyard between frontage and rear blocks will preserve some outlook for the residents of Edison House, the proposed site layout and massing is likely to have a harmful impact on residents of this block in terms of daylight/sunlight and overlooking. The position of the proposed 6 storey rear wall directly on the boundary with the single unit on Munton Road would be particularly overbearing for the residents of this building and as it is likely that habitable room windows would be required in this elevation it would also have an unacceptable impact in terms of overlooking.
45. 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, however the proposed development should be significantly reduced in scale to address the concerns raised with regards to a tall building in this location and to reduce the impact on neighbouring residents.
46. The site is located in close proximity to the heavily trafficked New Kent Road where noise will impact upon potential outdoor amenity areas. As such, 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 including sound insulation, design of windows and proposed ventilation. Plant noise and vibration should be designed to avoid both creep and potential disturbance to both existing residents and new occupants. 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 noise generating uses adjacent to the site. Any required mitigation should be incorporated into the design of the scheme.

Trees

47. There is one large tree situated outside of the site on the New Kent Road frontage. This tree makes an important contribution to the public realm and details of protection measures will be required with any planning application to ensure that this will not be harmed.

Transport and servicing issues

Car parking

48. The site is within a CPZ and also has very good public transport accessibility and is therefore within a location where car-free development will be supported. Consideration should also be given to reducing the proportion of wheelchair accessible parking proposed. 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). 3 wheelchair accessible parking spaces are proposed within the front forecourt of building A. This would fall short of the 1:1 provision for wheelchair units required therefore it should be demonstrated that this level of provision is appropriate and that the access arrangements for wheelchair users would be sufficient.

Cycle parking

49. The submitted proposal would provide cycle parking spaces within the basement however there are no details of how many will be provided and how they will be split between the commercial and residential uses. The proposed residential cycle parking should be provided with 1 space for each 1-bed and studio units and 2 spaces for each unit with 2 beds or more a total of 133 spaces. Commercial cycle parking should be provided separately from the residential units and should include 1 space per 90sqm of floor space or in accordance with London Plan standards for the final use. The commercial units should also have showering and storage facilities to encourage staff to cycle. A combined minimum of 5 visitor cycle parking spaces should be provided for the proposed development.
50. The proposed cycle parking would need to be secure, convenient and weatherproof in accordance with policy. The preferred option would be for horizontal cycle parking such as 'Sheffield' stands. Some secure residential cycle storage should also be provided at ground floor level.

Servicing

51. No details of servicing are provided although it is noted that an access from New Kent Road is retained. 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 or refuse collection service. 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

52. London Plan Policy 5.2 requires a reduction in carbon emissions of 35% below Part L 2013 target and as of 1st October last year, new dwellings must be carbon zero. A detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined are to be met within the framework of the Mayor's energy hierarchy should be provided. Any shortfall in the CO2 reductions would need to be met through a contribution to the Council's carbon off-set fund, details of which are in the Planning Obligations and CIL SPD. Strategic policy 13 of the Core Strategy requires major development to achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy.
53. The residential element of the scheme would need to offset its regulated carbon dioxide emissions to zero in accordance with the London Plan policy 5.2 and the approach to "zero carbon homes" set out in the GLA's Housing SPG (2016). In accordance with AAP24 (decentralised energy) schemes should remain future proofed for future connection to an energy network.

Air Quality

54. The site is in an Air Quality Management Area and potential air quality impacts may arise as a result of construction works and the operation of the development. An air quality assessment would therefore be required at application stage which must be in accordance with the Mayor's guidance

Flood risk

55. The site is situated in Flood Risk Zone 3a and a Flood Risk Assessment is required at application stage. Strategic policy 13 of the Core Strategy requires major developments to reduce surface water run-off by more than 50% and where feasible surface water flows should be reduced to a greenfield rate of run-off in accordance with London Plan policy 5.13.

Ground contamination

56. Based on the site's historic uses there is a risk of exposure to potential contaminants during construction and in the completed development to construction workers, future occupiers, ground water and surface water. For these reasons a full land contamination exploration and assessment will be required.

Archaeology

57. The site is not within the Archaeological Priority Zone (APZ), but is within an area of where there have been significant archaeological finds from recent archaeological works in this area. The Council's Archaeology Officer advises that the application should be accompanied by an archaeological Desk Based Assessment (DBA) to comply with Saved Policy 3.19 Archaeology of the Southwark Plan 2007. The assessment should determine, as far as is reasonably possible, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed redevelopment. This work should help determine whether this development is likely to cause harm to the buried historic environment and, if so, what measures need to be in place to manage this. The applicant should contact the Council's Senior Planner Archaeology, Gillian King, for further early advice (Gillian.King@Southwark.gov.uk Direct Dial 0207 525 3969).

BREEAM

58. A rating of 'Excellent' would be required for the commercial units and a pre-assessment report should be provided at application stage. Major housing developments must achieve a potable water use target of 105 litres per person per day.

Planning obligations (S.106 undertaking or agreement)

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

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

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

Yours faithfully

Simon Bevan
Director of Planning

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	Gralaw One Ltd and Capital Homes (Greater London) Ltd	Reg. Number	17/AP/3910
Application Type	Full Planning Application		
Recommendation	Grant subject to Legal Agreement and GLA	Case Number	TP/1120-136

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Demolition of the existing building and construction of a part 13 storey/part 9 storey block fronting onto New Kent Road and a part 6 storey/part 4-storey block fronting onto Munton Road, to provide a mixed-use development, with basement, providing 81 residential units, 1361sqm of flexible business floor space/non-residential institution (Use Class B1/D1) and 448sqm of retail floor space (Use Class A1) with associated cycle parking, servicing, refuse and recycling, landscaping and private and communal residential amenity space.

At: 136-142 NEW KENT ROAD, LONDON, SE1 6TU

**In accordance with application received on 11/10/2017 20:37:32
and revisions/amendments received on 12/06/2018
12/06/2018**

and Applicant's Drawing Nos. Proposed Plans

P0-001 Rev P12 - Proposed Location Plan
 P1-099 Rev P12 - Proposed Basement Plan
 P1-100 Rev P12 - Proposed Ground Floor Plan
 P1-101 Rev P12 - Proposed First Floor Plan
 P1-102 Rev P12 - Proposed Second Floor Plan
 P1-103 Rev P12 - Proposed Third Floor Plan
 P1-104 Rev P12 - Proposed Fourth Floor Plan
 P1-105 Rev P12 - Proposed Fifth Floor Plan
 P1-106 Rev P12 - Proposed Sixth to Eight Floor Plan
 P1-109 Rev P12 - Proposed Ninth Floor Plan
 P1-110 Rev P12 - Proposed Tenth Floor Plan
 P1-111 Rev P12 - Proposed Eleventh to Twelfth Floor Plan
 P1-113 Rev P12 - Proposed Proposed Roof Plan
 P2-100 Rev P12 - Section AA
 P2-101 Rev P12 - Section BB
 P2-102 Rev P12 - Section CC
 P2-103 Rev P12 - Section DD
 P2-104 Rev P12 - Section EE
 P2-105 Rev P12 - Section AA Levels
 P3-100 Rev P12 - NKR North Elevation
 P3-102 Rev P12 - Munton Road South Elevation
 P3-104 Rev P12 - East Elevation
 P3-105 Rev P12 - West Elevation
 ITL13158-SK-008 Rev C - Proposed Servicing Arrangement
 ITL13158-SK-009 Rev C - Proposed Servicing Arrangement Swept Path Analysis
 TM312L01 Rev E - Ground Floor GA
 TM312L02 Rev C - First Floor GA
 TM312L03 Rev D - Ninth Floor GA
 TM312L04 Rev B - Detail - Sections

E--001 Site Location Plan
 E1-001 - Existing Roof Plan
 E1-002 - Existing Ground Floor Plan
 E1-003 - Existing First Floor Plan
 E3-001 - Existing Elevations

Documents

Planning Statement by Planning Potential dated October 2017
 Design and Access Statement by Collado Collins Architects dated October 2017
 Design Addendum by Collado Collins dated
 Landscape Design Report (Ref: TM312R02 Rev E): prepared by Turkington Martin
 Town and Visual Impact Assessment by Montagu Evans Dated October 2017
 Daylight and Sunlight Report: prepared by CHP Surveyors Limited
 Noise Assessment: prepared by RSK dated May 2018
 Air Quality Assessment Technical Note: prepared by RSK dated May 2018
 Air Quality Impact Assessment by RSK dated October 2017
 Energy Statement: prepared by AES Southern
 Viability Executive Summary and Addendum: prepared by JLL
 Archaeological Desk Based Assessment by CGMS dated September 2017
 Site Investigation for Southern Testing Environmental and Geotechnical dated September 2017
 Draft Construction Employment Management Plan by Ardent Consulting Engineers dated October 2017
 Structural Survey & Basement Impact Assessment by FORM Structural Design dated October 2017
 Statement of Community Involvement by Curtin and Co Dated October 2017
 Energy Statement by AES Sustainability Consultants Dated May 2018
 Flood Risk Assessment & Surface Water Drainage Strategy Dated October 2017
 Bat Survey report by Ecology by Design dated September 2017
 Transport Statement by i-Transport dated September 2017
 Arboricultural Implications Report dated October 2017

Subject to the following thirty-three conditions:

Time limit for implementing this permission and the approved plans

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

P0-001 Rev P12 - Proposed Location Plan
 P1-099 Rev P12 - Proposed Basement Plan
 P1-100 Rev P12 - Proposed Ground Floor Plan
 P1-101 Rev P12 - Proposed First Floor Plan
 P1-102 Rev P12 - Proposed Second Floor Plan
 P1-103 Rev P12 - Proposed Third Floor Plan
 P1-104 Rev P12 - Proposed Fourth Floor Plan
 P1-105 Rev P12 - Proposed Fifth Floor Plan
 P1-106 Rev P12 - Proposed Sixth to Eighth Floor Plan
 P1-109 Rev P12 - Proposed Ninth Floor Plan
 P1-110 Rev P12 - Proposed Tenth Floor Plan
 P1-111 Rev P12 - Proposed Eleventh to Twelfth Floor Plan
 P1-113 Rev P12 - Proposed Proposed Roof Plan
 P2-100 Rev P12 - Section AA
 P2-101 Rev P12 - Section BB
 P2-102 Rev P12 - Section CC
 P2-103 Rev P12 - Section DD
 P2-104 Rev P12 - Section EE
 P2-105 Rev P12 - Section AA Levels
 P3-100 Rev P12 - NKR North Elevation
 P3-102 Rev P12 - Munton Road South Elevation
 P3-104 Rev P12 - East Elevation
 P3-105 Rev P12 - West Elevation
 ITL13158-SK-008 Rev C - Proposed Servicing Arrangement
 ITL13158-SK-009 Rev C - Proposed Servicing Arrangement Swept Path Analysis
 TM312L01 Rev E - Ground Floor GA
 TM312L02 Rev C - First Floor GA
 TM312L03 Rev D - Ninth Floor GA
 TM312L04 Rev B - Detail - Sections

Reason:

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

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

Reason

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

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

3 Residential & Mechanical/Forced Ventilation

Prior to the commencement of construction, the scheme of mechanical ventilation for the residential element of the development, including an appropriate inlet, appropriate outlet, details of sound attenuation for any necessary plant and any management or filtration mechanisms, has been submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any approval given and shall be carried out before the use hereby permitted is commenced.

Reason

In order to ensure that the ventilation of the residential elements is adequate and is protected from environmental noise and pollution 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.

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 Prior to the commencement of development, details of surface water management measures in accordance with the approved Flood Risk Assessment Reference 133091-R1(01)-FRA shall be submitted to and approved in writing by the Local Planning Authority, and the scheme shall thereafter be carried out in accordance with the approved details.

Reason

To prevent the increased risk of flooding and to improve water quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

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 in writing to the Local Planning Authority for approval before the commencement of any intrusive investigations and following consultation with the Environment Agency. 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 offsite 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.

- 7 No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water and sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water, TFL and Environment Agency. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground water and sewer utility infrastructure, underground transport infrastructure and holds the potential to contaminate ground water. Piling has the potential to impact on local underground water utility infrastructure. The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- 8 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;
a scheme for recycling / disposing of waste resulting from demolition and construction works

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.

- 9 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.

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.

- 10 Details of bird boxes and bat roosting tubes 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 6 nesting features and 3 bat tubes facing Victory Park shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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.

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.

- 11 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.

- 12 Before any fit out works to the commercial premises hereby authorised begins, an independently verified BREEAM report (detailing performance in each category, overall score, BREEAM rating and a BREEAM certificate of building performance) to achieve a minimum 'excellent' rating shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given;
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.

- 13 Tower Mock-up and Materials
Full-scale mock-up of the cladding to the tower to be used in the carrying out of this permission shall be presented

on site, or at another location to be agreed with the Local Planning Authority, and approved in writing by the Local Planning Authority before any work to the superstructure (excluding cores) in connection with the tower building is carried out. The details shall include:

- mock-up of typical bay, including balcony
- samples of all facing materials, including balconies, windows and doors;
- 1:20 scale contextual sections; and
- 1:5 & 1:10 scale details of the heads, cills and jambs of openings and balconies, parapets.

The development shall not be carried out otherwise than in accordance with any such approval given. The mock-up must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with saved policies: 3.12 Quality in Design; 3.13 Urban Design; of The Southwark Plan (2007) and SP12 Design & conservation of the Core strategy (2011).

14 Detailed drawings -

Before any works commencing on the superstructure (excluding cores) of the tower building hereby approved, detailed drawings including sections (1:20 scale) of floors 11-13 of the tower building, including internal layouts, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details.

Reason

In order to ensure that the quality of the design and details is in accordance with The NPPF 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design of The Southwark Plan 2007.

15 Details of all external materials to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and 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.

16 Prior to above grade works details of showering facilities to be provided for commercial units shall be submitted to and approved in writing by the Local Planning Authority and the approved facilities shall be provided prior to first occupation of the commercial units. Thereafter the shower facilities shall be retained and the space used for no other purpose.

Reason

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel in accordance with Saved Policies 5.2 Transport Impacts and 5.3 Walking and Cycling of the Southwark Plan (2007) and Strategic Policy 2 Sustainable Transport of the Core Strategy 2011.

17 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.

18 Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall

be:

biodiversity based with extensive substrate base (depth 80-150mm);

laid out in accordance with agreed plans; and

planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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

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

- 19 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.

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.

- 20 Prior to occupation of the unit/s hereby approved, 2 disabled parking spaces, as shown on the drawing/s referenced P1-100RevP12 hereby approved, shall be made available, and retained for the purposes of car parking for the disabled for as long as the development is occupied.

Reason

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

- 21 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

Unless specified in the rows below all other units will comply with M4(2) criteria.

M4(2)

A.302; A.303; A.304

M4(3a)

A.102; A.103 A.104; A.202; A.203; A.204

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).

22 Flood Evacuation Plan - details to be submitted

Prior to occupation of the building, a Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include procedures for awareness raising and sign up to the Environment Agency flood warning service for occupants / users. The development shall not be carried out otherwise than in accordance with the approved details.

Reason

To ensure that the development is designed to ensure safety of the building users during extreme flood events, to mitigate residual flood risk and ensure safety of the future occupants of the proposed development, to reduce the amount of surface water run-off from the site, to provide safe refuge and ensure safety of the future occupants of the proposed development in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.9 Water of the Southwark Plan 2007.

23 Before the first occupation of the building hereby permitted a Service Management Plan detailing how all elements of the site are to be serviced has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policy 5.2 Transport Impacts of the Southwark Plan 2007.

24 Before the first occupation of the building hereby permitted, a Management Plan for the CHP, including details of its operation, maintenance, long term fuel supply, height of flue, and emission mitigation equipment (which employs the best practicable option to mitigate and minimise emissions of Nox/kWh and other particulate matter) 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 and the CHP shall be operated and maintained in accordance with the approved Management Plan while the development remains in existence. The CHP plant shall use natural gas and meet the relevant standard for its size as stated in Appendix 7 of the London Mayor's Supplementary Planning Guidance on Sustainable Design and Construction.

Reason

To ensure the proposal minimises its impact on air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and. Saved Policies 3.3 Sustainability Assessment, 3.4 Energy Efficiency and 3.6 Air Quality 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.

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

Reason

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

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

BS4142:2014

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

- 27 The habitable rooms within the development sharing a party ceiling or floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an L10 across any 5 minute period.

Reason

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2012.

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

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

Living rooms- 35dB LAeq T_z

Dining room - 40 dB LAeq T_z

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

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

Reason

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

- 29 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.

- 30 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.

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

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- 32 The proposed area of roof terrace marked as brown roof on plan P1-101rev P12 hereby permitted shall not be used other than as a means of escape or for maintenance 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 neighbouring residents 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.

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).

- 33 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

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

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

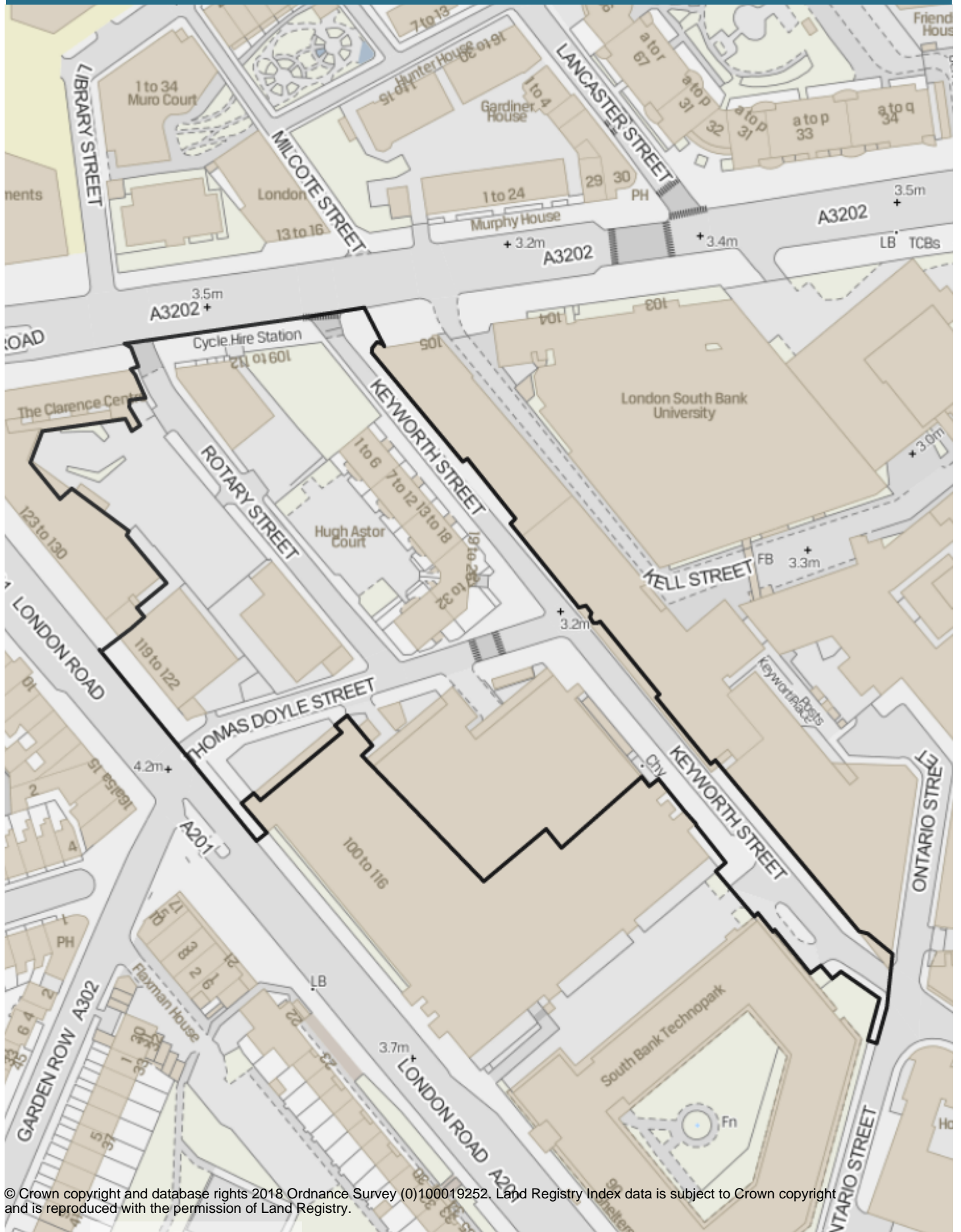
Informatives

In accordance with Policy D11 (fire safety) of the draft London Plan, the application is made aware of the requirement to provide a fire statement, produced by a third party suitable qualified assessor, to be submitted to and agreed with the London Fire Brigade.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Please read Thames Water's guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://developers.thameswater.co.uk/Developing_a_large_site/Planning_your_development/Working_near_or_diverting_our_pipes. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8

The operator of the CHP plant shall have an up to date management plan which details the parties responsible for the operation, maintenance and annual monitoring of the CHP plant. All records pertaining to the CHP shall be kept by the operator. The CHP management plan and records shall be available to the LPA on request.



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50 m

Scale = 1250

Right to Buy

5-Jul-2018

Item No. 7.3	Classification: Open	Date: 16 July 2018	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application: Application 17/AP/4233 for Full Planning Application, and; Application 17/AP/4246 for Listed Building Consent.</p> <p>Address: LONDON SOUTHBANK UNIVERSITY, 103 BOROUGH ROAD, LONDON, SE1 0AA</p> <p>Proposal: Full Planning Permission for: Redevelopment of the site by the erection of a part 7 storey/ part 4 storey building with basement and roof plant fronting onto Keyworth Street and Borough Road, a 5 storey building with roof plant fronting onto London Road linked by a central covered concourse; Part demolition with alterations and extensions to the grade II listed former Presbyterian Chapel; All to provide new academic teaching, library, student support and performance facilities (Use Class D1) and ancillary café/retail space. The creation of new public realm, hard and soft landscaping improvements within and around the site, streetscape improvements on Keyworth Street, the stopping-up of Rotary Street and Thomas Doyle Street, and other associated works.</p> <p>Listed Building Consent for: Redevelopment of the site to provide new academic teaching, library, student support performance facilities (Use Class D1) and ancillary cafe/retail space involving part demolition with alterations and extensions to the Grade II listed former Presbyterian Chapel together with landscaping works to provide new areas of public realm and streetscape improvements to Keyworth Street and associated works</p>		
Ward(s) or groups affected:	St George's		
From:	Director of Planning		
Application Start Date 07/12/2017		Application Expiry Date 08/03/2018	
Earliest Decision Date 30/12/2017		Committee Date 16/07/2018	

RECOMMENDATIONS

1. That full planning permission be GRANTED for 17/AP/4233, subject to conditions, the applicant entering into a satisfactory legal agreement, and receipt of Stage 2 comments from the Mayor of London.
2. That in the event that the legal agreement is not entered into by 16 October 2018 the Director of Planning be authorised to refuse planning permission for 17/AP/4233 if appropriate for the reasons set out in paragraph 220 of this report.
3. That listed building consent be granted for 17/AP/4246, subject to conditions.

BACKGROUND INFORMATION

Site location and description

4. The application site is a 1.389 hectare area of land forming the north-eastern corner of the London South Bank University campus in the St George's ward. The site comprises one entire urban block, portions of two adjacent urban blocks and a number of public footways and highways. Excluding highways, all land within the application site is entirely within the ownership of London South Bank University (LSBU). All the highways within the application site are under the control of the Local Highway Authority, but some of the footways form part of the Transport for London Road network (TLRN).
5. The urban block located on the eastern part of the site is bounded by Keyworth Street to the northeast, Thomas Doyle Street to the south, Rotary Street to the southwest and Borough Road to the north. The block contains:
 - No. 109-112 Borough Road, the Grade II listed Presbyterian Chapel;
 - an area of associated private landscaped space, and;
 - a vacant lot which was until relatively recently occupied by the Peabody-owned Hugh Astor Court, a four-storeyed residential development.
6. The urban block located on the western part of the site is bounded by Rotary Street to the northeast, Thomas Doyle Street to the south, London Road to the west and Borough Road to the north. The portion of the block which falls within the boundaries of the application site contains:
 - No. 119-122 London Road, a two-storey building on the corner of London Road and Thomas Doyle Street, which is lawfully in Class B1 (general industrial) use;
 - a hard-landscaped courtyard to the rear of the Clarence Enterprise and Innovation Centre, and;
 - a vacant plot of land where the Rotary Building, a building in the ownership of LSBU and used for Class D1 (educational) purposes, formerly stood.
7. Lining the eastern and northern edges of the block and immediately adjacent to the site boundary is The Clarence Centre. This Georgian terrace of buildings and a former Public House have been converted into an Enterprise Centre containing Class B1 incubator suites, a cafe, shops, meeting rooms and conference service for London LSBU students and staff.
8. The application site also includes the northern corner of the four-storeyed LSBU Academy of Sport (also known as the London Road building). The portion of the building included within the application site amounts to approximately one third of its total footprint. The Academy of Sport is bounded to the north by Thomas Doyle Street, to the northwest by Keyworth Street, to the southeast by the three-storeyed South Bank Technopark and to the southwest by London Road.
9. The highways falling within the application site are Thomas Doyle Street, Rotary Street and Keyworth Street. All three are classified C-roads under the control of the Local Highway Authority. The application site also includes footways along Borough Road and London Road; both of these routes are classified A-roads forming part of the Transport for London Road network (TLRN).



Figure 1: Site location plan, showing the boundaries of the application site edged in red and any other land within the ownership of the applicant edged in blue.

10. Within the site boundary area is the Former Presbyterian Chapel (No. 109-112 Borough Road), which is Grade II listed. The Former Chapel has been on Historic England's Heritage at Risk Register since July 1990. The building was mothballed in the mid-2000s and retains little in the way of historic fabric internally. The building functioned as a chapel for a relatively short period in the nineteenth century and the original interior was removed following its conversion to a printworks in the early twentieth century, with much of the surviving factory relating to this original use. The building was in a poor condition in the 1990s and has been covered in scaffold and shrouding for the past few decades; however, despite the protection, the building has continued to deteriorate. Planning and Listed Building Consent was granted for retention of the Borough Road and Rotary Street elevations only in 2006, as part of a scheme to create a new student union and primary care centre. However, due to one of the partners pulling out the permission was never implemented. Since then the university has looked again at the building and how it could be incorporated in their wider master plan aspirations to create a campus. The delay has largely been due to the time acquiring the now demolished Hugh Astor Court.
11. A number of listed buildings either adjoin or are located very close to the site. These are:
 - Nos. 123-131 London Road – a Grade II listed terrace of three-storey Georgian buildings;
 - No. 132 London Road (the Duke of Clarence) – a four-storey Grade II listed Georgian public house;
 - Nos. 113-119 Borough Road – a Grade II listed terrace of three-storey Georgian

buildings

- No. 12 Borough Road (St George the Martyr Library, also known as the Passmore Edwards Library) – a three-storey Grade II listed Art Nouveau building
 - The Obelisk at the centre of St George's Circus – a Grade II* listed monument dating from the late 1700s
 - Nos. 2-14 London Road – a Grade II listed terrace of three storey Georgian buildings
12. Part of the site is within the St. George's Circus Conservation Area, which encompasses the cluster of Georgian buildings around the intersection of Borough Road, London Road, Westminster Bridge Road and Blackfriars Road. Within 20 metres of the site is the boundary of the much larger West Square Conservation Area, from which the site can be glimpsed along Garden Row and Gladstone Street.
 13. Surrounding the site are buildings of varying height, used for a mixture of retail, residential, educational and community purposes. Immediately to the north, the buildings along Borough Road range from three to eight storeys. Along Keyworth Street, to the northeast of the site, are a number of educational buildings which vary in height from four to seven storeys. The LSBU Academy of Sport building, which lies immediately to the south, is four-storeyed. The buildings southwest of the site, lining the opposite side of London Road, are between four and six storeys, beyond which is a pocket of primarily residential uses where building heights are typically two and three storeys. At St George's Circus, to the northwest of the application site, the tallest building is ten storeys.
 14. The wider area is undergoing change, with recently-approved developments including the 24-storey redevelopment at 87 Newington Causeway, the 27-storey Blackfriars Circus scheme, and a number of high-rise proposals along Blackfriars Road. Nearby Elephant and Castle has experienced a number of large-scale developments in recent years, and the Shopping Centre is to be regenerated in the near future, the effect of which will be increased density and building heights in this part of the Borough in accordance with the aspirations of the Opportunity Area.
 15. This range of building heights reflects the changing nature of the site context.
 16. The site is located within the:
 - Central Activities Zone
 - Elephant and Castle Opportunity Area
 - Elephant and Castle Major Town Centre
 - Blackfriars Road SPD Area
 - Air Quality Management Area
 - Flood Zone 3
 17. Elephant and Castle underground station is within 250 metres and 100 metres further beyond is the rail station, which provides connections northward to Blackfriars and southward to Brixton, Loughborough Junction and Denmark Hill. Waterloo mainline and underground stations are 750 metres to the northwest, and Borough underground station is 950 metres to the north. The site is also well situated for regular bus services along Blackfriars Road, London Road and Borough Road. This results in an excellent Public Transport Accessibility Level rating of 6b.
 18. There are twenty-six trees within the application site. Four trees, due to being located within the Conservation Area, are automatically afforded protection; none of the remaining twenty-

two trees are subject to Tree Preservation Orders.

History and current condition of the Grade II listed former Presbyterian Chapel

19. The Chapel is a Grade II listed former Presbyterian Chapel, three storeys high with basement level of load bearing masonry external walls, timber and concrete floors supported by internal steelwork and the external walls. At the northeast corner of the building, a concrete staircase within masonry walls rises to the top floor level. Between the staircase and the front doors to the Chapel is a lift which rises within a blockwork wall shaft from basement level to the top floor. The lift winding gear, pulleys and framing still remain.
20. Originally constructed in 1846 the Chapel has undergone significant changes over its lifetime. Industrialisation slowly crept into the area soon after it was constructed and by 1872 the Chapel was surrounded by a timber yard and later a carpet manufacturer.
21. The Chapel is in a state of disrepair, the ground floor is mostly missing, having fallen and continuing to fall into the basement. From what is still visible and in place, it is a timber joisted floor spanning between deep plate girder steel beams and the external masonry walls. The beams are supported on cast iron columns. The steel beams span between columns from front to back of the building and the timber joists span from side to side.
22. The current building includes a mezzanine floor that subdivides the interior. This was added between the original ground floor and first floor soon after the building stopped being used as a chapel. At the time, and because the floor could not be wholly supported off the existing columns due to the increased loads and the commercial requirements, additional steel columns were added rising from the basement level on new foundations. The floor construction is of timber joist and steel beam with clinker concrete infill.
23. The upper storey from and including the second floor is not of the original Chapel construction and was added above the existing Chapel roof. This upper storey is of modern in-situ reinforced concrete and precast slabs laid on plate girder steel beams spanning the full width of the Chapel. The existing roof of the building is generally flat of reinforced concrete with upstand beams spanning the full width of the Chapel.

Details of proposal

24. Full planning permission is sought for the construction of consolidated and high quality educational and cultural facilities (all D1 use class) arranged as three buildings connected by a covered all-weather concourse space, involving alterations and extensions to the grade II listed former Presbyterian Chapel. The works would include the delivery of new public realm in the form of three public squares, highway upgrade works to Keyworth Street, and the stopping-up of Rotary Street and Thomas Doyle Street. In total, the development would deliver 18,133 square metres of new floorspace. The aspiration of LSBU is for the development to form a high quality and legible Campus gateway for staff, students and visitors.

Site Layout and Schedule of Accommodation

25. The proposed development has been arranged as three buildings around a central covered concourse space. The concourse provides the nexus through which a number of new publicly-accessible routes weave; these routes would connect the existing streets not only with the proposed campus buildings and public squares but also with the existing LSBU Academy of Sport.

26. The three buildings, each of which would provide a distinctive function, are:
- the 'Creative and Design Centre', to be located on the western part of the site, broadly in the location of the existing building at no. 119-122 London Road and the former Rotary Building;
 - the 'Performing Arts Centre', to be positioned towards the northern edge of the site and comprising the two intact frontages of the original Chapel together with a contemporary extension, and;
 - the 'Learning Centre', which is to flank the western side of Keyworth Street with a short frontage on Borough Road, and which would stand broadly in place of the former Hugh Astor Court.

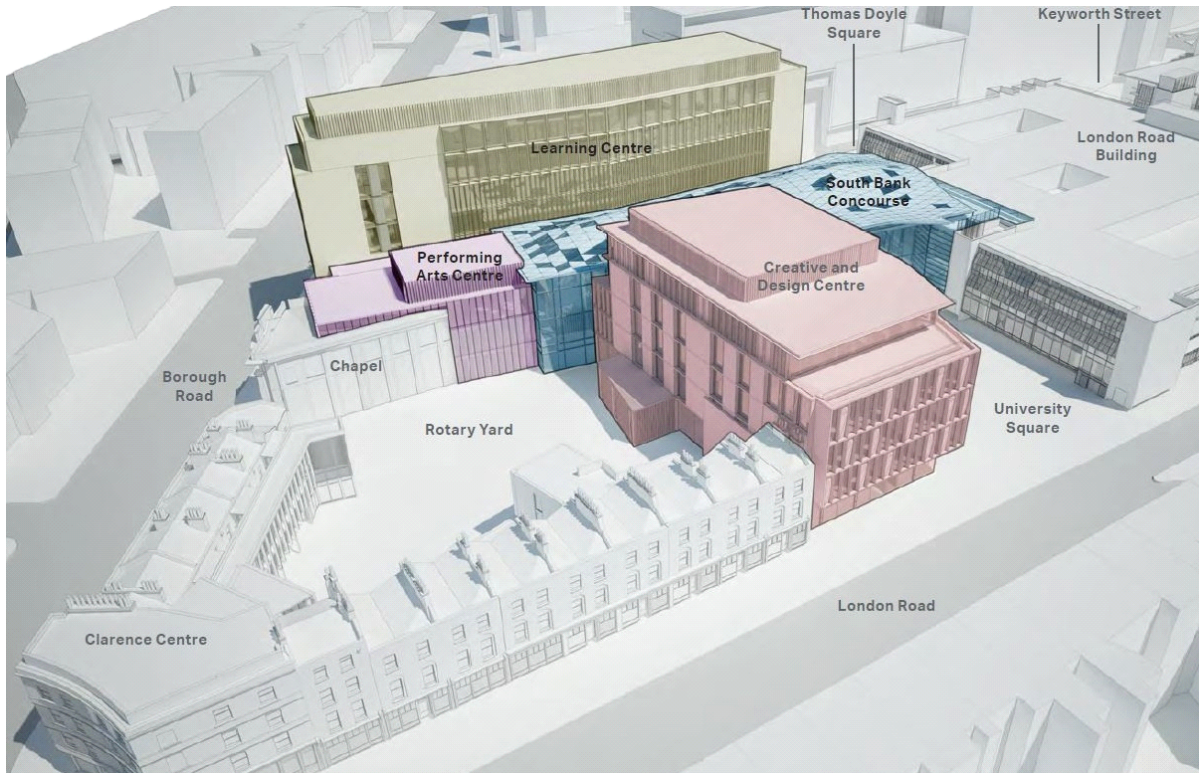


Figure 2: Aerial image, looking to the southeast, showing the proposed arrangement of buildings on the site. Shown in pink is the Creative and Design Centre, in purple is the Performing Arts Centre, in yellow is the Learning Centre, and in blue is the concourse.

27. The Creative Design Centre would contain a dedicated exhibition space and a “grab and go” café unit (both of which would front onto London Road), a more formal “sit-down” café, numerous teaching/study spaces, and student support facilities.
28. The Performing Arts Centre would contain a performance theatre, workshop space and rehearsal rooms.
29. The Learning Centre would contain a library with a mechanised Automatic Book Storage and Retrieval System, three lecture theatres, a range of study and teaching spaces, staff offices, a café/common room for mature students, and rehearsal rooms associated with the Performing Arts Centre.
30. The concourse space, comprising a plaza at ground floor level and walkways on the upper floors, would provide physical connections between the different campus buildings. The café

and the box office for the performing arts centre would open onto the concourse at ground floor level, and a reception desk would be centrally located within the space. The workings of the Automatic Book Storage and Retrieval System —a purpose built and climate-controlled vault which, through the use of robotic cranes, retrieves library items at students' request— would be visible from the plaza behind a glazed façade, bringing added visual interest to the concourse space. The plaza's open-plan and flexible nature would provide opportunities for large gatherings and events such as exhibitions of students' work and open days. Its spaciousness would also amply accommodate the large volume of people expected to use the teaching and learning facilities located in the buildings around it. The walkways on the upper floors, which would be of a generous size, would serve an additional function of providing informal 'break out' and IT spaces for students. The space would be accessible by the public seven days a week from 8:00am to 10:00pm.

31. At its southern end, the concourse would connect to the LSBU Academy of Sport building. Steps and platform lifts would bridge the change in levels to enable pedestrians to flow between the concourse and the lower ground floor of the Academy of Sport building. Within the lower ground floor of this building, it is proposed to convert the existing underused car park and storage spaces (approximately 1900 square metres of floorspace) into a cycle store containing 714 spaces, together with showers, toilets and associated storage. The application does not propose to change the layout or function of any of the Academy of Sport's upper floors.



Figure 3: The ground floor layout of the development in the context of the neighbouring buildings. The Creative and Design Centre building can be seen centre bottom, while the Performing Arts Centre and Learning Centre can be seen towards the top left hand corner. The concourse connects these buildings to the Academy of Sport (at the far right of the image).

Building Heights, Design and Appearance

32. The block to be located on the western part of the site, the 'Creative and Design Centre', would comprise five storeys with additional rooftop plant. At its maximum point, it would stand 24.85 metres above the site's existing ground level. The building would take a stepped form, presenting a four-storeyed frontage onto London Road, with the fifth storey recessed by approximately 4 metres and the rooftop plant set-back by a further 9.5 metres. The elevations would be clad in Glass Reinforced Concrete panels, with subtle geometric modelling on the London Road frontage. At ground floor level, the café/retail unit and dedicated exhibition space would create an active frontage wrapping around London Road and part of the return elevation flanking the northern side of University Square.
33. Located towards the northern edge of the site would be the 'Performing Arts Centre'. The two walls of the Former Chapel would, in their restored state, form the front and side (north and west) elevations of the building, with the unsalvageable remainder of the original building to be demolished. Behind these retained façades, it is proposed to introduce a volume within which the proposed performance theatre and workshops would be housed. This 'theatre box' would appear approximately one storey taller than the original Chapel building, with a further storey of stepped-back plant above. At its maximum point, the proposed Performing Arts Centre would be 19.15 metres in height. The new volume would be oriented askew to the footprint of the Chapel, the effect of which is that it would appear well set-back from the original north and west façades, allowing it to read as a distinct contemporary intervention. It would be expressed in Corten steel complemented by deep metal elevational fins and elongated sections of louvred glazing.
34. The block to be located on the eastern part of the site, the 'Learning Centre', would comprise seven storeys with one additional storey in the form of rooftop plant and a further storey at basement level. The building would rise to a maximum height of 34.0 metres above the site's existing ground level. It would take a rectilinear form and be faced in a combination of Glass Reinforced Concrete panels, brick and curtain walling. At ground floor level, the building would present double-height largely glazed frontages onto Keyworth Street and Borough Road, offering passers-by views into the rehearsal spaces and library.
35. With an undulating gridshell roof spanning the entirety of the space and supported only at the perimeter, the concourse would form the architectural centrepiece of the development. A latticework of slimline metal members, this 'floating' roof would comprise a web of triangular pockets, each either glazed or infilled. At its highest point, the roof structure would stand 18.70 metres above the site's existing ground level. Expansive glazed façades, each containing a series of entrance doors at ground floor level, would form the University Square and Thomas Doyle Square entrances to the concourse. The northeastern corner of the structure would front onto Rotary Yard; spanning the gap between the Performing Arts Centre and the Creative and Design Centre, this glazed frontage would incorporate entrance doors at ground floor level to invite pedestrians into the concourse from Borough Road.

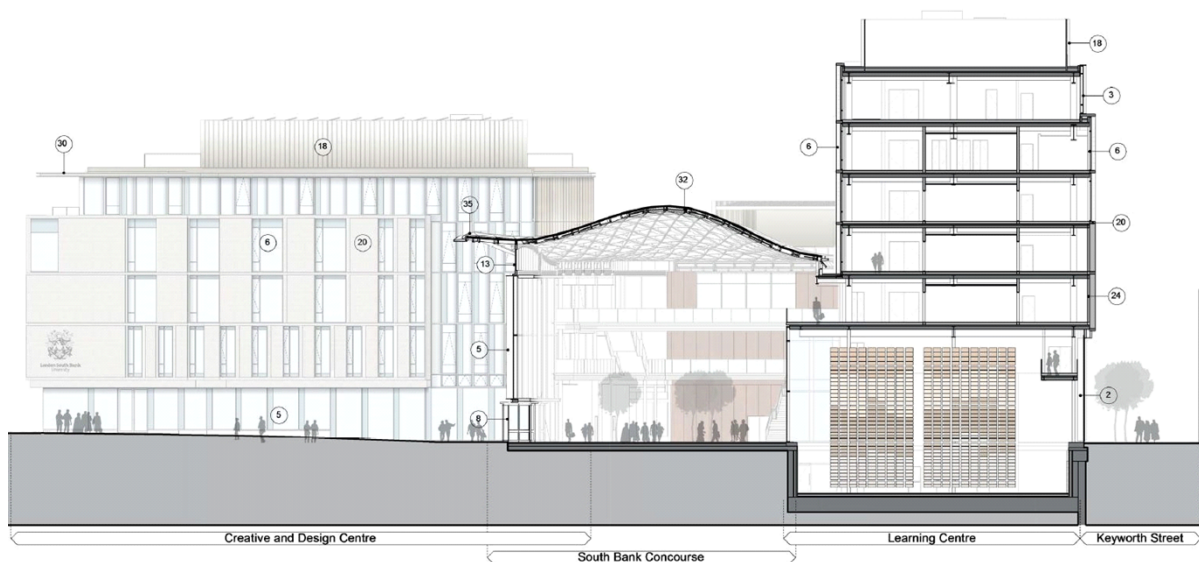


Figure 4: Cross-section west-to-east through the site. As shown, the concourse sits in-between the Creative and Design Centre (left) and the Learning Centre (right), and provides a pedestrian link through the site from London Road to Keyworth Street.

Works to the Grade II listed former Presbyterian Chapel

36. As explained above, the proposal seeks to integrate the Chapel into the redevelopment of the application site for a unified university campus to be known as St George's Quarter. In this comprehensive re-development, the Chapel's location at the corner of Borough Road and Rotary Street makes it a prominent landmark at the northern entrance to the site from Borough Road. Together with the recently completed Clarence Centre it would form the pedestrian gateway to a new landscaped court at the centre of the new Quarter. It would also accommodate a modern 200-seater theatre, one of the key public facilities on the site.

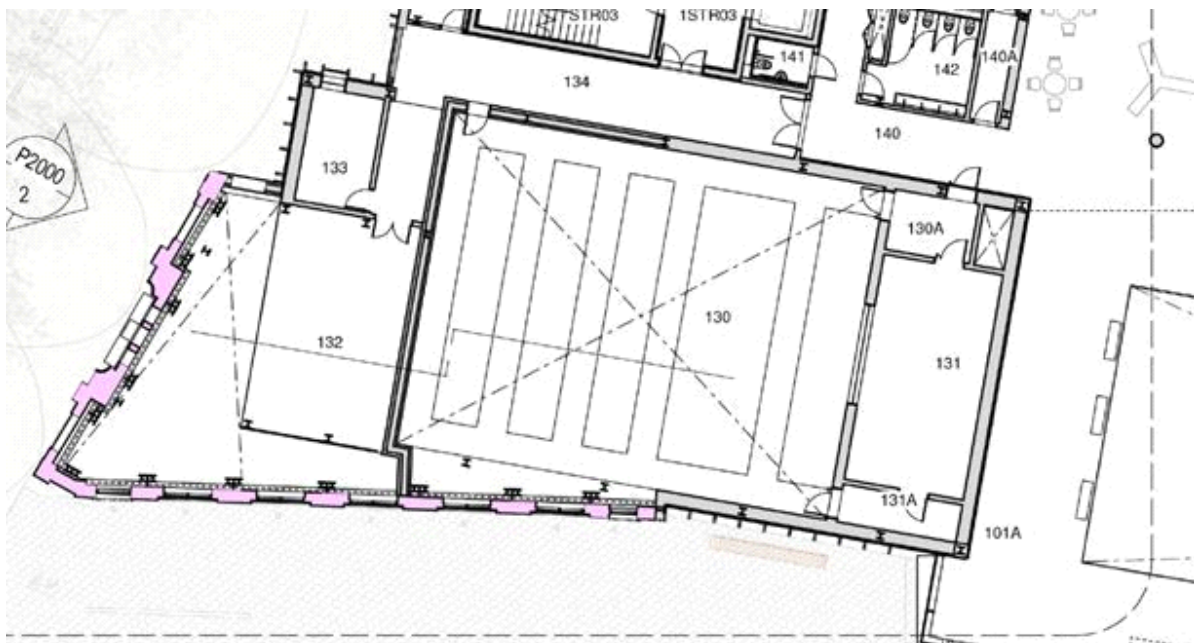


Figure 5: The proposed ground floor plan of the Performing Arts Centre. The walls of the original Chapel to be retained are highlighted in pink.

37. The proposed works to the Grade II listed Chapel include the part demolition and alteration of the building in order to accommodate the theatre and associated workshop spaces. The new theatre requires the insertion of a modern acoustically contained 'theatre box' which, in order to be viable and meet current environmental standards, is significantly larger than the Chapel in respect of both footprint and height. As a result, the south and east flanks of the building are proposed to be removed to enable the installation of the 'theatre box'. In addition, the modern second floor installed over the roof of the original Chapel would be removed.



Figure 6: Front (north) elevation of the Performing Arts Centre, showing the relationship between the Chapel and the Corten-clad 'theatre box' which would sit behind it.

38. The east and south façades, both due to be removed, are very plain and lack the formal qualities of the street-facing façades. The windows are simple openings in largely unadorned brick flanks. With the exception of the top storey on the Rotary Street elevation, all the windows have been blocked up. The elevation to the east appears to be of plain facing brick masonry with all windows blocked up. The condition survey demonstrates that this has deteriorated significantly over time.
39. The proposal of the Listed Building Consent is to preserve and restore the external appearance of the Chapel to the two-storey building originally constructed on this site in 1846. To do this, the façades of the two street-facing elevations on Borough Road and Rotary Street are to be retained and restored to a high quality historically accurate finish. These two street elevations have a high level frieze and cornice, and the whole of the Borough Road masonry elevation is faced in stucco render. All will be restored to their original finish. The main Chapel Door entrance, which has been blocked-in up to now, is to be reinstated with new panel doors matching the original features. Windows and railings will also be restored and reinstated.



Figure 7: The west elevation of the Performing Arts Centre, showing one of the two retained Chapel façades in the foreground with the 'theatre box' intervention behind.

40. In order to retain these two street-facing façades, a new steel structural frame is proposed to be installed internally and a clear gap separating the historic fabric from the new 'theatre box' is proposed. The new theatre is designed to be accessed from the new South Bank Concourse and will be visible from Borough Road over the parapet line of the retained façade.
41. The elevations that are to be retained will generally be repaired as found, the exception being the side elevation parapet which was extended upwards when the additional storey was added. This is to be removed and the earlier form recreated. The blockwork inserted into door and window openings as a security measure when the building became derelict would also be removed, the reveals being made good as necessary.
42. A report has been submitted with the application providing detailed information about the repair of the external faces of the two elevations which are to be retained.
43. It is generally accepted that the existing interior of the building is of little or no architectural or historic significance. The building's interior has been affected by its internal subdivision over time as well as its use by a commercial printing press manufacturer. Inspection of the interior is currently not possible because it is unsafe. At this stage it is believed that the amount of surviving historic fabric from the use of the building as a chapel is minimal. Nonetheless, when the building is made safe a detailed inspection will be undertaken.
44. Although it is not the intention to retain any of the interior finishes, opportunity will be taken to carry out an archaeological building recording of the building —to include a photographic record of any features of significance including iron columns, corbel brackets and gallery beams— and to prepare scale drawings of the building and its surviving features.

Public spaces

45. The proposal would deliver two new public squares, one fronting London Road (to be named University Square) and one fronting Keyworth Street (to be named Thomas Doyle Square).

The application also proposes to enlarge and remodel the established public space to the rear of the Clarence Centre known as Rotary Yard. The hard and soft landscaping of these new and enlarged spaces would include high quality surface treatments, trees, planting beds and fixed outdoor furniture.

46. In addition to the three new squares, the all-weather concourse is intended to be an extension of the public realm, as reflected in the plaza and all balconies/walkways being accessible to the general public. The University Square and Thomas Doyle Square elevations would be almost entirely glazed to create a sightline from London Road to Keyworth Street through the concourse, encouraging west-to-east permeability through the site. The plaza itself would incorporate trees, planting and fixed furniture to lend the space a semi-outdoor quality.

Stopping-up and upgrade works to highways

47. The application includes significant alterations to Keyworth Street, which is currently a kerbed and vehicle-centric route. The works would entail the street becoming a one-way northbound route between Borough Road and Ontario Street for all vehicles, but with two-way contra-flow cycle movement introduced through traffic signing. This would enable the removal of the existing gate at the northern end of Keyworth Street (close to the junction with Borough Road). Through the introduction of street trees, planting and fixed furniture, as well as a wholesale re-paving and levelling of the street including occasional surface treatment variations, the street would become a 'shared space' whereby pedestrian and cyclist movement would be given priority over vehicles. The works aim to consolidate the role of Keyworth Street as a 'quieter road' spur connecting Cycle Superhighway 7 to the segregated cycle lane on Blackfriars Road.
48. LSBU aspires for the site to become the heart of the Southwark campus where students, staff and the wider community freely intersect, hence the design concept for a set of interconnected academic and cultural buildings framing a strong civic space. The comprehensive reconfiguration of the site necessary to deliver this vision requires the stopping-up of Rotary Street and Thomas Doyle Street. These road closures would result in the loss of seven pay-and-display parking bays on Rotary Street, although two of these would be re-provided within the Keyworth Street shared space.

Servicing

49. Servicing would primarily take place using the proposed loading bay on Keyworth Street, although Rotary Yard is expected to experience one servicing vehicle movement per day. The proposed loading bay on Keyworth Street would also double-up as a coach bay. In order to access the bay, vehicles would be routed via Ontario Street (to be made two-way through a Traffic Management Order) and Gaunt Street.

Relevant planning history of the application site

50. A full detailed history of all relevant planning applications at this site follows below:

Application reference no.: 11/AP/2726

Application type: Full Planning Application (FUL)

Redevelopment of existing undercroft and refurbishment works to the first floor of the podium to provide new educational (D1) space including a new Student Centre, provision of open space, hard and soft landscaping works and new pedestrian access from Kell Street together with other associated and enabling works.

Decision date: 14/12/2011

Decision: **Granted (GRA)**

Pursuant to this grant of planning approval, the following applications for Approval of Details were submitted to the Local Planning Authority:

- ☐ Archaeological Mitigation - **Granted (GRA)** 27/02/2012
- ☐ Archaeological Reporting and Assessment Report - **Granted (GRA)** 11/05/2012
- ☐ Site Contamination - **Granted (GRA)** 16/05/2012
- ☐ Foundation Design - **Granted (GRA)** 22/05/2012
- ☐ Hard and Soft Landscaping Scheme - **Granted (GRA)** 25/05/2012
- ☐ Material Samples - **Granted (GRA)** 20/08/2012
- ☐ Section Drawings - **Granted (GRA)** 20/08/2012
- ☐ Remediation Strategy - **Granted (GRA)** 12/11/2012
- ☐ Details of External Lighting and Surveillance Equipment - **Granted (GRA)** 12/11/2012
- ☐ Acoustic Report - **Granted (GRA)** 20/12/2012

Application reference no.: 13/AP/1426

Application type: Full Planning Application (FUL)

The creation of a new entrance to the LSBU Sports Centre at the intersection with London Road and Thomas Doyle Street, including the replacement/renewal of existing glazing and installation of an ancillary shop and associated shopfront and the construction of steps and ramp and landscaping of sunken courtyard area

Decision date: 14/10/2013

Decision: **Granted with Legal Agreement (GWLA)**

Pursuant to this grant of planning approval, the following applications for Approval of Details were submitted to the Local Planning Authority:

- Hard and Soft Landscaping Scheme - **Granted (GRA)** 20/12/2013

Application reference no.: 16/EQ/0341

<p>Application type: Pre-Application Enquiry (ENQ)</p> <p><i>Demolition of existing buildings, including Hugh Astor Court, and replacement with a Learning Centre and Creative and Design Centre. Closure of Thomas Doyle Street and Rotary Street, new public realm and other associated works</i></p> <p>Decision date: 03/05/2017 Decision: Pre-application enquiry closed (EQC)</p>
<p>Application reference no.: 17/AP/2044 Application type: Full Planning Application (FUL)</p> <p><i>Request for an EIA Screening Opinion for the demolition of existing buildings, including Hugh Astor Court, and replacement with a Learning Centre and Creative and Design Centre. Closure of Thomas Doyle Street and Rotary Street, new public realm and other associated works</i></p> <p>Decision date: 13/06/2017 Decision: Screening Opinion Issued (SCR)</p>
<p>Application reference no.: 17/EQ/0337 Application type: Pre-Application Enquiry (ENQ)</p> <p><i>Follow-up Pre-Application Advice for: Demolition of existing buildings, including Hugh Astor Court, and replacement with a Learning Centre and Creative and Design Centre. Closure of Thomas Doyle Street and Rotary Street, new public realm and other associated works</i></p> <p>Decision date: 05/12/2017 Decision: Pre-application enquiry closed (EQC)</p>

Planning history of adjoining sites

51. The following cases of planning history are relevant in the consideration of this application:

<p><u>128-150 Blackfriars Road, London, SE1</u></p> <p>Application reference no: 14/AP/1862 Application type: Full Planning Permission</p> <p><i>Demolition of existing buildings and development of a mixed use scheme comprised of 5 buildings ranging between 5 and 27 storeys high (maximum height of 96.5m AOD to top of roof plant), comprising 336 residential units (Class C3), 2,502sqm of office (Class B1), 1,200sqm of retail (Class A1-A4), 528sqm of office or retail (Class B1 or Class A1-A4) and 154sqm of ancillary residential floorspace (residents gym), 79 basement car parking spaces together with access, hard and soft landscaping and other associated works incidental to the development.</i></p> <p>Decision date: 11/03/2015 Decision: Granted with Legal Agreement (GWLA)</p>
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KEY ISSUES FOR CONSIDERATION

Summary of main issues

52. The main issues to be considered in respect of this application are:
- a) Principle of the proposed development in terms of land use and conformity with strategic policies;
 - b) Environmental impact assessment;
 - c) Design;
 - d) Impact on the listed building, the St George's Circus Conservation Area and the setting of nearby heritage assets
 - e) Impact of adjoining and nearby uses on occupiers and users of proposed development;
 - f) Impact on the amenity of adjoining occupiers;
 - g) Transport and highway matters;
 - h) Flood risk and sustainable urban drainage;
 - i) Trees, landscaping and biodiversity;
 - j) Environmental matters;
 - k) Sustainability;
 - l) Community engagement;
 - m) Planning obligations;
 - n) Consultation responses: Members of the public, and;
 - o) Consultation responses: Statutory consultees.

Planning policy

Background

53. Listed Building Consent is considered under the terms of the Listed Building and Conservation Areas Act (1991) [the Act] as amended and updated. The main principles of the Act are repeated in the NPPF (2012), and reinforced by the council's policies, and associated guidance documents. The main issue in these cases is the effect of the proposal on the special architectural and historic interest of the listed building.
54. The Act places great weight on the 'special interest' of heritage assets and their settings, and stresses the importance of preserving and enhancing their architectural and historic significance. The NPPF reinforces these principles stressing that heritage assets are irreplaceable and once lost can never be recovered. It requires Local Planning Authorities to avoid harm to heritage assets and to ensure that development conserves and enhances heritage assets and their settings.
55. The policy context in respect of both the application for full planning permission and the application for listed building consent follows below.
56. National Planning Policy Framework (the Framework)
- Section 1: Building a strong, competitive economy
 - Section 2: Ensuring the vitality of town centres
 - Section 4: Promoting sustainable development
 - Section 7: Requiring good design
 - Section 10: Meeting the challenge of climate change, flooding and coastal change
 - Section 11: Conserving and enhancing the natural environment
 - Section 12: Conserving and enhancing the historic environment

57. The London Plan 2016

- Policy 2.1 - London in its global, European and United Kingdom context
- Policy 2.5 - Sub-regions
- Policy 2.10 - Central Activities Zone - strategic priorities
- Policy 2.11 - Central Activities Zone - strategic functions
- Policy 2.12 - Central Activities Zone - predominantly local activities
- Policy 2.13 - Opportunity Areas and Intensification Areas
- Policy 3.18 - Education facilities
- Policy 4.1 - Developing London's economy
- Policy 4.5 - London's visitor infrastructure
- Policy 4.7 - Retail and town centre development
- Policy 5.1 - Climate change mitigation
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.5 - Decentralised energy networks
- Policy 5.6 - Decentralised energy in development proposals
- Policy 5.7 - Renewable energy
- Policy 5.8 - Innovative energy technologies
- Policy 5.9 - Overheating and cooling
- Policy 5.10 - Urban greening
- Policy 5.11 - Green roofs and development site environs
- Policy 5.12 - Flood risk management
- Policy 5.13 - Sustainable drainage
- Policy 5.15 - Water use and supplies
- Policy 5.17 - Waste Capacity
- Policy 5.18 - Construction, excavation and demolition waste
- Policy 5.21 - Contaminated land
- Policy 6.1 - Strategic approach (Transport)
- Policy 6.3 - Assessing effects of development on transport capacity
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 6.11 - Smoothing traffic flow and tackling congestion
- Policy 6.12 - Road network capacity
- Policy 6.13 - Parking
- Policy 7.1 - Building London's neighbourhoods and communities
- Policy 7.2 - An inclusive environment
- Policy 7.3 - Secured by design
- Policy 7.4 - Local character
- Policy 7.5 - Public realm
- Policy 7.6 - Architecture
- Policy 7.7 - Location and design of tall and large buildings
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.14 - Improving air quality
- Policy 7.15 - Reducing noise and enhancing soundscapes
- Policy 7.18 - Protecting local natural space and addressing local deficiency
- Policy 7.19 - Biodiversity and access to nature
- Policy 7.21 - Trees and woodland
- Policy 8.2 - Planning obligations
- Policy 8.3 - Community infrastructure levy

58. Mayor of London Supplementary Planning Documents and Guidance (SPDs/SPGs)

Accessible London - Achieving an Inclusive Environment (SPG, 2004)
 Sustainable Design and Construction (SPG, 2014)
 Shaping Neighbourhoods - Character and Context (SPG, 2014)
 Planning for Equality & Diversity in London (SPG, 2007)
 Transport Strategy (2010)
 Climate Change Mitigation and Energy Strategy (2010)
 Climate Change Adaptation Strategy (2011)
 Securing London's Water Future - Water Strategy (2011)
 Energy Strategy (2010)
 Economic Development Strategy (2010)
 Use of planning obligations and MCIL in funding Crossrail (2016)
 Central Activities Zone (SPG, 2016)

59. Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth
 Strategic Targets Policy 2 - Improving places
 Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 4 - Places for learning, enjoyment and healthy lifestyles
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 11 - Open spaces and wildlife
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards
 Strategic Policy 14 - Implementation and Delivery

Southwark Plan 2007 (July) - saved policies

60. 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 1.1 - Access to employment opportunities
 Policy 1.7 - Development within town and local centres
 Policy 2.2 - Provision of new community facilities
 Policy 2.3 - Enhancement of education establishments
 Policy 2.4 - Educational deficiency – Provision of new Educational Establishments
 Policy 2.5 - Planning obligations
 Policy 3.1 - Environmental effects
 Policy 3.2 - Protection of amenity
 Policy 3.3 - Sustainability assessment
 Policy 3.4 - Energy efficiency
 Policy 3.6 - Air quality
 Policy 3.7 - Waste reduction
 Policy 3.9 - Water
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design

- Policy 3.13 - Urban design
- Policy 3.14 - Designing out crime
- Policy 3.15 - Conservation of the Historic Environment
- Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
- Policy 3.19 - Archaeology
- Policy 3.28 - Biodiversity
- Policy 5.1 - Locating developments
- Policy 5.2 - Transport impacts
- Policy 5.3 - Walking and cycling
- Policy 5.6 - Car parking
- Policy 5.7 - Parking Standards for Disabled People and the Mobility Impaired

61. Southwark Supplementary Planning Documents (SPDs) and other guidance

Sustainability Assessment (SPD, 2009)
 Design and Access Statements (SPD, 2007)
 Section 106 Planning Obligations / Community Infrastructure Levy (SPD, 2015)
 Sustainable Transport (SPD, 2010)
 Sustainable Design and Construction (SPD, 2009)
 Blackfriars Road (SPD, 2014)
 Elephant and Castle (SPD & OAPF, 2012)
 St George's Circus Conservation Area Appraisal (2005)

Principle of development

Policy context

62. The application site is located in the Central Activities Zone (CAZ), the Elephant and Castle Opportunity Area and the Elephant and Castle Major Town Centre. The site also falls within the area covered by the Blackfriars Road SPD.
63. At the heart of the NPPF is the presumption in favour of sustainable development. Amongst the key themes in achieving sustainable development are ensuring the vitality of town centres, promoting sustainable transport, supporting a strong economy, and delivering good design.
64. The London Plan considers Opportunity Areas to be *“the capital’s major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other developments linked to existing or potential improvements to public transport”*. Policy 2.13 (Opportunity Areas and Intensification) seeks to optimise residential and non-residential output and densities within Opportunity Areas, and provide social and other infrastructure to sustain growth. In locations where an Opportunity Area Planning Framework has been adopted, the Policy requires new development to conform to these strategic policy directions.
65. Southwark’s Core Strategy reinforces the London Plan aspirations for development in the CAZ to support London as a world class city. The CAZ and Opportunity Areas are targeted as growth areas in the borough where development will be prioritised. The council will allow more intense development for a mix of uses in the growth areas and make sure development makes the most of a site’s potential and protects open space (Strategic Policy 1). Core Strategy Strategic Targets Policy 2 reflects the above London Plan targets for the opportunity areas.

66. The Southwark Plan seeks to focus new development within town centres. It promotes the provision of new and improved educational facilities and places particular importance on such facilities being available for use by all members of the community. The saved policies within the Plan aim to ensure development is of a high quality of design, protects residents' amenity and does not have detrimental transport impacts.
67. The Elephant and Castle Supplementary Planning Document and Opportunity Area Planning Framework (SPD and OAPF) (2012) aims to realise the potential held by this part of the borough for redevelopment into an attractive central London destination offering excellent shopping, leisure and culture activities. One of the document's foremost aims is to further develop London South Bank University and London University of the Arts as important centres of learning. Additionally, the SPD recognises the significant need to improve the look and feel of the area through better architecture, street forms and new public spaces.

Loss of housing

68. A portion of the site was formerly occupied by Hugh Astor Court, a 32-unit residential block (Class C3) owned by the Peabody Trust. The University acquired vacant possession of the block in 2016 and all dwelling units have been re-provided in Southwark by the Peabody Trust. This building has now been demolished following a prior approval process (ref: 17/AP/1446) but because the units have been re-provided elsewhere, there has been no net loss resulting from this demolition.
69. Notwithstanding the demolition of the building and the off-site replacement of the units by the Peabody Trust, the development would entail a change of use of this portion of the site from a previous residential use.
70. With respect to the loss of housing, Saved Policy 4.6 (Loss of Residential Accommodation) of the Southwark Plan sets out the circumstances in which a net loss of residential floorspace will be permitted:
 - i. The environment is unsuitable for housing or the existing standard of accommodation is unsatisfactory, and where improvements to overcome these problems are not possible; or*
 - ii. The residential accommodation is on a site which is designated for a different use in preference to housing; or*
 - iii. The replacement of the existing residential floorspace would otherwise contravene one or more of the criteria i to vi in Policy 3.11 Efficient Use of Land and exceeds the densities in Appendix 3.*
71. Although the policy context does not specifically discourage the introduction of residential uses in this location, the site lies within the established university campus amongst a number of academic buildings with which a residential use would have little compatibility in terms of amenity, accessibility and servicing requirements. In essence the demolished block was an isolated residential building located within an educational campus. Thus, the site is considered to be an unsuitable environment for housing. As such, criterion *i.* of the policy would be met.
72. Furthermore, and as explained in other parts of this 'Principle of development' section of the report, there is a strong policy preference for the provision of new and improved educational facilities on this site. Thus, criterion *ii.* of the policy would also be met.

73. In view of the 32 residential units having been re-provided elsewhere in the borough, the proposed change of use of a portion of the site from Class C3 to Class D1 is considered to be policy compliant.

Loss of office space

74. The application site includes a two storey building on the corner of London Road and Thomas Doyle Street (no. 119-122 London Road) which contains approximately 500 square metres of floorspace, all of which is currently used as a co-working office occupied by businesses and individuals not necessarily connected to the University. This constitutes Class B1(a) floorspace. The proposal, which comprises D1 floorspace only, would entail the demolition of the building and the concomitant loss of this existing business floorspace.
75. In Town Centre locations such as the application site, Saved Policies 1.4 and 1.7 of the Southwark Plan permit suitable alternative town centre uses in place of Class B floorspace subject to the proposal being deemed appropriate in terms of amenity, design, transport impacts and contribution to the vitality of the town centre. In its definition of “town centre uses”, the Southwark plan refers to uses such as retail and civic but not education.
76. There are a number of facilities within the proposed campus which, despite technically falling within the parent Class D1 use, would effectively provide town centre functions. These include the “grab and go” café, the more formal “sit down” café, the dedicated exhibition space and the performing arts theatre. The concourse would also host ‘pop up’ events such as farmers’ markets and exhibitions.
77. In view of this, it is considered that the proposal makes a generous “town centre” offer sufficient to justify the loss of the relatively small quantum of existing Class B floorspace. Thus, the loss of B1 floorspace in this context is considered to be acceptable in principle.

Proposed land use

78. With the exception of No. 119-122 London Road and the land on which Hugh Astor Court previously stood (which, as explained above, are B1 and C3 uses respectively), the existing lawful use of the application site is Class D1.
79. Although some of the proposed floorspace would be given over to dining, retail and cultural functions, none of which ostensibly constitute a Class D1 use, these spaces would form part of LSBU’s estate and be operated by the university. Furthermore, these spaces would physically interconnect and functionally intertwine with the rest of the campus floorspace. Essentially these uses are ancillary to the main educational use. It is appropriate, therefore, to treat the proposed development as a wholly educational (Class D1) use. Thus, the proposed development would consolidate and enhance the site’s existing educational use.
80. Protecting and enhancing higher education facilities, not only to promote local-level opportunity and aspiration but also to retain London’s global competitiveness, is supported by Saved Policies 2.3 (Enhancement of educational establishments) and 2.4 (Educational Deficiency - Provision for new educational establishments) of the Southwark Plan, Strategic Policy 4 (Places for learning, enjoyment and healthy lifestyles) of the Core Strategy, and Policies 2.1 and 3.18 (Education facilities) of the London Plan. Thus, the proposed land use presents no issues of principle.

81. In summary, the re-provision and enlargement of educational (Class D1) floorspace with high quality, modern and flexible academic facilities —much of which would offer an additional cultural and community function— is welcomed as a significant benefit of the scheme in accordance with adopted local and regional policy.

Conformity with the aims of the Elephant and Castle SPD and OAPF

82. The Elephant and Castle SPD and OAPF designates the area in which the application site is located as the Enterprise Quarter, where the delivery of enhanced educational (Class D1) space is to be prioritised. The SPD and OAPF also requires business space (Class B1) in the Enterprise Quarter to be retained unless replaced by an alternative town centre use, and supports new town centre uses to complement London South Bank University.
83. As set out in the SPD and OAPF, the Enterprise Quarter strategy aims to, amongst other things:
- Continue to support the economic and business function of the Enterprise Quarter, in particular, but not only, London South Bank University;
 - Promote a community campus in the heart of the Enterprise Quarter;
 - Promote provision of active uses at ground floor, particularly on Newington Causeway and London Road;
 - Transform the environment around Keyworth Street, Ontario Street, Thomas Doyle Street creating traffic free public spaces;
 - Reinforce the character of main roads through tree planting and public realm improvements;
 - Create new links, including green routes through the area which integrate with existing public spaces, and;
 - Reinforce the heritage of the area, particularly around St George's Circus.
84. As explained in detail in various later parts of this report, the proposal conforms with these aims and in so doing will help realise the vision for this key regeneration site and the wider Opportunity Area. Thus, the proposal is consistent with the principles of the SPD and OAPF.

Stopping-up of public highways

85. The proposed closure of Thomas Doyle Street and Rotary Street would result in the loss of approximately 1,860 square metres of public footway and carriageway. However, the proposed development would offset this loss by delivering three new landscaped squares totalling approximately 3,500 square metres. All three spaces would be accessible to the public 24 hours a day. The concourse would provide a considerable amount of further publicly-accessible realm, albeit internal space and closed between the hours of 22:00 and 08:00 each day. The public realm of Keyworth Street would also be much improved.
86. Strategic Policy 11 places importance on improving, protecting and maintaining a network of open spaces and green corridors to provide leisure opportunities and make places attractive. One of the key aims of the policy is to secure new high quality public realm in areas with a deficiency of open space. Furthermore, it has been a longstanding aspiration, as set out in the Elephant and Castle SPD and OAPF, to transform the area around Thomas Doyle Street into a traffic-free environment.
87. These existing roads are not well trafficked, largely used by the public to travel to, from and between the university buildings, and do not presently make for a convivial public realm. In comparison, the three new squares would deliver a much higher quality environment, both

spatially (soft landscaping, trees, seating, high quality surface treatments etc.) and programmatically (areas for congregating and pop-up events, shared vehicular/pedestrian functions, a safer cycling route etc.). The arrangement of the spaces would also maintain good permeability and connectivity across the site.

88. Taking account of the particular character of these two existing public highways and the strong policy support for delivering improved, traffic-free, flexible and well-connected open space in a location such as this where there is a deficiency at present, the proposed stopping-up is acceptable in principle.

Environmental impact assessment

89. The European SEA Directive is transposed into UK law by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015. The Regulations set out the circumstances under which development needs to be underpinned by an Environmental Impact Assessment (EIA). Schedule 1 of the Regulations set out a range of development, predominantly involving industrial operations, for which an EIA is mandatory. Schedule 2 lists a range of development for which an EIA might be required on the basis that it could give rise to significant environmental impacts. Schedule 3 sets out that the significance of any impact should include consideration of the characteristics of the development, the environmental sensitivity of the location and the nature of the development.
90. The development is not considered to constitute EIA development, based on a review of the scheme against both the EIA Regulations and the European Commission guidance. The Screening Opinion issued by Southwark Council in 2017 (ref: 17/AP/2044) confirmed this.
91. Consideration should, nevertheless, still be given to: the scale, location or nature of development; cumulative impacts, and; whether these or anything else are likely to give rise to significant environmental impacts. The proposed application is the redevelopment of a site for new educational facilities at London South Bank University Southwark campus. Its scale is appropriate to its urban setting and it is unlikely to give rise to any significant environmental impacts.

Design

Scale, bulk and site layout

92. The Creative and Design Centre would stand higher than the adjacent Clarence Centre terrace, but would act as a 'bookend' to the row and achieve conformity of scale with the neighbouring Academy of Sport building. To limit the impact within south-eastward views along London Road from St George's Circus, the fourth floor has been well set-back from the front building line, with the plant above pulled-back further still. As such, the building would appear neither overly-dominant nor bulky within the street scene. The appropriateness of its height and massing is such that the setting of the adjacent listed terrace would be preserved.
93. The Learning Centre would be the tallest of the three proposed buildings at a height of seven storeys (eight, if including the rooftop plant). This is considered appropriate in the context of the relatively tall buildings flanking the opposite side of Keyworth Street. It would create strong frontages and consolidate the urban scale of Keyworth Street.
94. The 'theatre box' would be of a comparatively modest height —approximately three-and-a-

half storeys excluding the rooftop plant— so as to achieve a comfortable scale in relation to the Chapel. The majority of the ‘theatre box’ would sit behind and thus be largely concealed by the retained Chapel walls, which is welcomed.

95. The concourse, which is to form the architectural centrepiece and civic heart of St George’s Quarter, would nestle between the three buildings and be a comparatively low-rise structure at approximately four storeys in height. The undulating roof form would be perceptible only within relatively closed view-frames and thus would not stand out as an alien feature of the local townscape.
96. In summary, each of the three proposed buildings are strong rectilinear forms, reflective of the massing and articulation of the surrounding buildings, and all have suitably set-back upper floors to moderate the overall bulk and visibility from street level. The buildings’ arrangement around a generously-sized central concourse, complemented by a trio of diverse and carefully-configured public spaces together with numerous pedestrian cut-throughs, makes for a well-organised and highly permeable inner-city campus.

Architecture and detailed design

97. The slender stone-effect frame of the London Road elevation lends the Creative and Design Centre a stature appropriate to its Conservation Area context without appearing overly-heavy. The glazed panels inserted but well-recessed within this regular frame would simultaneously accentuate the formality of the façade and, owing to the gentle three-dimensional modelling of some of the panels, afford it a subtle complexity. Full height glazed curtain walling is proposed at ground floor level to create a sense of transparency and lightness, and this would be repeated on the set-back top floor. The GRC panel cladding on the University Square elevation would achieve a crispness and solidity, with structure added by five vertical glazed interstices. The materials palette is choice and the detailed design well-resolved; consequently, the Creative Design Centre would achieve a high quality of design appropriate to the context.



Figure 8: Visualisation of the main entrance to the campus, as seen from the junction of London Road and Garden Row, with the proposed University Square in the foreground.

98. Turning to the Learning Centre, two strong vertical breaks in the long Keyworth Street elevation would effectively split it into three shorter sections — one break would be glazed and the other formed of upright louvres. The strong and repetitious frame of the projecting second, third, fourth and fifth floors would be counterbalanced by the shifting building line, extensive glazing and louvre banks at ground and first floor levels. This double-height street-level elevation would create an active street frontage, offering passers-by views into the library and rehearsal spaces. To complete the architectural composition, a robust materials pallet of light brick, GRC and metal is proposed.



Figure 9: The Learning Centre, as seen from the junction of Borough Road and Keyworth Street

99. With respect to the proposed Performing Arts Centre, the orientation of the 'theatre box' footprint would be juxtaposed to that of the Chapel so that the new intervention would appear to 'fall away' behind the Chapel walls within the perspective of passers-by on Borough Road. This would ensure the original building retains its importance within the streetscene and does not appear overwhelmed. The Corten-clad façades of the 'theatre box' would be largely repetitious and appropriately understated so as to allow the Chapel's rich detailing and materiality to speak. The new volume would sensitively cohere with the original structure to create a striking and tightly-designed new performing arts facility.



Figure 10: View of the proposed Performing Arts Centre as seen from Borough Road. The Corten-clad 'theatre box' sits behind the original front and side façades of the Chapel.

100. The elevations of the proposed concourse space would be glazed and relatively plain to allow the dynamic roof structure to take centre stage. The partially-glazed nature of this grid shell metal structure would delicately illuminate the space which, together with the inclusion of a number of trees, would heighten the sense of the plaza being an extension of the three adjacent external public squares. Metal folded staircases and walkways would wrap around and through the atrium, and consistent flooring is to be applied throughout to encourage visitors to discover the upper floors of the Campus. Animated by the many uses which enclose it and the comings-and-goings of individuals on the walkways, the concourse would be an impressive civic space.



Figure 11: View across the proposed concourse, with its undulating gridshell roof.

New public realm

101. The three public spaces have been designed to each possess a particular quality and play a distinct role.
102. University Square is to serve as the formal gateway to the campus, offering a significant setback from London Road so as to create a generous space for visitors to congregate. The square would be framed by an active frontage along its northern edge and by sizeable planting and tree beds on the southern side, helping to guide passers-by towards the concourse at the heart of the site. 'Spill out' seating and temporary events would activate the space on a day-to-day basis. The proposed palette of materials is robust and would offer an appropriately high quality finish.
103. Thomas Doyle Square would be a flexible environment capable of staging temporary events such as food markets and small-scale screenings. The proposed central carpet would knit into Keyworth Street and host a cluster of trees and benches close to the intersection with the vehicular carriageway, thereby establishing the environment as a pedestrian-centric space. High quality treatment, comprising granite flags edged by Dutch clay paviors, would complete this carefully-configured square.



Figure 12: View looking north across the proposed Thomas Doyle Square, with the concourse and Learning Centre framing the space.

104. Rotary Yard would retain its low-key atmosphere as a 'spill out' area for the Clarence Centre but also assume an additional role as the forecourt to the Performing Arts Centre. The predominance of hard landscaping would be softened by benches and a scattering of raised beds featuring an informal yet rich mix of planting and ornamental trees. A grove of signature trees, glimpsable from Borough Road against the backdrop of the Creative Arts Centre, would form the focal point of the Yard and help structure the space.

Secured by design

105. The Metropolitan Police Service originally raised concerns that the strategy for managing access and security within the concourse lacked robustness. Their concerns centred on the absence of a clear demarcation between the public and private space.
106. Further detailed confidential information was submitted by the applicant to explain how, through a combination of human and technological safety measures, it would be possible for the general public to freely access the plaza and upper walkways without enabling theft or other security breaches to occur within the 'private' areas of the campus.
107. The Metropolitan Police Service was satisfied with the principles of the amended strategy and requested a 'Secured by Design' condition be attached to any grant of permission.

Inclusive design

108. London Plan Policy 4.5 requires proposals for higher and further education facilities to demonstrate that, as a minimum, the principles of inclusive design have been applied. The proposal has been designed so that, amongst other things:
- All thresholds are flush;
 - Access to all floors is step free;
 - Where appropriate, electronically-operated “Pass doors” are available for use;
 - All lifts, platform lifts, ramps, stairs, and other facilities meet the appropriate accessible standard;
 - Potential pinch points and obstacles for disabled and ambulant disabled individuals are eradicated;
 - Spaces are lit appropriately;
 - Seating is plentiful, and;
 - All rooms and circulation spaces are practically-shaped and spacious to optimise mobility for disabled users.
109. As such, the proposed buildings would achieve the aims of London Plan Policy 4.5.
110. With regard specifically to proposals for new public realm, the Mayor expects the principles set out in the Accessible London SPG to be adhered to in the interests of ensuring inclusivity for all members of the community. Accordingly, the proposed public spaces have been designed so that, amongst other things:
- Clutter (signage, bollards etc.) is minimal;
 - Social infrastructure such as seating has been incorporated;
 - Paving layouts would not mislead or disorientate;
 - Tactile warning surfaces are applied where appropriate;
 - Dished channels and raised tree beds would be expressed in contrasting materials, and;
 - Gradients, where unavoidable, would be minimal.
111. The Section 106 and 278 agreements will ensure the public realm is delivered to accessible standards while achieving the quality required by the SSDM standards.

Impact on the listed building, the St George’s Circus Conservation Area and the setting of nearby heritage assets

Issues/comments raised by Historic England

112. Historic England responded by authorising Southwark Council, as the Local Planning Authority, to determine the application for listed building consent referred to above as they see fit.

Issues/comments raised by the Victorian Society: overview

113. The Victorian Society objection to the proposal on three grounds:

a) Harm to the Former Presbyterian Chapel

114. The Victorian Society has not objected to the proposed future use of the Chapel as a theatre. However, they have objected on the grounds that the loss of historic fabric (the east and south façades and the interior) has been justified on the basis that it is in poor repair.
115. They are concerned that the University has owned the asset since the 1970s and as such the current condition of the building is down to the stewardship of the University and question why a condition survey was not provided.
116. The Victorian Society highlight that the NPPF states in paragraph 130 that "where there is evidence of deliberate damage to or neglect of a heritage asset in the hope of making consent or permission easier to gain the local planning authority should disregard the deteriorated state of the asset"
117. The Society strongly advises that proposals for the treatment of historic fabric are revised, with emphasis being placed on the retention, conservation and repair of historic fabric and features where at all possible.

b) Townscape Impact: London Road

118. The Victorian Society is concerned that the building on London road has not been considered to have a minor positive contribution to the conservation area and is therefore its loss and replacement should be considered from this starting point.
119. Beyond that they say that the positioning, form, scale, massing and materiality of the new Creative and Design Centre would serve to overwhelm the streetscape of London Road, including but not limited to the listed row of terraces to the west of this range.
120. The Society requests a change in the design, with further stepping at roof level to reduce the impact of the building on the Conservation Area and the listed terrace, and to change its materiality to provide a more contextual response to this sensitive historic setting.

c) Townscape: Historic Grain

121. The Victorian Society is concerned by the extent to which the proposals will erode the historic street pattern and grain within the site area. While the new routes created across the site are intended to retain the memory of the original streets, the Society feels the proposal will not mitigate successfully the high degree of harm that will be caused to the Conservation Area through the loss of the historic street pattern.
122. The Society notes that the streets have been included within the boundary of the Conservation Area and therefore part of the designation. As a consequence the Society feels the loss of this historic street pattern, including the loss of Rotary Street, has not been adequately justified and will cause significant harm to the (St George's Circus) Conservation Area

Issues/comments raised by the Victorian Society: assessment

123. This section of the report will assess in turn each of the three each issues raised by the Victorian Society.

a) Harm to the Former Presbyterian Chapel

124. Officers acknowledge that there is harm arising as a result of this proposal. A detailed

condition survey was prepared and submitted to the council on 13 April 2018. This charted the history of the listed building and provided a detailed record of its condition. In the condition survey the applicant has recorded how the building was converted from a Chapel to a commercial building in 1908 involving a substantial additional floor, internal amendments and alterations, as well as the blocking-up of windows. These works have resulted in the truncation and loss of many of the building's original historic features. For example, the original chapel has been divided by a large mezzanine floor complete with its own independent structure and the original ceiling and roof was lost when a floor was added on top.

125. As a consequence of the findings of the condition survey it is acknowledged that the harm is considered to be at the highest level of 'less than substantial'. Under the terms of the NPPF, this level of harm can be considered against the public benefits of the proposal, further commentary on which is provided below.

b) Townscape Impact: London Road

126. The building in question (no. 119-122 London Road) is not specifically identified in the adopted Conservation Area Appraisal as being an unlisted building making a positive contribution to the conservation area. Nonetheless, its simple symmetrical form, two-storey height and complementary cladding materials (red-brick with contrasting stucco cornices) ensure that it sits comfortably in this historic setting.



Figure 13 – Photograph of no. 119-122 London Road. The Grade II listed 'Clarence Centre' terrace can be seen directly to the left of the buildings.

127. The council's policies echo the requirements of the NPPF and require all development within conservation areas to conserve or enhance the character and appearance of the conservation area and demolitions should be justified by high quality replacement buildings. The Creative and Design Centre is proposed as the main recognisable feature of the new St George's Quarter. Instead of continuing an existing streetscene which the current building does adequately, this new building bookends the listed terrace and returns along the new

University Square, in so doing framing this new public space and forming a three-dimensional landmark at the main approach to the University from London Road. Therefore, officers are satisfied that the proposed building is a suitably high quality replacement for the existing building and improves this corner of the Conservation Area. Further, that its masonry-framed articulated façade including its deeply recessed upper storeys, taken together with the significant improvements to the public realm on Thomas Doyle Street, will ensure that the building does not cause harm to the setting of the listed buildings and will contribute to the enhancement of the Conservation Area overall.

c) Townscape: Historic Grain

128. One of the key design principles of the St Georges Quarter Development is to create a discernible public-facing core for the university. It involves the closure of Rotary Street and Thomas Doyle Street and the creation of a new civic scale concourse which will become the gateway and pivotal public space around which the wider Southwark campus, as it undergoes redevelopment in future years, is anchored.

Issues/comments raised by the St George's Circus Group: overview

129. The Group note the findings of the detailed condition survey submitted on 13 April 2018 and are satisfied to support its findings and recommendations. They welcome the removal of the top floor of the Chapel, the retention and restoration of the north and west façades and they accept "that there are hardly any internal features that merit preserving or restoration."
130. Finally and as an aside the Group welcome that the building is being brought back into at least semi-public use as a theatre. However, they question why the main entrance of the Chapel is not being used as the main entrance of the new theatre.
131. The Group note that the proposed Creative Design Centre is a "bookend" but object to the height, bulk and massing of the building. They assert that it completely dwarfs and overpowers the listed Georgian terrace and significantly harms its setting. They conclude that this new building degrades views of the terrace from St George's Circus and harms both the St George's Circus Conservation area and the West Square Conservation Area across the way on Gladstone Street.

Issues/comments raised by the St George's Circus Group: assessment

132. With respect to the comments about the theatre entrance, the main doors are proposed to be restored to their original design and quality. They are shown to be openable and would lead to the back-stage area of the new theatre where the facility includes rehearsal spaces and store rooms for people working in the theatre. From the outset the LSBU have stressed that they expect the new St Georges Quarter to be accessed by the public and for that reason all the facilities of the St Georges Quarter can be reached from the central South Bank Concourse. This includes the new theatre.
133. With respect to the objection about the bulk and height of the new Creative Design Centre, officers are satisfied that the building is intended to act as a 'bookend' to the listed terrace, also noted by The Group. In that respect the modest increase in height on the street —up by one and a half storeys relative to the listed terrace— is not considered excessive or over dominant in the historic setting. The views demonstrate that any harm is negligible and the bulk of the building that may be visible over the roof-line is well set back and severely limited. The council's policies, supported by the NPPF, stress that any harm to a heritage asset should be avoided and considered against the public benefits of the development. In

this respect Officers are satisfied that any harm to this historic setting is outweighed by the substantial public benefits of the development including the preservation and restoration of the Chapel for future generations, the provision of a new theatre at the Chapel as well as the comprehensive approach to the site to create the new St George's Quarter

Understanding the significance and the proposal

134. Paragraph 129 of the NPPF requires Local Planning Authorities to identify the architectural or historic significance of a designated heritage asset and to record the effect of any proposal on that architectural or historic significance.
135. The architectural or historic significance of any heritage asset includes its internal and external historic features and its setting. In addition to the façades of a Listed Building its features of significance could include its roof, its plan form, decorative internal features like original cornices, skirtings and fireplaces and important structures like floor beams, staircases or chimneys.
136. The Listing description focusses on the external appearance of the building and highlights the importance of the Borough Road and Rotary Street façades. It states that the interior was not inspected.
137. A detailed condition survey was submitted with the application. This demonstrated that, after the Chapel ceased to operate in 1908, and its subsequent conversion, substantial alteration and roof extension for a commercial use, very little of the original Chapel interior survives.
138. The Chapel is in a poor state of repair at the time of writing the report and a full internal inspection was not possible. There is some evidence in the detailed condition survey that some fragments of the original interior survive, including corbel brackets, small areas of the original lathe and plaster ceiling, and some cast-iron pillars in the basement. A detailed archaeological building recording condition is proposed, including measured drawings and a photographic survey prior to commencement of development, to ensure that fragments of the interior that cannot be retained will be recorded for future generations.
139. As such, there are some features of architectural or historic significance that this property currently retains.

Assessment of harm to significance

140. The NPPF requires Local Planning Authorities to consider whether a proposal would result in harm to the significance of a heritage asset and to decide whether that harm would be 'substantial' or 'less than substantial'.
141. Paragraphs 133 and 134 of the NPPF also require Local Planning Authorities to weigh any that harm against the public benefits of the development proposed, including securing the optimal viable use of the heritage asset.
142. Harm can arise from the loss of historic fabric or features of significance as well as impact on the setting of a heritage asset. Whether 'substantial' or 'less than substantial', any harm should be avoided unless it can be justified by what is proposed by the application.
143. The proposal involves the substantial demolition of the east and south flanks of the former Chapel, the removal of the 2nd floor extension and the loss of the interior space and plan form of the listed building.

144. Whilst the proposed harm is extensive, it is considered to be at the highest order of 'less than substantial' as defined by the NPPF (2012) and recent case law. The reason for this conclusion is that, the proposal retains and enhances the north and west elevations which are described in the Listing Description as its primary features of architectural or historic significance.
145. The public benefits of the proposal are substantial. The Chapel is proposed to be fully integrated into the proposed St Georges Quarter Development. In addition to the repairs and restoration works to the north and west elevations, which will bring these façades back to their original condition, the amendments are necessary to deliver a high quality modern theatre and transform this corner of the St Georges Quarter into a public-facing destination, one that will be characterised by its connection to the listed Chapel.
146. Recent court cases have examined this and concluded that in for the harm to be "substantial" *"the impact on significance was required to be serious such that very much, if not all, of the significance was drained away."* Officers are satisfied that, given the limited significance of the south and east walls—which originally abutted adjacent commercial structures—and the severely truncated nature of the interior which only survives in fragments, coupled with the fact that this proposal retains and enhances the most significant surviving parts of the original Chapel, Officers have concluded that the harm is **"less than substantial"**.

Conclusion

147. The NPPF requires Local Planning Authorities to balance the harm against the benefits of the proposed development and to conclude whether the proposed harm is outweighed by the public benefits of the development. The greater the harm the greater the justification necessary.
148. Under the NPPF paragraph 132, LPAs are required to balance the less than substantial harm against the public benefits of the development and to consider whether the public benefits outweigh the harm. Further, Planning Inspectors have guided LPAs to consider only the 'public benefits' of a development and not take private gains into consideration when considering 'harm' to a heritage asset.
149. Officers are satisfied that the public benefits of the development, including the preservation and restoration of the most significant features of the chapel for future generations, the provision of a new theatre at the Chapel as well as the comprehensive approach to the site to create the new St George's Quarter, outweigh the less than substantial harm arising from this proposal.

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

150. The site is located in area which comprises a mix of retail, residential, educational and community uses. None of the existing surrounding uses would preclude or curtail the full use of the proposed development by staff, students and visitors.

Impact on the amenity of adjoining occupiers

Overlooking

151. The nearest residential dwellings are located on the western side of London Road. Other nearby dwellings lie to the northwest of site at the intersection of Blackfriars Road and Borough Road and to the northeast of the site at Murphy House. The width of both of London Road and Borough Road is generous such that none of the proposed windows would be within 21 metres of any of these residential properties. This separation distance is adequate to ensure no overlooking would occur.
152. The separation distance between the proposed development and the buildings along Keyworth Street is much closer at approximately 10 metres. However, all of the Keyworth Street buildings are in educational use and thus there are no residents whose privacy might be infringed by the proposed buildings.

Outlook and sense of enclosure

153. The Creative Design Centre, to be positioned on the western edge of the site, would stand four storeys high on the London Road site boundary, with two further stepped-back storeys above. On the opposite side of London Road is a row of three-storeyed properties containing residential accommodation on the upper floors. The generous width of London Road, together with the 'stepped-back' form of the Creative Design Centre, would ensure the occupiers of these nearby dwellings continue to experience a good quality of outlook and sense of openness.
154. The Performing Arts Centre and Learning Centre would create a new frontage onto Borough Road and stand 19.15 metres and 34.0 metres high respectively. The nearest habitable rooms are within the flats at Murphy House, approximately 40 metres away to the east. The orientation of these flats to the site is such that the proposed buildings would be visible only in oblique views and would be concealed to some extent by the existing five- and nine-storeyed buildings at the northern end of Keyworth Street. Taking these factors into account in the round, there would no harmful impact on the outlook and sense of enclosure currently enjoyed by the residents of Murphy House
155. All other nearby buildings are in educational use and thus do not contain habitable rooms. Nevertheless, the height, scale and proximity of the proposed development to these existing buildings is such that those learning and teaching spaces with windows facing towards the application site would not become unpleasantly enclosed.

Daylight

156. A daylight and sunlight report has been submitted which assesses the scheme based on the Building Research Establishments (BRE) guidelines.
157. The BRE sets out the rationale for assessing the daylight impacts of new development through various tests. The first test is to measure the angle of the horizontal subtended by the new development from the centre of all affected habitable room windows. If this angle is less than 25 degrees for the whole of the development then there would be no harmful effect on the diffuse skylight enjoyed by the existing building(s) and no further testing is required. If the angle is 25 degrees or more, the vertical Sky Component test (VSC) must be applied.

This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of the original value before the loss is noticeable.

158. The applicant's Daylight and Sunlight Assessment demonstrates that of all residential buildings within the vicinity, only at nos. 2-16 London Road would the '25 degree' test not be met by the proposed development. These dwellings line the western side of London Road broadly opposite the Clarence Centre and proposed Creative Design Centre.
159. VSC testing was carried out on all windows within the terrace and it was shown that, with the exception of five dormer windows at fourth floor level, all windows would remain at above 27% VSC. The testing showed that the five dormer windows already experience VSC levels below 27%, due to being set closely behind a high parapet wall, and that these daylight levels would not be worsened by the proposed development.

As such, the proposal would give rise to no detrimental daylight impacts.

Sunlight

160. As set out in the BRE guidelines, if any part of a new development subtends an angle of more than 25 degrees to the horizontal measured from the centre of a south-facing (i.e. oriented within 90 degrees of due south) window in a vertical section perpendicular to the window, then the sunlighting of the existing dwelling may be adversely affected. Only in these circumstances it is necessary to carry out further testing in respect of Annual Probable Sunlight Hours (APSH) and Winter Annual Probable Sunlight Hours (WAPSH).
161. The proposed development would not breach the 25 degree "test" with respect to any of the surrounding habitable room windows facing within 90 degrees of due south. It can, therefore, be concluded that the levels of sunlight enjoyed by all nearby properties would not be adversely affected.

Overshadowing

162. The applicant has supplied an overshadowing assessment in their Design and Access Statement. This assesses the overshadowing caused on the summer and winter solstices and the spring equinox. The findings demonstrate that there would be no adverse amenity impacts for neighbouring properties. Thus, no concerns remain with respect to overshadowing.

Noise disturbance

163. The use of educational facilities would not generate levels of noise in excess of what is to be expected within this densely-populated and busy Central London location. The only exception to this is the performing arts theatre, because such an environment may emit amplified music and speech; accordingly, a condition will be imposed to ensure the building fabric of the theatre regulates noise transfer adequately.
164. A condition will also be imposed to ensure the proposed plant does not generate noise nuisance.

165. Refuse facilities are to be located in Rotary Yard, which is surrounded and effectively noise screened by existing university buildings. As such, there are no noise disturbance concerns with respect to these servicing arrangements.

Odour disturbance

166. Catering facilities are proposed on the ground floor. 'Pop up' food stalls would operate from the site from time-to-time which may or may not require ventilation. Accordingly, a pre-commencement condition will be imposed to require submission of the kitchen extract/ventilation details.

Light pollution

167. To prevent glare and light spillage levels, all artificial lighting will be required to comply with the guidance of the ILP. This will be secured through the imposition of a condition.

Demolition and construction impacts

168. To ensure all potential environmental and transport impacts arising from the demolition and construction phases are identified and, where appropriate, remedial measures are implemented, any grant of approval will be subject to pre-demolition/ clearance conditions for a Construction and Logistics Plan and a Construction Environmental Management Plan.

Transport and highway matters

Servicing and coach drop-offs

169. Servicing is to be via the proposed bay on Keyworth Street; this new bay would directly replace the existing bay on Thomas Doyle Street. Deliveries, mostly related to the café spaces and library, are to be trolleyed from the bay through the site to relevant part of the campus. One servicing movement per day would also take place on Rotary Yard to enable refuse collection from the Creative Design Centre and the existing Clarence Centre buildings.
170. Presently there is no dedicated coach/bus parking facility in the vicinity. Coach drop-offs to the new university buildings are likely to be few. It is proposed, therefore, that the servicing bay to be created on Keyworth Street would double-up as a coach drop-off bay.
171. The pre-commencement approval of a detailed Delivery and Servicing Plan is to be required by condition. The Plan will be required to demonstrate how the bay deliveries and coach drop-offs will be timed not to coincide and how, through off-site consolidation, deliveries can arrive in smaller vehicles or even bicycles.

Trip generation and servicing

172. The proposed facilities would accommodate the Performing Arts programmes and student support services which currently operate from disparate spaces in the nearby Borough Road and Tower buildings. The vacated spaces do not readily lend themselves to an intensive re-use once the proposed development has been completed and LSBU intends to use them largely as additional administration space for the Student Union. To substantiate this, the agent provided additional information mid-way through the application process detailing how the new facilities would constitute an equivalent re-provision of the decanted floorspace. On the basis of this information, the Local Planning Authority is satisfied that the existing

facilities would simply be relocated without expansion, thereby resulting in no material increase in student numbers.

173. Given that the development would accommodate existing programmes, unchanged in scale but located in a different part of the LSBU campus, there would no associated changes to the university's teaching schedule or the daily profile of movements in terms of general arrival/departure times and origin/destination.
174. On account of the above, the proposed educational facilities, when in use for the general day-to-day academic purposes, would not generate additional new or different trips in comparison to present day activity.
175. Notwithstanding the foregoing, the proposed development would regularly host a number of community-facing programmes/events which do not currently take place at LSBU's Southwark campus. Examples include careers fairs and other 'pop-up' events, conferences, food markets, exhibitions of students' work, external use of the lecture and performing arts theatres, and external rental of the central concourse space. While it is reasonable to assume that most trips associated with these programmes would be by public transport, the applicant's Transport Assessment asserts without satisfactory justification that these programmes would result in zero trip generation. Management of these activities, in particular by avoiding peak-hour vehicle movements, will be vital. To address this matter, a condition is to be imposed requiring the applicant to submit a detailed Delivery and Servicing Plan. Furthermore, the applicant has agreed to enter into a Bond agreement, whereby a £25,000 sum is secured through the Section 106 agreement for remedial works in the event that the delivery and servicing plan proves ineffective.

Encouraging sustainable travel

176. Being a Class D1 development delivering over 2500 square metres of floorspace, the submission and approval of a Travel Plan must be secured via condition. This Plan will cover both staff and students at the Southwark Campus, and account for patterns and movements to/from the Southwark Campus and all LSBU satellite sites. The applicant has made available to the Council the University's mid-preparation Travel Plan, appended to which is a draft action plan. These details show a sound set of emerging measures for encouraging sustainable modals shifts.

Car parking

177. Associated with the closure of Thomas Doyle Street and Rotary Street would be a reduction in the number of existing parking bays. The proposed Keyworth Street 'shared space' would incorporate eleven pay-and-display bays (there are sixteen across the site at present) and four permit holder bays (there are five across the site at present). The one existing car club bay would be re-provided.
178. As the proposal would entail no net gain in parking spaces, the development would effectively be car-free and thus policy compliant.
179. In light of the recent demolition of Hugh Astor Court and the concomitant reduction in residential demand, together with the prevailing imperative to encourage sustainable modal shift, the net loss of five pay-and-display bays and one permit holder bay is considered acceptable. The Highways team consider the potential revenue loss associated with the reduction in pay-and-display bays to be outweighed by the wider highways and transport benefits of the scheme.

180. As per the requirements of the London Plan, new educational uses such as this should deliver one wheelchair-accessible parking bay. However, the planning application does not clarify where such a bay would be provided. There is scope to incorporate a wheelchair-accessible bay as part of the Keyworth Street upgrade or alternatively off-site on the surrounding road network.
181. A condition will be imposed requiring approval of details of the arrangements for dropping-off and picking-up disabled people and others with mobility issues, together with details of the provision for parking for/by Blue Badge holders.

Cycle parking and promoting safer cycling

182. The application proposes to convert the basement of the Academy of Sport into a dedicated cycle store containing 714 cycle spaces. This storage would be weatherproof, accessible and secure. Showers, toilets and associated storage would also be provided. The Council's Transport Planning team is satisfied that this level of long-stay cycle parking provision is adequate to meet the needs of the proposed development. The detailed design of the cycle store and all other cycle storage provision (such as short-term visitor parking on Keyworth Street and within the new public squares) is, however, required and this can be secured by condition. These details will need to be approved prior to commencement of the conversion of the former basement car park.
183. Keyworth Street is one of the spurs of Cycle Superhighway 7, recommended as a 'Route on quieter roads', providing a connection between Blackfriars Road and Southwark Bridge Road. The proposed upgrade to this space would help consolidate the wider cycling network and create a safer cycling environment, in line with the aims of London Plan Policy 6.9 and Policy 5.3 of the Southwark Plan. This aspect of the proposal is considered to bring substantial transport, highways and sustainability benefits.

Refuse storage

184. Refuse storage is to be provided in Rotary Yard. Separate storage facilities for general mixed waste, glass and food waste are proposed. Tracking diagrams have been supplied to demonstrate how a collection vehicle would manoeuvre in the Yard so that an exit in forward onto Borough Road would be possible.
185. The store room is adequate to meet the needs of the premises and the collection strategy is sound.

Flood risk and sustainable urban drainage

Flood risk and flood resilience

186. Neither the Environment Agency nor the Council's Flood Risk Management team have raised any objections but both have requested the imposition of a condition requiring the submission of a Flood Evacuation Plan.

Sustainable urban drainage

187. The GLA has highlighted that to achieve London Plan compliant surface water discharge rate a more diverse combination of SUDS measures should be employed. The applicant is preparing this detail. This matter can be resolved, and a condition imposed accordingly,

subsequent to the application being considered by Members at Committee and prior to the GLA's Stage 2 response.

188. The Council's Flood Risk Management team has requested the imposition of a detailed drainage strategy and Basement Impact Assessment by condition.

Trees, landscaping and biodiversity

Trees and landscaping

189. The proposed development requires the removal of 11 trees with 15 retained which are of greatest value to amenity. All of the losses are more than adequately mitigated via new landscaping such that there is no net reduction of canopy cover.
190. Planting schedule details, detailed hard and soft landscaping details and changes to some of the currently-proposed species of trees are all to be secured by condition.

Ecology and biodiversity

191. The Council's Ecologist has assessed the proposal and has sought the inclusion of at least 50 square metres of brown roof on the roof of the building, to be placed beneath the PV array. At the time of writing this report the applicant is still preparing the drawing showing the roof layout with brown roof incorporated. This drawing, to be received imminently, will be added to the Decision Notice and Members made aware of this at Committee.
192. The Ecologist has also requested that an ecological management plan be produced. Nest box features for Black redstart and Swift, specifically 4 boxes and 6 bricks, have also been recommended. Suitably-worded conditions will secure these elements.

Environmental Matters

Land contamination

193. The applicant's Desk Study and Ground Investigation Report found no contamination levels above the relevant commercial end receptor thresholds. Therefore, no remediation is planned. A safeguarding condition is recommended should unforeseen contamination be found at site during the groundwork.

Archaeology

194. The applicants have submitted a desk based assessment (DBA) the contents of which are to the satisfaction of Southwark Council's Archaeologist.
195. The Archaeologist has sought by condition a programme of archaeological evaluation/mitigation (trial trenching) on the site to further determine archaeological significance, together with conditions covering archaeological building recording and archaeology reporting site work. These will all be imposed on the Decision Notice.

Sustainability

Carbon emissions and renewable technologies

196. London Plan Policy 5.2 requires a reduction in carbon emissions of 35% below the Part L

2013 target; there is no requirement for educational developments to be carbon neutral.

197. A detailed energy assessment has been submitted demonstrating how the targets for carbon dioxide emissions reduction are to be met. Reductions in emissions for the site have been demonstrated via 'Lean', 'Clean', 'Green' measures, in line with the GLA guidance on preparing energy statements, the Southwark Core Strategy (2011) and the Southwark Sustainable Design and Construction SPD.
198. Overall, the Energy Assessment asserts that the development would achieve a carbon saving of 35.86%, thereby meeting the policy requirement, by proposing a Ground Source Heat Pump system, extensive PV array, earth tubes and a mixed-modal ventilation strategy.
199. The GLA has highlighted to the applicant that the claimed savings cannot be substantiated because the Energy Assessment does not contain the BRUKL documents for each stage of the energy hierarchy. On their own calculations, the GLA contend that the carbon dioxide savings amount to 32% and thus fall short of the target within Policy 5.2 of the London Plan.
200. The applicant is still preparing further detailed information to demonstrate that carbon emissions of 35% below the target can be achieved. If this forthcoming information satisfies the GLA, no offset contribution will be required and a condition will be adequate to secure the details for the development.
201. It is acknowledged that there is limited potential for on-site improvements and thus, should it transpire that the requisite carbon reduction cannot be achieved, an offset contribution will be sought from the applicant.
202. This matter can be resolved, and changes to the Section 106 made accordingly, subsequent to the application being considered by Members at Committee and prior to the GLA's Stage 2 response.

BREEAM

203. A BREEAM pre-assessment has been submitted as part of the application documents, with the scheme achieving a score of 74.59%, which translates to an 'Excellent' rating.
204. Achieving "excellent" is to be a condition requirement. This will ensure the works take sufficient consideration of sustainability.

Air Quality

205. London Plan policy 7.14 states that development proposals should minimise exposure to poor air quality, being at least 'air quality neutral'. This is particularly the case where developments are located within designated Air Quality Management Areas (AQMA) as is the case with this proposal. Southwark Plan policy 3.6 advises that planning permission will not be granted where a development leads to a reduction in air quality.
206. The development would achieve air quality neutrality and therefore would not impact nearby sensitive receptors. The environmental protection team considered the submitted assessment to be acceptable. Notwithstanding, the team has requested that a condition be imposed requiring gas boilers to meet 'ultra-low NOx' criteria. Accordingly, this condition will be attached should it be resolved to grant permission.

Employment benefits

207. As the proposed university buildings are to accommodate the existing functions to be decanted from, there would be no job creation post-completion.
208. The development would be expected to deliver 38 sustained jobs to unemployed Southwark residents, 38 short courses, and take on 9 construction industry apprentices during the construction phase. In the event that the developer does not undertake to deliver the employment outputs themselves, an employment and training contribution of £182,600 (£163,400 against sustained jobs, £5,700 against short courses, and £13,500 against construction industry apprenticeships) would be required. This will be secured in the Section 106 Agreement.

Social infrastructure

209. Saved Policy 2.3 of the Southwark Plan requires new and improved educational facilities to be available for use by all members of the local community. The applicant has drawn up a Memorandum of Understanding with the Council but this provides little firm detail as to how the University is, and will be, making its facilities available for use by local people. A Community Use Statement was submitted mid-way through the application process but this is very brief and refers to the existing community uses on the campus, rather than detailing how the proposed facilities will retain and enhance this offering.
210. There are many opportunities for the proposed facilities to serve the needs of the local community in addition to providing their core academic function. For example, the performing arts theatre could be used by local children's drama and music groups, and evening classes could take place in the proposed computer rooms and teaching spaces. It will be a minimum expectation of LSBU that a range of facilities at the St George's Quarter campus are made available for use by the residents of the borough on a regular basis.
211. It is understandable that, at this very early stage in the delivery of the St George's Quarter, the University has yet to finalise their academic programmes and timetables, and that a booking system is still in development. Accordingly, a condition will be imposed requiring the Council's approval of a Community Use Statement prior to the first use of the campus.

Community engagement

212. The applicant's statement of community involvement details the consultation undertaken before the full application was submitted. These community engagement efforts included:
 - Meeting local groups, trusts and students;
 - Three separate exhibitions in September 2017 (all widely publicised in advance);
 - A dedicated webpage on LSBU's website explaining the proposals and inviting comment, and;
 - A survey to glean public opinion.
213. The Statement of Community Involvement also explains how much of the feedback was used to inform the design evolution of the proposal.
214. Notwithstanding that there are no statutory requirements in relation to Community

Involvement, this is considered to be an adequate effort to engage with those affected by the proposals. As part of its statutory requirements, The Local Planning Authority, sent letters to all residents, displayed site notices in the vicinity, and issued a press notice publicising the planning application. Adequate efforts have, therefore, been made to ensure the community has been given the opportunity to participate in the planning process. The responses received are summarised later in this report.

Planning obligations

215. The site is within the Central London Crossrail S.106 contribution area. However, as the entirety of the proposed floorspace would be in D1 use (educational), no Crossrail contribution is incurred.

Mayoral and Southwark CIL

216. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
217. The Mayoral and Southwark CIL levies are still to be confirmed by the Council's CIL team and the liability notice shall be attached to any grant of permission.

Section 106

218. Saved Policy 2.5 'Planning Obligations' advises that planning obligations should be secured to overcome the negative impacts of a generally acceptable proposal. Saved Policy 2.5 is reinforced by the Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, which sets out in detail the type of development that qualifies for planning obligations.
219. In accordance with Southwark's Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, the following contributions have been agreed with the applicant, in order to mitigate the impacts of the development:

Planning obligation	Mitigation	Applicant's position
LOCAL ECONOMY: CONSTRUCTION PHASE JOB/CONTRIBUTIONS	<p>Development to:</p> <ul style="list-style-type: none"> • Deliver 38 sustained jobs to unemployed Southwark residents, • Deliver 38 short courses, and; • Take on 9 apprenticeship/NVQ starts during the construction phase. <p>Or make the pro-rata Employment and Training Contribution which, at maximum, would be £182,600:</p> <ul style="list-style-type: none"> • £163,400 against sustained jobs; • £5,700 against short courses, and; • £13,500 against construction industry apprenticeships. 	Agreed

HIGHWAY WORKS	<p>Prior to implementation, the Developer is to submit for approval the s278 specification and estimated costs.</p> <p>Prior to commencement of highway works, the Developer is to enter into a Highway Agreement for the purposes authorising the works etc.</p> <p>The works, as listed below, are to be completed in accordance with the Highway agreement:</p> <ul style="list-style-type: none"> • The footways fronting the development on Borough Road are to be repaved with Yorkstone paving slabs and 300mm wide silver grey natural stone granite kerbs • The footways fronting the development on Ontario Street are to be repaved with silver grey natural stone paving slabs and 300mm wide silver grey granite kerbs. • The surface materials to be used on Keyworth Street are to be from the SSDM materials palette otherwise a commuted sum equal to the cost of the materials plus installation costs will be charged. • The intersection of Keyworth Street and Thomas Doyle Square is to be raised to provide a traffic calming feature. • Trees within the highway should be planted into the ground wherever possible. Only where it has been demonstrated by accurate information following site investigations, that planting below ground level is impossible due to utility services, will planting in planters be considered. • Any new tree planted below ground level must have Silva Cells. 	Agreed
DELIVERY AND MANAGEMENT OF PUBLICLY-ACCESSIBLE REALM	<p>Publicly-accessible realm is to be designed to incorporate principles of Secured by Design</p> <p>Development not to be implemented until publicly-accessible realm and landscaping has been agreed with the council</p> <p>Publicly-accessible realm to be designed to an adoptable standard.</p> <p>Certificate to be served on the Council upon completion of the layout out, construction and/or planting of those parts of the public realm which are to be managed and maintained by the Developer.</p> <p>Any defects reported within 12 months are to be rectified.</p> <p>Developer covenants to manage, maintain and allow public access except for a limited period in certain circumstances (fire, flood, carrying of essential maintenance etc.) and shall close the publicly-</p>	Agreed

	accessible realm (with prior notification to members of the public) for up to one day per year so as to prevent public rights of way being obtained.	
HIGHWAYS BOND AGREEMENT	<p>A Bond of £25,000 (of which £1,600 is non-refundable) is to be paid by the developer. During the first two years of operation of the St George's Quarter, the Council shall monitor the effectiveness of the delivery and servicing arrangements at the end of which either:</p> <ul style="list-style-type: none"> the sum of £25,000 is retained (if remedial highway works are necessary) or; the sum of £23,400 is returned (if the delivery and servicing strategy has proved effective). <p>The non-refundable £1,600 covers the council's costs in monitoring the effectiveness of the strategy.</p>	Agreed
ENERGY CONTRIBUTION	<p>The proposal is currently at Stage 1. The detail of the Energy Statement still requires resolution. However, should it transpire prior to Stage 2 referral that the 35% carbon savings cannot be achieved, a compensatory sum will be secured.</p> <p>This will be calculated as follows: £1,800 x each tonne of carbon</p>	Agreed
Administration fee	<p>Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.</p> <p>As such, the administration fee would, without the benefit of indexation, and assuming that there is no carbon offset obligation, be: = <u>£3,652.00</u></p>	

220. These obligations are necessary to make the development acceptable in planning terms, mitigating for its adverse impacts. In the event that a satisfactory legal agreement has not been entered into by 16 October 2018 it is recommended that the director of planning refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a Section 106 agreement, fails to ensure adequate provision of mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2016), and Southwark Council's Planning Obligations and Community Infrastructure Levy SPD (2015).”

Consultation responses: Members of the public

221. Four representations were received in respect of the planning application, of which three were in objection. With respect to the listed building consent application, one representation was received and this was in favour. The material planning considerations raised by these representations are summarised below.

222. Transport and highways:

- Loss of public highways would harm vehicular and pedestrian permeability
- The net loss of parking bays would result in a loss of revenue for the Council and would remove local parking spaces from the use of which the local population currently benefits.

223. Design and impact on designated heritage assets:

- By reason of its massing, bulk, height, detailed design and vertical emphasis, the proposed Creative and Design Centre would be harmful to the London Road listed terrace and incongruous within the streetscene
- The proposal would cause harm to the listed Chapel.
- The proposal would cause harm to the St George's Circus Conservation Area.
- The layout of the site does not optimise the Chapel to possibility for the Chapel to take an active role within the Campus (for example, the original entrance of the Chapel does not play an active role in the plan).

224. All of these matters have been addressed in the assessment parts of this Report.

Consultation responses: Statutory Consultees

Environment Agency

225. No objections. The imposition of a flood warning and evacuation plan was recommended.

Historic England

226. No objections. Instructed the LPA to proceed with determination of the applications as seen fit.

Metropolitan Police

227. No objections following the receipt of (confidential) additional detailed security and management information. This consultee requested that Secured by Design accreditation to be required by condition.

Natural England

228. No objections, no comments.

Transport for London

229. After much liaison with the applicant and the Local Planning Authority, Transport for London resolved not to object to the proposals but requested that the following items be sought by condition:

- The hours of delivery and/or operation for the most impactful uses to be restricted to avoid peaks including school travel times

Response: LPA considers the applicant's proposed hours of 08:00-20:00 Monday to

Saturday and 10:00-16:00 on all other days to be acceptable.

- The submission of a Delivery and Servicing Plan to include movement of goods by trolley and timed/booked arrivals and departures, as well as off-site consolidation so that deliveries arrive in smaller vehicles or even on bikes.

Response: *LPA agrees*

- Cycle parking provision to be sufficient for whole campus

Response: *LPA considers this to be excessive. The Council's Transport Planning team is satisfied that this level of long-stay cycle parking provision is adequate to meet the needs of the proposed development. The detailed design of the cycle store and all other cycle storage provision (such as short-term visitor parking on Keyworth Street and within the new public squares) is, however, required and this can be secured by condition.*

230. Transport for London also made the following request:

"[There should be] A suitable legal undertaking which would require an application to be made prior to the existing Perry Library being reused for any purpose falling within the D1 use class (as well as any other use)"

231. This measure was requested as a safeguard in the event that the nearby Skipton House redevelopment, which includes the Perry Library, does not proceed and the site is used in the interim for an alternative Class D1 use such as nursery or a language school. Such alternative uses, despite falling within Class D1, would have comparatively higher potential associated trip generation. The Local Planning Authority considers this request to be disproportionate. Moreover, to restrict the permitted use of a building not falling within the 'red line' of the application site through a legal mechanism would be unsound.

Thames Water

232. No objections, but request for the following conditions:

- Drainage strategy, to include on and/or off site drainage works, to be submitted pre-commencement.

Response: *LPA agrees*

- No piling to take place until a piling method statement has been approved.

Response: *LPA agrees*

233. Three informatives, relating to diversion of mains and minimum water pressure, were also recommended.

Greater London Authority

234. No objections and supportive of the proposal in principal, but highlighted deficiencies which need to be addressed prior to Stage 2 referral to ensure compliance with the London Plan:

- The Energy Strategy is not compliant and additional analysis and verification information must be provided before the energy savings can be confirmed

Response: *Energy Strategy is being revised by the applicant presently; the matter can be dealt with prior to Stage 2 referral.*

- The Flood Risk Assessment needs to consider how the basement will be designed to manage the risk of groundwater flooding

Response: *The FRA is to be amended prior to Stage 2 to take account of this.*

- The green roofs and raingarden should be included in the attenuation calculation so that an accurate calculation of the subsurface storage can be made

Response: *The FRA is to be amended prior to Stage 2 to take account of this.*

- The Flood Risk Assessment should give consideration flood warning and evacuation procedures, escape for those with mobility issues, and the design of potential points of water ingress.

Response: *A Basement Impact Assessment is to be a condition of permission, which will address these issues.*

- Blue badge parking needs to be provided

Response: *to be addressed before Stage 2 referral.*

- A proportion of outdoor seating needs to have back rests.

Response: *to be addressed before Stage 2 referral.*

235. The Stage 1 response highlighted the lack of detail within the transport assessment; this information has since been amended and shared with TfL (acting for GLA), who have deemed the new content to be adequate. TfL recommended a construction logistics plan and travel plan be secured by condition.

The Southwark Design Review Panel

236. The scheme was presented to the Design Review Panel (DRP) for review at pre-application stage in July 2017. In conclusion, the Panel generally supported the proposal and were enthused by the potential of the brief. They recognised the challenges faced by the design team and encouraged them to review aspects of the design including the massing and overall form, the nature of the public spaces proposed, the identity of the place and the relationships between the proposed and existing buildings.

237. The review highlighted issues of the identity of the university and the nature of the new spaces in the new St George's Quarter. The Applicant has developed the scheme since it was reviewed with the main purpose of giving each space a stronger definition and reinforcing the identity of the University. This has meant that, whilst the changes may appear modest, for example:

- the building on Borough Road was set-back further from the street to better reveal the listed Chapel; and
- the Keyworth Street elevation adapted to present a more active frontage on Keyworth Street and appear as three buildings - rather than one large mass.

238. Officers are satisfied that the submitted proposal addresses the concerns of the DRP.

Conservation Area Advisory Group

239. The scheme was reviewed by CAAG in January 2018.

240. The Conservation Area Advisory Group (CAAG) concluded that the scheme required major revisions with much more emphasis on working respectfully and inventively with the existing historic buildings particularly the Grade II listed Presbyterian Chapel, toward which Southwark Council and the Conservation Areas Advisory Group has long been working hard to preserve and enhance on this site.

241. CAAG have raise specific concerns about the loss of historic fabric in the Chapel and that its interior was not being reinstated as well as the impact of the scale and massing of the proposed Creative Design Centre on terrace of listed properties on London Road.

242. The loss of historic fabric and the restoration of the Chapel are addressed above the section of this report entitled '*Impact on the listed building, the St George's Circus Conservation*

Area and the setting of nearby heritage assets', and the comments in respect of the height and bulk of the proposed Creative Design Centre on London Road are also noted above.

Community impact statement

243. 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) Issues relevant to particular communities/groups likely to be affected by the proposal have, where applicable, been identified in earlier parts of this report.
 - c) The likely adverse or less good implications for any particular communities/groups have also been discussed above, along with specific actions necessary to ameliorate these implications.

Consultations

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

Human rights implications

245. 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.
246. This application has the legitimate aim of providing new educational and civic facilities. 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.

Conclusion

247. The re-provision and enlargement of educational (Class D1) floorspace with high quality, modern and flexible academic facilities —much of which would offer an additional cultural and community function— raises no issues of principle. The proposed land use would achieve accordance with regional and local policy and help realise the vision for this site as set out in the Elephant and Castle SPD and OAPF. There is also sound justification against the development plan for the loss of the lawful commercial uses of portions of the site.
248. The proposal would achieve a high quality of design and cause no substantial harm to the Presbyterian Chapel, the St George's Circus Conservation Area, or the setting of the nearby listed buildings. The buildings' arrangement around a generously-sized and architecturally-striking central concourse, complemented by a trio of diverse and carefully-configured public spaces together with numerous pedestrian cut-throughs, makes for a well-organised and highly permeable inner-city campus. The finishing materials are robust and sensitive to the context, ensuring the scheme would relate satisfactorily to both the historic context and the emerging character of the new buildings along Blackfriars Road and around Elephant and Castle.
249. The site layout places the tallest of the three buildings on Keyworth Street, where the

surrounding buildings are largely educational and the closest residential properties are a good distance away, while the more modestly-proportioned Creative and Design Centre and Performing Arts Centre are located against the more sensitive (western and northwestern) edges of the site. The massing, height and arrangement of the buildings would ensure all nearby residential occupiers continue to benefit from a good quality of amenity

250. The trip generation, servicing arrangements and travel plan principles are all acceptable, while cycle storage provision can be increased to meet London Plan standards through the subsequent 'approval of conditions' stage. As a precautionary measure, a bond will be secured so that highways impacts can be monitored over the course of the first two years of the campus operation to allow for remedial works if necessary.
251. In line with the requirements of the NPPF, the council has applied the presumption in favour of sustainable development. The proposed development would accord with sustainable principles and would make efficient use of the land to deliver a high quality development that is in accordance with the council's aspirations for the area. It is therefore recommended that Members grant permission, subject to conditions as set out in the attached draft decision notice, and the timely completion of a Section 106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1397-A Application file: 17/AP/4233 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 5535 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken - 17/AP/4233
Appendix 2	Consultation responses received - 17/AP/4233
Appendix 3	Consultation undertaken - 17/AP/4246
Appendix 4	Consultation responses received - 17/AP/4246
Appendix 5	Recommendation – 17/AP/4233
Appendix 6	Recommendation – 17/AP/4246

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Authors	Michael Tsoukaris, Group Manager Design and Conservation and Tracy Chapman, Team Leader Design and Conservation (17/AP/4246), and; Patrick Cronin, Planning Officer (17/AP/4233)		
Version	Final		
Dated	04 July 2018		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance & Governance	No	No	
Strategic Director, Environment and Social Regeneration	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		05 July 2018	

APPENDIX 1**17/AP/4233 - Consultation undertaken****Site notice date:** 20/12/2017**Press notice date:** 18/01/2018**Case officer site visit date:** 20/12/2017**Neighbour consultation letters sent:** 18/12/2017**Internal services consulted:**

Ecology Officer
 Economic Development Team
 Environmental Protection Team
 Flood and Drainage Team
 Highways Licencing
 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)
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)
 Georgian Group (by email)

Neighbour and local groups consulted:

Flat 34 Newman House Gaywood Estate SE1 6HE
 Flat 35 Newman House Gaywood Estate SE1 6HE
 Flat 33 Newman House Gaywood Estate SE1 6HE
 Flat 31 Newman House Gaywood Estate SE1 6HE
 Flat 32 Newman House Gaywood Estate SE1 6HE
 Flat 36 Newman House Gaywood Estate SE1 6HE
 20 Gladstone Street London SE1 6EY
 17 London Road London SE1 6JX
 20 London Road London SE1 6JX
 Flat 37 Newman House Gaywood Estate SE1 6HE
 Flat 38 Newman House Gaywood Estate SE1 6HE
 Flat 1 Newman House Gaywood Estate SE1 6HE
 Flat 8 Flaxman House Gaywood Estate SE1 6JY
 Flat 9 Flaxman House Gaywood Estate SE1 6JY
 Flat 2 Newman House Gaywood Estate SE1 6HE
 Flat 6 Newman House Gaywood Estate SE1 6HE
 Flat 30 Newman House Gaywood Estate SE1 6HE
 Flat 5 Newman House Gaywood Estate SE1 6HE
 Flat 3 Newman House Gaywood Estate SE1 6HE

Flat 23 Muro Court SE1 0FH
 Flat 24 Muro Court SE1 0FH
 Flat 22 Muro Court SE1 0FH
 Flat 20 Muro Court SE1 0FH
 Flat 21 Muro Court SE1 0FH
 Flat 25 Muro Court SE1 0FH
 Flat 29 Muro Court SE1 0FH
 Flat 30 Muro Court SE1 0FH
 Flat 28 Muro Court SE1 0FH
 Flat 26 Muro Court SE1 0FH
 Flat 27 Muro Court SE1 0FH
 Flat 12 Muro Court SE1 0FH
 Flat 13 Muro Court SE1 0FH
 Flat 11 Muro Court SE1 0FH
 Flat 9 Muro Court SE1 0FH
 Flat 10 Muro Court SE1 0FH
 Flat 14 Muro Court SE1 0FH
 Flat 18 Muro Court SE1 0FH
 Flat 19 Muro Court SE1 0FH

Flat 4 Newman House Gaywood Estate SE1 6HE
 Students Union Building South Bank University SE1 6NG
 Flat 2 22 London Road SE1 6JW
 Flat 3 22 London Road SE1 6JW
 Flat 1 22 London Road SE1 6JW
 29 London Road London SE1 6JW
 30 London Road London SE1 6JW

Flat 4 22 London Road SE1 6JW
 Flat 8 22 London Road SE1 6JW
 Flat 9 22 London Road SE1 6JW
 Flat 7 22 London Road SE1 6JW
 Flat 5 22 London Road SE1 6JW
 Flat 6 22 London Road SE1 6JW
 7a St Georges Circus London SE1 6HS
 7b-7c St Georges Circus London SE1 6HS
 131 London Road London SE1 6LF
 2-3 London Road London SE1 6JZ
 4-5 London Road London SE1 6JZ
 23 London Road London SE1 6JW
 27 London Road London SE1 6JW
 28 London Road London SE1 6JW
 26 London Road London SE1 6JW
 24 London Road London SE1 6JW
 25 London Road London SE1 6JW
 8 Gladstone Street London SE1 6EY
 9 Gladstone Street London SE1 6EY
 7 Gladstone Street London SE1 6EY
 5 Gladstone Street London SE1 6EY
 6 Gladstone Street London SE1 6EY
 13 Colnbrook Street London SE1 6EZ
 18 Colnbrook Street London SE1 6EZ
 2 Garden Row London SE1 6HB
 17 Colnbrook Street London SE1 6EZ
 14 Colnbrook Street London SE1 6EZ

15 Colnbrook Street London SE1 6EZ
 18 Gladstone Street London SE1 6EY
 22 Gladstone Street London SE1 6EY
 16 Gladstone Street London SE1 6EY
 12 Gladstone Street London SE1 6EY
 14 Gladstone Street London SE1 6EY
 24 Gladstone Street London SE1 6EY
 30 Gladstone Street London SE1 6EY
 4 Gladstone Street London SE1 6EY
 3 Gladstone Street London SE1 6EY
 26 Gladstone Street London SE1 6EY
 28 Gladstone Street London SE1 6EY
 18 London Road London SE1 6JX
 Flat 1 Flaxman House Gaywood Estate SE1 6JY
 Flat 10 Flaxman House Gaywood Estate SE1 6JY
 Flat 33 St Georges Court SE1 6HD
 Flat 31 St Georges Court SE1 6HD
 Flat 32 St Georges Court SE1 6HD
 Flat 2 Flaxman House Gaywood Estate SE1 6JY
 Flat 6 Flaxman House Gaywood Estate SE1 6JY
 Flat 7 Flaxman House Gaywood Estate SE1 6JY
 Flat 5 Flaxman House Gaywood Estate SE1 6JY
 Flat 3 Flaxman House Gaywood Estate SE1 6JY
 Flat 4 Flaxman House Gaywood Estate SE1 6JY
 11 London Road London SE1 6JZ
 14 London Road London SE1 6JZ
 10 London Road London SE1 6JZ
 19 London Road London SE1 6JX
 21 London Road London SE1 6JX

15 London Road London SE1 6JZ
 132 London Road London SE1 6LF
 Flat 19 St Georges Court SE1 6HD
 6 London Road London SE1 6JZ

7 London Road London SE1 6JZ

Flat 17 Muro Court SE1 0FH
 Flat 15 Muro Court SE1 0FH
 Flat 16 Muro Court SE1 0FH
 Flat 31 Muro Court SE1 0FH
 13-16 Borough Road London SE1 0AA
 123 London Road London SE1 6LF
 Clarence Centre For Enterprise And Innovation 6 St Georges
 Circus SE1 6LF
 Book And Latte 100-116 London Road SE1 6LN
 124 London Road London SE1 6LF
 Flat 1 2a Gladstone Street SE1 6EY
 130 London Road London SE1 6LF
 125 London Road London SE1 6LF
 126 London Road London SE1 6LF
 7 Library Street SE1 0FJ
 9 Library Street London SE1 0FJ
 Flat 34 Muro Court SE1 0FH
 Flat 32 Muro Court SE1 0FH
 Flat 33 Muro Court SE1 0FH
 11 Library Street London SE1 0FJ
 Garden Flat 12 London Road SE1 6JZ
 17 Library Street London SE1 0FJ
 13 Library Street London SE1 0FJ
 15 Library Street SE1 0FJ
 Flat 1 8 London Road SE1 6JZ
 Flat 2 8 London Road SE1 6JZ
 Flat 3 Garden Court SE1 6HW
 Ground Floor Flat Garden Court SE1 6HW
 First Floor Flat Garden Court SE1 6HW
 Flat 3 8 London Road SE1 6JZ
 South Bank University 21 Keyworth Street SE1 6NG
 Flat 3 12 London Road SE1 6JZ
 Flat 1 12 London Road SE1 6JZ
 Flat 2 12 London Road SE1 6JZ
 Ground Floor And First Floor Flat 16 Colnbrook Street SE1
 6EZ
 Flat 1 Muro Court SE1 0FH
 Flat 2 Muro Court SE1 0FH
 Ground Floor Flat 8 London Road SE1 6JZ
 Flat 3 Muro Court SE1 0FH
 Flat 7 Muro Court SE1 0FH
 Flat 8 Muro Court SE1 0FH
 Flat 6 Muro Court SE1 0FH
 Flat 4 Muro Court SE1 0FH
 Flat 5 Muro Court SE1 0FH
 Flat 4e 3 London Road SE1 6JZ
 Flat 4d 3 London Road SE1 6JZ
 Third Floor Flat Garden Court SE1 6HW
 2 Gladstone Street London SE1 6EY
 Flat Above 6 London Road SE1 6JZ
 Living Accommodation 1 Gladstone Street SE1 6EY
 Living Accommodation 30 Borough Road SE1 0AJ
 Flat 5 Hugh Astor Court SE1 0BP
 Flat 6 Hugh Astor Court SE1 0BP
 Flat 4 Hugh Astor Court SE1 0BP
 Flat 2 Hugh Astor Court SE1 0BP
 Flat 3 Hugh Astor Court SE1 0BP
 Flat 7 Hugh Astor Court SE1 0BP
 Flat 11 Hugh Astor Court SE1 0BP
 Flat 12 Hugh Astor Court SE1 0BP
 Flat 10 Hugh Astor Court SE1 0BP
 Flat 8 Hugh Astor Court SE1 0BP
 Flat 9 Hugh Astor Court SE1 0BP
 Flat 9 Murphy House Borough Road Estate SE1 0AH
 1 Gardiner House Borough Road Estate Borough Road SE1
 0AQ
 Flat 8 Murphy House Borough Road Estate SE1 0AH
 Flat 6 Murphy House Borough Road Estate SE1 0AH
 Flat 7 Murphy House Borough Road Estate SE1 0AH
 2 Gardiner House Borough Road Estate Borough Road SE1
 0AQ
 Flat 20 Hugh Astor Court SE1 0DD

Flat 25 Hunter House SE1 0AG
 Flat 26 Hunter House SE1 0AG
 Flat 24 Hunter House SE1 0AG

Flat 22 Hunter House SE1 0AG

Flat 23 Hunter House SE1 0AG
 Flat 27 Hunter House SE1 0AG
 Flat 43 St Georges Court SE1 6HD
 Flat 44 St Georges Court SE1 6HD
 Flat 30 Hunter House SE1 0AG
 Flat 28 Hunter House SE1 0AG
 Flat 29 Hunter House SE1 0AG
 Flat 16 Hunter House SE1 0AG
 Flat 17 Hunter House SE1 0AG
 Flat 15 Hunter House SE1 0AG
 Flat 13 Hunter House SE1 0AG
 Flat 14 Hunter House SE1 0AG
 Flat 18 Hunter House SE1 0AG
 Flat 21 Hunter House SE1 0AG
 Flat 21 St Georges Court SE1 6HD
 Flat 20 St Georges Court SE1 6HD
 Flat 19 Hunter House SE1 0AG
 Flat 20 Hunter House SE1 0AG
 Flat 45 St Georges Court SE1 6HD
 Campus Travel Student Union Shopping Mall SE1 6NG
 Endsleigh Insurance Student Union Shopping Mall SE1 6NG
 Neighbourhood Housing Office Library Street SE1 0RN
 Student Union Satellite Library Shop Southwark Bridge Road SE1 6NJ
 First Floor 119-122 London Road SE1 6LF

Ground Floor 15 London Road SE1 6JZ

Ground Floor 119-122 London Road SE1 6LF

First Floor And Second Floor Flat 15a London Road SE1 6JZ

First Floor And Second Floor Flat 16a London Road SE1 6JZ

First Floor And Second Floor Flat 15 London Road SE1 6JZ

9a London Road London SE1 6JZ

9b London Road London SE1 6JZ

First Floor Flat 13 London Road SE1 6JZ

Flat 2c 3 London Road SE1 6JZ

Flat 3a 3 London Road SE1 6JZ

Flat 2b 3 London Road SE1 6JZ

First Floor Flat 8 London Road SE1 6JZ

Flat 2a 3 London Road SE1 6JZ
 Flat 12 22 London Road SE1 6JW

Flat 10 22 London Road SE1 6JW

Flat 11 22 London Road SE1 6JW

Basement Flat 6 London Road SE1 6JZ

13 London Road London SE1 6JZ

9 London Road London SE1 6JZ

12 London Road London SE1 6JZ

Flat 3b 3 London Road SE1 6JZ

Flat 1 Hugh Astor Court SE1 0BP
 Milcote House Milcote Street SE1 0RX
 3 Gardiner House Borough Road Estate Borough Road SE1 0AQ
 4 Gardiner House Borough Road Estate Borough Road SE1 0AQ
 Flat 13 Hugh Astor Court SE1 0BP
 Flat 29 Hugh Astor Court SE1 0DD
 Flat 30 Hugh Astor Court SE1 0DD
 Flat 28 Hugh Astor Court SE1 0DD
 Flat 26 Hugh Astor Court SE1 0DD
 Flat 27 Hugh Astor Court SE1 0DD
 Flat 31 Hugh Astor Court SE1 0DD
 Albert Arms 1 Gladstone Street SE1 6EY
 10 Gladstone Street London SE1 6EY
 7-12 Borough Road London SE1 0AN
 Flat 32 Hugh Astor Court SE1 0DD
 30 Borough Road London SE1 0AJ
 Flat 17 Hugh Astor Court SE1 0BP
 Flat 18 Hugh Astor Court SE1 0BP
 Flat 16 Hugh Astor Court SE1 0BP
 Flat 14 Hugh Astor Court SE1 0BP
 Flat 15 Hugh Astor Court SE1 0BP
 Flat 19 Hugh Astor Court SE1 0DD
 Flat 24 Hugh Astor Court SE1 0DD
 Flat 25 Hugh Astor Court SE1 0DD
 Flat 23 Hugh Astor Court SE1 0DD
 Flat 21 Hugh Astor Court SE1 0DD
 Flat 22 Hugh Astor Court SE1 0DD

Rooms Dc G01 And Dc G02 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc G03 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 302 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 207 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 301 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc G04 Clarence Centre For Enterprise And Innovation SE1 6FE

Rooms Dc 121 122 And 123 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc G19 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc G05 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc G06 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 104 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 105 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 103 Clarence Centre For Enterprise And Innovation SE1 6FE

Flat 2 2a Gladstone Street SE1 6EY

Room Dc G20 Clarence Centre For Enterprise And Innovation SE1 6LF

Room Dc 106 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 205 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 206 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 204 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 107 Clarence Centre For Enterprise And Innovation SE1 6FE

Room Dc 203 Clarence Centre For Enterprise And Innovation SE1 6FE

120 London Road London SE1 6LF

Flat 5 Hunter House SE1 0AG
 Flat 6 Hunter House SE1 0AG
 Flat 4 Hunter House SE1 0AG
 Flat 2 Hunter House SE1 0AG
 Flat 3 Hunter House SE1 0AG
 Flat 7 Hunter House SE1 0AG
 Flat 11 Hunter House SE1 0AG
 Flat 12 Hunter House SE1 0AG
 Flat 10 Hunter House SE1 0AG
 Flat 8 Hunter House SE1 0AG
 Flat 9 Hunter House SE1 0AG
 Flat 4c 3 London Road SE1 6JZ
 Flat 5a 5 London Road SE1 6JZ
 Flat 4b 3 London Road SE1 6JZ
 Flat 3c 3 London Road SE1 6JZ
 Flat 4a 3 London Road SE1 6JZ
 Flat 5b 5 London Road SE1 6JZ
 Second Floor And Third Floor Flat 13 London Road SE1 3TW
 Flat 1 Hunter House SE1 0AG
 Fourth Floor Flat 100-116 London Road SE1 6NJ
 Flat 5c 5 London Road SE1 6JZ
 Basement Flat 16 Colnbrook Street SE1 6EZ
 11 Gladstone Street London SE1 6EY

Flat 20 Murphy House Borough Road Estate SE1 0AH
 Flat 21 Murphy House Borough Road Estate SE1 0AH
 Flat 2 Murphy House Borough Road Estate SE1 0AH
 Flat 18 Murphy House Borough Road Estate SE1 0AH
 Flat 19 Murphy House Borough Road Estate SE1 0AH
 Flat 22 Murphy House Borough Road Estate SE1 0AH
 Flat 4 Murphy House Borough Road Estate SE1 0AH
 Flat 5 Murphy House Borough Road Estate SE1 0AH
 Flat 3 Murphy House Borough Road Estate SE1 0AH
 Flat 23 Murphy House Borough Road Estate SE1 0AH
 Flat 24 Murphy House Borough Road Estate SE1 0AH
 Flat 10 Murphy House Borough Road Estate SE1 0AH
 Flat 11 Murphy House Borough Road Estate SE1 0AH
 Flat 1 Murphy House Borough Road Estate SE1 0AH
 South Bank University 103 Borough Road SE1 0AA
 29 Borough Road London SE1 0AJ
 Flat 12 Murphy House Borough Road Estate SE1 0AH
 Flat 16 Murphy House Borough Road Estate SE1 0AH
 Flat 17 Murphy House Borough Road Estate SE1 0AH
 Flat 15 Murphy House Borough Road Estate SE1 0AH
 Flat 13 Murphy House Borough Road Estate SE1 0AH
 Flat 14 Murphy House Borough Road Estate SE1 0AH
 28 Gladstone Street London SE1 6EY
 Flat1 13 London Road SE1 6JZ

Re-consultation: None.

APPENDIX 2**17/AP/4233 - Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

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

Neighbours and local groups

Flat 28 Muro Court SE1 0FH
Flat1 13 London Road SE1 6JZ
18 Gladstone Street London SE1 6EY
28 Gladstone Street London SE1 6EY

APPENDIX 3**17/AP/4246 - Consultation undertaken****Site notice date:** 19/04/2018**Press notice date:** 19/04/2018**Case officer site visit date:** 20/12/2017**Neighbour consultation letters sent:** 12/04/2018**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

Council for British Archaeology
 Historic England
 The Victorian Society

Neighbour and local groups consulted:

Flat 34 Newman House Gaywood Estate SE1 6HE
 Flat 35 Newman House Gaywood Estate SE1 6HE
 Flat 33 Newman House Gaywood Estate SE1 6HE
 Flat 31 Newman House Gaywood Estate SE1 6HE
 Flat 32 Newman House Gaywood Estate SE1 6HE
 Flat 36 Newman House Gaywood Estate SE1 6HE
 20 Gladstone Street London SE1 6EY
 17 London Road London SE1 6JX
 20 London Road London SE1 6JX
 Flat 37 Newman House Gaywood Estate SE1 6HE
 Flat 38 Newman House Gaywood Estate SE1 6HE
 Flat 1 Newman House Gaywood Estate SE1 6HE
 Flat 8 Flaxman House Gaywood Estate SE1 6JY
 Flat 9 Flaxman House Gaywood Estate SE1 6JY
 Flat 2 Newman House Gaywood Estate SE1 6HE
 Flat 6 Newman House Gaywood Estate SE1 6HE
 Flat 30 Newman House Gaywood Estate SE1 6HE
 Flat 5 Newman House Gaywood Estate SE1 6HE
 Flat 3 Newman House Gaywood Estate SE1 6HE
 Flat 4 Newman House Gaywood Estate SE1 6HE
 Students Union Building South Bank University SE1 6NG
 Flat 2 22 London Road SE1 6JW
 Flat 3 22 London Road SE1 6JW
 Flat 1 22 London Road SE1 6JW
 29 London Road London SE1 6JW
 30 London Road London SE1 6JW

Flat 4 22 London Road SE1 6JW
 Flat 8 22 London Road SE1 6JW
 Flat 9 22 London Road SE1 6JW
 Flat 7 22 London Road SE1 6JW
 Flat 5 22 London Road SE1 6JW
 Flat 6 22 London Road SE1 6JW
 7a St Georges Circus London SE1 6HS
 7b-7c St Georges Circus London SE1 6HS
 131 London Road London SE1 6LF
 2-3 London Road London SE1 6JZ
 4-5 London Road London SE1 6JZ

Flat 23 Muro Court SE1 0FH
 Flat 24 Muro Court SE1 0FH
 Flat 22 Muro Court SE1 0FH
 Flat 20 Muro Court SE1 0FH
 Flat 21 Muro Court SE1 0FH
 Flat 25 Muro Court SE1 0FH
 Flat 29 Muro Court SE1 0FH
 Flat 30 Muro Court SE1 0FH
 Flat 28 Muro Court SE1 0FH
 Flat 26 Muro Court SE1 0FH
 Flat 27 Muro Court SE1 0FH
 Flat 12 Muro Court SE1 0FH
 Flat 13 Muro Court SE1 0FH
 Flat 11 Muro Court SE1 0FH
 Flat 9 Muro Court SE1 0FH
 Flat 10 Muro Court SE1 0FH
 Flat 14 Muro Court SE1 0FH
 Flat 18 Muro Court SE1 0FH
 Flat 19 Muro Court SE1 0FH
 Flat 17 Muro Court SE1 0FH
 Flat 15 Muro Court SE1 0FH
 Flat 16 Muro Court SE1 0FH
 Flat 31 Muro Court SE1 0FH
 13-16 Borough Road London SE1 0AA
 123 London Road London SE1 6LF
 Clarence Centre For Enterprise And Innovation 6 St Georges
 Circus SE1 6LF
 Book And Latte 100-116 London Road SE1 6LN
 124 London Road London SE1 6LF
 Flat 1 2a Gladstone Street SE1 6EY
 130 London Road London SE1 6LF
 125 London Road London SE1 6LF
 126 London Road London SE1 6LF
 7 Library Street SE1 0FJ
 9 Library Street London SE1 0FJ
 Flat 34 Muro Court SE1 0FH
 Flat 32 Muro Court SE1 0FH
 Flat 33 Muro Court SE1 0FH

23 London Road London SE1 6JW
 27 London Road London SE1 6JW
 28 London Road London SE1 6JW
 26 London Road London SE1 6JW
 24 London Road London SE1 6JW
 25 London Road London SE1 6JW
 8 Gladstone Street London SE1 6EY
 9 Gladstone Street London SE1 6EY
 7 Gladstone Street London SE1 6EY
 5 Gladstone Street London SE1 6EY
 6 Gladstone Street London SE1 6EY
 13 Colnbrook Street London SE1 6EZ
 18 Colnbrook Street London SE1 6EZ
 2 Garden Row London SE1 6HB
 17 Colnbrook Street London SE1 6EZ
 14 Colnbrook Street London SE1 6EZ
 15 Colnbrook Street London SE1 6EZ
 18 Gladstone Street London SE1 6EY
 22 Gladstone Street London SE1 6EY
 16 Gladstone Street London SE1 6EY
 12 Gladstone Street London SE1 6EY
 14 Gladstone Street London SE1 6EY
 24 Gladstone Street London SE1 6EY
 30 Gladstone Street London SE1 6EY
 4 Gladstone Street London SE1 6EY
 3 Gladstone Street London SE1 6EY
 26 Gladstone Street London SE1 6EY
 28 Gladstone Street London SE1 6EY
 18 London Road London SE1 6JX
 Flat 1 Flaxman House Gaywood Estate SE1 6JY
 Flat 10 Flaxman House Gaywood Estate SE1 6JY
 Flat 33 St Georges Court SE1 6HD
 Flat 31 St Georges Court SE1 6HD
 Flat 32 St Georges Court SE1 6HD
 Flat 2 Flaxman House Gaywood Estate SE1 6JY
 Flat 6 Flaxman House Gaywood Estate SE1 6JY
 Flat 7 Flaxman House Gaywood Estate SE1 6JY
 Flat 5 Flaxman House Gaywood Estate SE1 6JY
 Flat 3 Flaxman House Gaywood Estate SE1 6JY
 Flat 4 Flaxman House Gaywood Estate SE1 6JY
 11 London Road London SE1 6JZ
 14 London Road London SE1 6JZ
 10 London Road London SE1 6JZ
 19 London Road London SE1 6JX
 21 London Road London SE1 6JX

 15 London Road London SE1 6JZ
 132 London Road London SE1 6LF
 Flat 19 St Georges Court SE1 6HD
 6 London Road London SE1 6JZ

 7 London Road London SE1 6JZ
 Flat 25 Hunter House SE1 0AG
 Flat 26 Hunter House SE1 0AG
 Flat 24 Hunter House SE1 0AG

 Flat 22 Hunter House SE1 0AG

 Flat 23 Hunter House SE1 0AG
 Flat 27 Hunter House SE1 0AG
 Flat 43 St Georges Court SE1 6HD
 Flat 44 St Georges Court SE1 6HD
 Flat 30 Hunter House SE1 0AG
 Flat 28 Hunter House SE1 0AG
 Flat 29 Hunter House SE1 0AG
 Flat 16 Hunter House SE1 0AG
 Flat 17 Hunter House SE1 0AG
 Flat 15 Hunter House SE1 0AG
 Flat 13 Hunter House SE1 0AG
 Flat 14 Hunter House SE1 0AG
 Flat 18 Hunter House SE1 0AG
 Flat 21 Hunter House SE1 0AG

 11 Library Street London SE1 0FJ
 Garden Flat 12 London Road SE1 6JZ
 17 Library Street London SE1 0FJ
 13 Library Street London SE1 0FJ
 15 Library Street SE1 0FJ
 Flat 1 8 London Road SE1 6JZ
 Flat 2 8 London Road SE1 6JZ
 Flat 3 Garden Court SE1 6HW
 Ground Floor Flat Garden Court SE1 6HW
 First Floor Flat Garden Court SE1 6HW
 Flat 3 8 London Road SE1 6JZ
 South Bank University 21 Keyworth Street SE1 6NG
 Flat 3 12 London Road SE1 6JZ
 Flat 1 12 London Road SE1 6JZ
 Flat 2 12 London Road SE1 6JZ
 Ground Floor And First Floor Flat 16 Colnbrook Street SE1 6EZ
 Flat 1 Muro Court SE1 0FH
 Flat 2 Muro Court SE1 0FH
 Ground Floor Flat 8 London Road SE1 6JZ
 Flat 3 Muro Court SE1 0FH
 Flat 7 Muro Court SE1 0FH
 Flat 8 Muro Court SE1 0FH
 Flat 6 Muro Court SE1 0FH
 Flat 4 Muro Court SE1 0FH
 Flat 5 Muro Court SE1 0FH
 Flat 4e 3 London Road SE1 6JZ
 Flat 4d 3 London Road SE1 6JZ
 Third Floor Flat Garden Court SE1 6HW
 2 Gladstone Street London SE1 6EY
 Flat Above 6 London Road SE1 6JZ
 Living Accommodation 1 Gladstone Street SE1 6EY
 Living Accommodation 30 Borough Road SE1 0AJ
 Flat 5 Hugh Astor Court SE1 0BP
 Flat 6 Hugh Astor Court SE1 0BP
 Flat 4 Hugh Astor Court SE1 0BP
 Flat 2 Hugh Astor Court SE1 0BP
 Flat 3 Hugh Astor Court SE1 0BP
 Flat 7 Hugh Astor Court SE1 0BP
 Flat 11 Hugh Astor Court SE1 0BP
 Flat 12 Hugh Astor Court SE1 0BP
 Flat 10 Hugh Astor Court SE1 0BP
 Flat 8 Hugh Astor Court SE1 0BP
 Flat 9 Hugh Astor Court SE1 0BP
 Flat 9 Murphy House Borough Road Estate SE1 0AH
 1 Gardiner House Borough Road Estate Borough Road SE1 0AQ
 Flat 8 Murphy House Borough Road Estate SE1 0AH
 Flat 6 Murphy House Borough Road Estate SE1 0AH
 Flat 7 Murphy House Borough Road Estate SE1 0AH
 2 Gardiner House Borough Road Estate Borough Road SE1 0AQ
 Flat 20 Hugh Astor Court SE1 0DD
 Flat 1 Hugh Astor Court SE1 0BP
 Milcote House Milcote Street SE1 0RX
 3 Gardiner House Borough Road Estate Borough Road SE1 0AQ
 4 Gardiner House Borough Road Estate Borough Road SE1 0AQ
 Flat 13 Hugh Astor Court SE1 0BP
 Flat 29 Hugh Astor Court SE1 0DD
 Flat 30 Hugh Astor Court SE1 0DD
 Flat 28 Hugh Astor Court SE1 0DD
 Flat 26 Hugh Astor Court SE1 0DD
 Flat 27 Hugh Astor Court SE1 0DD
 Flat 31 Hugh Astor Court SE1 0DD
 Albert Arms 1 Gladstone Street SE1 6EY
 10 Gladstone Street London SE1 6EY
 7-12 Borough Road London SE1 0AN
 Flat 32 Hugh Astor Court SE1 0DD
 30 Borough Road London SE1 0AJ
 Flat 17 Hugh Astor Court SE1 0BP
 Flat 18 Hugh Astor Court SE1 0BP

Flat 21 St Georges Court SE1 6HD	Flat 16 Hugh Astor Court SE1 0BP
Flat 20 St Georges Court SE1 6HD	Flat 14 Hugh Astor Court SE1 0BP
Flat 19 Hunter House SE1 0AG	Flat 15 Hugh Astor Court SE1 0BP
Flat 20 Hunter House SE1 0AG	Flat 19 Hugh Astor Court SE1 0DD
Flat 45 St Georges Court SE1 6HD	Flat 24 Hugh Astor Court SE1 0DD
Campus Travel Student Union Shopping Mall SE1 6NG	Flat 25 Hugh Astor Court SE1 0DD
Endsleigh Insurance Student Union Shopping Mall SE1 6NG	Flat 23 Hugh Astor Court SE1 0DD
Neighbourhood Housing Office Library Street SE1 0RN	Flat 21 Hugh Astor Court SE1 0DD
Student Union Satellite Library Shop Southwark Bridge Road SE1 6NJ	Flat 22 Hugh Astor Court SE1 0DD
First Floor 119-122 London Road SE1 6LF	Rooms Dc G01 And Dc G02 Clarence Centre For Enterprise And Innovation SE1 6FE
Ground Floor 15 London Road SE1 6JZ	Room Dc G03 Clarence Centre For Enterprise And Innovation SE1 6FE
Ground Floor 119-122 London Road SE1 6LF	Room Dc 302 Clarence Centre For Enterprise And Innovation SE1 6FE
First Floor And Second Floor Flat 15a London Road SE1 6JZ	Room Dc 207 Clarence Centre For Enterprise And Innovation SE1 6FE
First Floor And Second Floor Flat 16a London Road SE1 6JZ	Room Dc 301 Clarence Centre For Enterprise And Innovation SE1 6FE
First Floor And Second Floor Flat 15 London Road SE1 6JZ	Room Dc G04 Clarence Centre For Enterprise And Innovation SE1 6FE
9a London Road London SE1 6JZ	Rooms Dc 121 122 And 123 Clarence Centre For Enterprise And Innovation SE1 6FE
9b London Road London SE1 6JZ	Room Dc G19 Clarence Centre For Enterprise And Innovation SE1 6FE
First Floor Flat 13 London Road SE1 6JZ	Room Dc G05 Clarence Centre For Enterprise And Innovation SE1 6FE
Flat 2c 3 London Road SE1 6JZ	Room Dc G06 Clarence Centre For Enterprise And Innovation SE1 6FE
Flat 3a 3 London Road SE1 6JZ	Room Dc 104 Clarence Centre For Enterprise And Innovation SE1 6FE
Flat 2b 3 London Road SE1 6JZ	Room Dc 105 Clarence Centre For Enterprise And Innovation SE1 6FE
First Floor Flat 8 London Road SE1 6JZ	Room Dc 103 Clarence Centre For Enterprise And Innovation SE1 6FE
Flat 2a 3 London Road SE1 6JZ	Flat 2 2a Gladstone Street SE1 6EY
Flat 12 22 London Road SE1 6JW	Room Dc G20 Clarence Centre For Enterprise And Innovation SE1 6LF
Flat 10 22 London Road SE1 6JW	Room Dc 106 Clarence Centre For Enterprise And Innovation SE1 6FE
Flat 11 22 London Road SE1 6JW	Room Dc 205 Clarence Centre For Enterprise And Innovation SE1 6FE
Basement Flat 6 London Road SE1 6JZ	Room Dc 206 Clarence Centre For Enterprise And Innovation SE1 6FE
13 London Road London SE1 6JZ	Room Dc 204 Clarence Centre For Enterprise And Innovation SE1 6FE
9 London Road London SE1 6JZ	Room Dc 107 Clarence Centre For Enterprise And Innovation SE1 6FE
12 London Road London SE1 6JZ	Room Dc 203 Clarence Centre For Enterprise And Innovation SE1 6FE
Flat 3b 3 London Road SE1 6JZ	120 London Road London SE1 6LF
Flat 5 Hunter House SE1 0AG	Flat 20 Murphy House Borough Road Estate SE1 0AH
Flat 6 Hunter House SE1 0AG	Flat 21 Murphy House Borough Road Estate SE1 0AH
Flat 4 Hunter House SE1 0AG	Flat 2 Murphy House Borough Road Estate SE1 0AH
Flat 2 Hunter House SE1 0AG	Flat 18 Murphy House Borough Road Estate SE1 0AH
Flat 3 Hunter House SE1 0AG	Flat 19 Murphy House Borough Road Estate SE1 0AH
Flat 7 Hunter House SE1 0AG	Flat 22 Murphy House Borough Road Estate SE1 0AH
Flat 11 Hunter House SE1 0AG	Flat 4 Murphy House Borough Road Estate SE1 0AH
Flat 12 Hunter House SE1 0AG	Flat 5 Murphy House Borough Road Estate SE1 0AH
Flat 10 Hunter House SE1 0AG	Flat 3 Murphy House Borough Road Estate SE1 0AH
Flat 8 Hunter House SE1 0AG	Flat 23 Murphy House Borough Road Estate SE1 0AH
Flat 9 Hunter House SE1 0AG	Flat 24 Murphy House Borough Road Estate SE1 0AH
Flat 4c 3 London Road SE1 6JZ	Flat 10 Murphy House Borough Road Estate SE1 0AH
Flat 5a 5 London Road SE1 6JZ	Flat 11 Murphy House Borough Road Estate SE1 0AH
Flat 4b 3 London Road SE1 6JZ	Flat 1 Murphy House Borough Road Estate SE1 0AH
Flat 3c 3 London Road SE1 6JZ	South Bank University 103 Borough Road SE1 0AA
Flat 4a 3 London Road SE1 6JZ	29 Borough Road London SE1 0AJ
Flat 5b 5 London Road SE1 6JZ	Flat 12 Murphy House Borough Road Estate SE1 0AH
Second Floor And Third Floor Flat 13 London Road SE1 3TW	Flat 16 Murphy House Borough Road Estate SE1 0AH
Flat 1 Hunter House SE1 0AG	Flat 17 Murphy House Borough Road Estate SE1 0AH
Fourth Floor Flat 100-116 London Road SE1 6NJ	Flat 15 Murphy House Borough Road Estate SE1 0AH

Flat 5c 5 London Road SE1 6JZ
Basement Flat 16 Colnbrook Street SE1 6EZ
11 Gladstone Street London SE1 6EY

Flat 13 Murphy House Borough Road Estate SE1 0AH
Flat 14 Murphy House Borough Road Estate SE1 0AH
28 Gladstone Street London SE1 6EY
104-108 St Georges Road London SE1

Re-consultation: n/a

APPENDIX 4**17/AP/4246 - Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

The Victorian Society

Neighbours and local groups

28 Gladstone Street London SE1 6EY

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	London Southbank London South Bank University	Reg. Number	17/AP/4233
Application Type	Full Planning Application	Case	TP/1397-A
Recommendation	Grant subject to Legal Agreement	Number	

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of the site by the erection of a part 7 storey/ part 4 storey building with basement and roof plant fronting onto Keyworth Street and Borough Road, a 5 storey building with roof plant fronting onto London Road linked by a central covered concourse; Part demolition with alterations and extensions to the grade II listed former Presbyterian Chapel; All to provide new academic teaching, library, student support and performance facilities (Use Class D1) and ancillary cafe/retail space. The creation of new public realm, hard and soft landscaping improvements within and around the site, streetscape improvements on Keyworth Street, the stopping-up of Rotary Street and Thomas Doyle Street, and other associated works.

At: SOUTH BANK UNIVERSITY, 103 BOROUGH ROAD, LONDON, SE1 0AA

In accordance with application received on 01/11/2017

and Applicant's Drawing Nos.

Existing and proposed plans, elevations and sections

- 01302-WEA-ZZ-ST-DR-A-P0001 - REV 03 - Existing Location Plan
- 01302-WEA-ZZ-ST-DR-A-P0002 - REV 03 - Existing Site Plan
- 01302-WEA-ZZ-ST-DR-A-P0003 - REV 03 - Proposed Location Plan
- 01302-WEA-ZZ-ST-DR-A-P0004 - REV 03 - Proposed Site Plan
- 01302-WEA-ZZ-ZZ-DR-A-P0100 - REV 02 - Chapel - Retention & Demolition Plan - Basement & Ground Floor
- 01302-WEA-ZZ-ZZ-DR-A-P0101 - REV 02 - Chapel - Retention & Demolition Plan - Mezzanine & First Floor
- 01302-WEA-ZZ-ZZ-DR-A-P0102 - REV 02 - Chapel - Retention & Demolition Plan - Second Floor & Roof Level
- 01302-WEA-ZZ-ZZ-DR-A-P0103 - REV 02 - Chapel - Retention & Demolition Plan - Sections
- 01302-WEA-ZZ-ZZ-DR-A-P0104 - REV 02 - Chapel - Retention & Demolition Plan - External Elevations 1
- 01302-WEA-ZZ-ZZ-DR-A-P0105 - REV 02 - Chapel - Retention & Demolition Plan - External Elevations 2
- 01302-WEA-XX-XX-DR-A-P2000 - REV 01 - North Elevation Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P2001 - REV 01 - East Elevation Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P2003 - REV 02 - West Elevation Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P3000 - REV 02 - Short Section AA - Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P3001 - REV 02 - Long Section BB - Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P3002 - REV 02 - Short Section CC - Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P3003 - REV 02 - Short Section DD - Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P3004 - REV 02 - Long Section EE - Existing & Proposed
- 01302-WEA-XX-XX-DR-A-P4000 - REV 02 - CDC Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4001 - REV 02 - CDC Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4002 - REV 02 - CDC Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4003 - REV 02 - Concourse Entrance Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4100 - REV 02 - LC Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4101 - REV 02 - LC Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4102 - REV 02 - LC Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4200 - REV 02 - Chapel Detail Facade Study
- 01302-WEA-XX-XX-DR-A-P4201 - REV 01 - Detail Facade Study
- 01302-WEA-ZZ-00-DR-A-P1200 - REV 02 - Proposed Plan - Level 00
- 01302-WEA-ZZ-01-DR-A-P1201 - REV 02 - Proposed Plan - Level 01
- 01302-WEA-ZZ-02-DR-A-P1202 - REV 02 - Proposed Plan - Level 02
- 01302-WEA-ZZ-03-DR-A-P1203 - REV 02 - Proposed Plan - Level 03
- 01302-WEA-ZZ-04-DR-A-P1204 - REV 02 - Proposed Plan - Level 04
- 01302-WEA-ZZ-05-DR-A-P1205 - REV 02 - Proposed Plan - Level 05

- 01302-WEA-ZZ-06-DR-A-P1206 - REV 02 - Proposed Plan - Level 06
- 01302-WEA-ZZ-B1-DR-A-P1299 - REV 02 - Proposed Plan - Level B1
- 01302-WEA-ZZ-RF-DR-A-P1209 - REV 03 - Proposed Plan - Level RF
- 468-CLA-XX-DF-DR-L-0003 - REV P02 - Keyplan and Location Plan 1/2
- 468-CLA-XX-DF-DR-L-0003 - REV P02 - Keyplan and Location Plan 2/2
- 468-CLA-XX-GF-DR-L-001 - Landscape Hardworks Plan 1/2
- 468-CLA-XX-GF-DR-L-002 - Landscape Hardworks Plan 2/2
- 468-CLA-XX-GF-DR-L-0201 - Rotary Yard Sections 1/2
- 468-CLA-XX-GF-DR-L-0202 - Rotary Yard Sections 2/2
- 468-CLA-XX-GF-DR-L-0203 - Keyworth Street Sections
- 468-CLA-XX-GF-DR-L-0204 - Keyworth Street Sections 2/2
- 468-CLA-XX-GF-DR-L-0205 - Keyworth Street Long Sections 1/4
- 468-CLA-XX-GF-DR-L-0206 - Keyworth Street Long Sections 2/4
- 468-CLA-XX-GF-DR-L-0207 - Keyworth Street Long Sections 3/4
- 468-CLA-XX-GF-DR-L-0208 - Keyworth Street Long Sections 4/4
- 468-CLA-XX-GF-DR-L-0209 - Thomas Doyle Square Section
- 468-CLA-XX-GF-DR-L-0210 - Thomas Doyle Square Section 2/2
- 468-CLA-XX-GF-DR-L-0211 - University Square Section
- 468-CLA-XX-GF-DR-L-0212 - University Square Sections 2/2
- 468-CLA-XX-GF-DR-L-0213 - Site Section through University Square, Concourse and Thomas Doyle Square
- 468-CLA-XX-GF-DR-L-0214 - Rotary Yard Section 3/3
- 468-CLA-XX-GF-DR-L-0215 - Thomas Doyle Square Sections 1/2
- 468-CLA-XX-GF-DR-L-0216 - Keyworth Street Sections 1/2
- 468-CLA-XX-GF-DR-L-0301 - REV P02 - Keyworth Street Tree Detail
- 468-CLA-XX-GF-DR-L-3001 - REV P02 - Drainage and Levels Plan 1/2
- 468-CLA-XX-GF-DR-L-3002 - REV P02 - Drainage and Levels Plan 2/2
- 468-CLA-XX-GF-DR-L-5001 - REV P01 - Softworks Plan 1/2
- 468-CLA-XX-GF-DR-L-5001 - Softworks Plan 2/2

Design, heritage, trees and archaeological documentation

- Archaeological Desk-based Assessment - Issue 01 - Dated April 2018
- Heritage Impact Assessment - Issue 01 - Dated October 2017
- Design and Access Statement - Revision 02 - Dated 30 October 2017
- Arboricultural Impact Assessment - 171026-1.0-SGQ-AIA-MS - Dated 26 October 2017

Environmental and sustainability information

- Sustainability Statement - REP(00)SUS_01 - Rev 01 - Dated 27 October 2017
- Energy Statement - RE(00)SUS_01 - Rev 03 - Dated 08 November 2017
- BRUKL Output Document [Base case] - Dated 01 November 2017
- BRUKL Output Document [Green case] - Dated 01 November 2017
- BRUKL Output Document [Clean case] - Dated 01 November 2017
- Air Quality Assessment - AQ103995R1 - Dated 06 September 2017
- Extended Phase 1 Habitat Survey - Rev C - Dated October 2017
- Framework Construction Environmental Management Plan for London South Bank University St George's Quarter Development - Dated October 2017
- Noise Statement for Planning - SGQ-BDP-ZZ-XX-RP-U-ZZ-AC-0003 - Rev P01 - Dated 25 October 2017
- Sunlight and Daylight Addendum - Dated 04 April 2018
- Memorandum Energy and Sustainability Statement Comments - Dated 25 April 2018

Flood risk and drainage documentation

- Flood Risk Assessment - Rev P3 - Dated 24 October 2017
- Interim Desk Study & Ground Investigation Report - J17138 - Dated 14 September 2017
- Email from Thames Water, dated 31/07/2017, confirming that proposed run-off flow is acceptable

Transport documentation

- Transport Assessment including Delivery and Servicing Plan - Dated October 2017
- Letter from BDP to Transport for London regarding transport matters - Dated 23 February 2018
- Letter from BDP to Transport for London regarding transport matters including Site Use and Areas Addendum - Dated 14 June 2018
- 2018 Staff and Student Travel Surveys Summary of Results - Dated 09 May 2018

Other documentation

- Planning Statement - Rev A - Dated 30 October 2017
- Statement of Community Involvement - Dated October 2017

- Community Use Statement

Subject to the following forty conditions:

Time limit for implementing this permission and the approved plans

- 1 The development hereby permitted shall not be carried out otherwise than in accordance with the following approved plans:
 - 01302-WEA-ZZ-ST-DR-A-P0004 - REV 03 - Proposed Site Plan
 - 01302-WEA-ZZ-ZZ-DR-A-P0100 - REV 02 - Chapel - Retention & Demolition Plan - Basement & Ground Floor
 - 01302-WEA-ZZ-ZZ-DR-A-P0101 - REV 02 - Chapel - Retention & Demolition Plan - Mezzanine & First Floor
 - 01302-WEA-ZZ-ZZ-DR-A-P0102 - REV 02 - Chapel - Retention & Demolition Plan - Second Floor & Roof Level
 - 01302-WEA-ZZ-ZZ-DR-A-P0103 - REV 02 - Chapel - Retention & Demolition Plan - Sections
 - 01302-WEA-ZZ-ZZ-DR-A-P0104 - REV 02 - Chapel - Retention & Demolition Plan - External Elevations 1
 - 01302-WEA-ZZ-ZZ-DR-A-P0105 - REV 02 - Chapel - Retention & Demolition Plan - External Elevations 2
 - 01302-WEA-XX-XX-DR-A-P2000 - REV 01 - North Elevation Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P2001 - REV 01 - East Elevation Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P2003 - REV 02 - West Elevation Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P3000 - REV 02 - Short Section AA - Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P3001 - REV 02 - Long Section BB - Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P3002 - REV 02 - Short Section CC - Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P3003 - REV 02 - Short Section DD - Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P3004 - REV 02 - Long Section EE - Existing & Proposed
 - 01302-WEA-XX-XX-DR-A-P4000 - REV 02 - CDC Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4001 - REV 02 - CDC Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4002 - REV 02 - CDC Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4003 - REV 02 - Concourse Entrance Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4100 - REV 02 - LC Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4101 - REV 02 - LC Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4102 - REV 02 - LC Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4200 - REV 02 - Chapel Detail Facade Study
 - 01302-WEA-XX-XX-DR-A-P4201 - REV 01 - Detail Facade Study
 - 01302-WEA-ZZ-00-DR-A-P1200 - REV 02 - Proposed Plan - Level 00
 - 01302-WEA-ZZ-01-DR-A-P1201 - REV 02 - Proposed Plan - Level 01
 - 01302-WEA-ZZ-02-DR-A-P1202 - REV 02 - Proposed Plan - Level 02
 - 01302-WEA-ZZ-03-DR-A-P1203 - REV 02 - Proposed Plan - Level 03
 - 01302-WEA-ZZ-04-DR-A-P1204 - REV 02 - Proposed Plan - Level 04
 - 01302-WEA-ZZ-05-DR-A-P1205 - REV 02 - Proposed Plan - Level 05
 - 01302-WEA-ZZ-06-DR-A-P1206 - REV 02 - Proposed Plan - Level 06
 - 01302-WEA-ZZ-B1-DR-A-P1299 - REV 02 - Proposed Plan - Level B1
 - 01302-WEA-ZZ-RF-DR-A-P1209 - REV 03 - Proposed Plan - Level RF
 - 468-CLA-XX-GF-DR-L-001 - Landscape Hardworks Plan 1/2
 - 468-CLA-XX-GF-DR-L-002 - Landscape Hardworks Plan 2/2
 - 468-CLA-XX-GF-DR-L-0201 - Rotary Yard Sections 1/2
 - 468-CLA-XX-GF-DR-L-0202 - Rotary Yard Sections 2/2
 - 468-CLA-XX-GF-DR-L-0203 - Keyworth Street Sections
 - 468-CLA-XX-GF-DR-L-0204 - Keyworth Street Sections 2/2
 - 468-CLA-XX-GF-DR-L-0205 - Keyworth Street Long Sections 1/4
 - 468-CLA-XX-GF-DR-L-0206 - Keyworth Street Long Sections 2/4
 - 468-CLA-XX-GF-DR-L-0207 - Keyworth Street Long Sections 3/4
 - 468-CLA-XX-GF-DR-L-0208 - Keyworth Street Long Sections 4/4
 - 468-CLA-XX-GF-DR-L-0209 - Thomas Doyle Square Section
 - 468-CLA-XX-GF-DR-L-0210 - Thomas Doyle Square Section 2/2
 - 468-CLA-XX-GF-DR-L-0211 - University Square Section
 - 468-CLA-XX-GF-DR-L-0212 - University Square Sections 2/2
 - 468-CLA-XX-GF-DR-L-0213 - Site Section through University Square, Concourse and Thomas Doyle Square
 - 468-CLA-XX-GF-DR-L-0214 - Rotary Yard Section 3/3
 - 468-CLA-XX-GF-DR-L-0215 - Thomas Doyle Square Sections 1/2
 - 468-CLA-XX-GF-DR-L-0216 - Keyworth Street Sections 1/2
 - 468-CLA-XX-GF-DR-L-0301 - REV P02 - Keyworth Street Tree Detail
 - 468-CLA-XX-GF-DR-L-3001 - REV P02 - Drainage and Levels Plan 1/2
 - 468-CLA-XX-GF-DR-L-3002 - REV P02 - Drainage and Levels Plan 2/2

- 468-CLA-XX-GF-DR-L-5001 - REV P01 - Softworks Plan 1/2
- 468-CLA-XX-GF-DR-L-5001 - Softworks Plan 2/2

Reason:

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

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

Reason:

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

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

3 FLOOD RESISTANCE AND RESILIENCE REPORT

No works except for demolition works shall commence until a Flood Resistance and Resilience Report has been submitted to and approved by the Local Planning Authority.

The details and recommended solutions contained within the Report should be proportionate and risk-based in terms of predicted flood risks to the planned development (including predicted levels for the years provided in EA Product 4).

Construction shall be carried out in line with the recommendations of the report.

Reason:

To minimise potential damage to property from flood events from the sources of flood risk to the site and provide more time for occupants to get to safety in a flood event, in accordance with: the National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.9 (Water) of the Southwark Plan 2007, and; the Southwark Strategic Flood Risk Assessment (2017).

4 DRAINAGE STRATEGY

No works except for demolition works shall commence until a detailed drainage strategy, detailing any on- and off-site drainage works and incorporating Sustainable Drainage Systems (SuDS), in accordance with the recommendations of the 2016 Southwark Strategic Flood Risk Assessment (SFRA) and the London Plan (2015), has been submitted to and approved by the Local Planning Authority (in consultation with the sewerage undertaker).

Owing to the SuDS hierarchy within the London Plan indicating a preference for greener SuDS measures that control surface water at source, such an approach should be employed on this site. Accordingly, the drainage strategy shall: provide attenuation of pluvial runoff from the site to greenfield runoff rates for the 1 year and 100 year critical storm events, and; apply the Environment Agency upper end allocation for climate change to rainfall for calculation of attenuation volume.

No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed

Reasons:

To ensure that sufficient capacity within the public system is made available to cope with the new development and to minimise the potential for the site to contribute to surface water flooding, sewerage flooding and any associated environmental harm, in accordance with: the National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.9 (Water) of the Southwark Plan 2007.

5 BASEMENT IMPACT ASSESSMENT

No works except for demolition works shall commence until a Basement Impact Assessment, to include findings and mitigation measures, has been submitted to and approved by the Local Planning Authority.

The Basement Impact Assessment shall include details of whether the lowest point of the basement is above or below the recorded groundwater levels recorded from ground investigations. The assessment shall also consider fluctuations in groundwater levels and the risks this can pose to the site.

Mitigation measures shall be constructed to the approved details.

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with: the National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Saved Policy 3.9 (Water) of the Southwark Plan 2007, and; the Southwark Strategic Flood Risk Assessment (2017).

6 CONSTRUCTION LOGISTICS PLAN

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

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

Reason:

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

7 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

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

To follow current best construction practice, including the following:

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

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

Reason:

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

8 PILING METHOD STATEMENT

No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water and the Environment Agency. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

9 ARCHAEOLOGICAL BUILDING RECORDING

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with PPS5, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

10 ARCHAEOLOGICAL MITIGATION

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

Reason:

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

11 ARCHAEOLOGICAL EVALUATION

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.

12 MATERIALS SAMPLES

Sample panels of all and external facing materials, and surface finishes at the ground floor to be used in the carrying out of this permission shall be presented on site and approved in writing by the Local Planning Authority before any work in connection with this permission is carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These samples must demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with Part 7 of the NPPF (2012), Strategic Policy SP12

of the Core Strategy (2011) as well as saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; Policy 3.15 Conservation of the historic environment; Policy 3.16 Conservation areas; Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan (2007).

13 SECTION DETAIL-DRAWINGS

Section detail-drawings at a scale of 1:5 together with 1:50 scale context drawings through:

- the facades of all the new buildings;
- the new concourse roof;
- parapets and roof edges;
- heads, cills and jambs of all openings;
- the junctions with the listed former Presbyterian Chapel; and
- the junctions with the listed Clarence Centre

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

Reason:

In order that the Local Planning Authority may be satisfied that the construction details to be used in the construction of the development achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with Part 7 of the NPPF (2012), Strategic Policy SP12 of the Core Strategy (2011) as well as saved Policies: 3.11 Efficient use of land; 3.12 Quality in Design; 3.13 Urban Design; Policy 3.15 Conservation of the historic environment; Policy 3.16 Conservation areas; Policy 3.18 Setting of listed buildings, conservation areas and world heritage sites of The Southwark Plan (2007).

14 EVIDENCE OF CONSTRUCTION CONTRACT

Prior to commencement of demolition works, a valid construction contract (under which one of the parties is obliged to carry out and complete the works of redevelopment of the site for which planning permission was granted simultaneously with this consent) relating to no. 119-122 London Road shall be entered into and evidence of the construction contract shall be submitted to for approval in writing by the Local Planning Authority.

Reasons:

As empowered by Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to maintain the character and appearance of the [insert name] Conservation Area in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.15 Conservation of the Historic Environment, 3.16 Conservation Areas, and 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites of The Southwark Plan 2007.

15 ARCHAEOLOGICAL BUILDING RECORDING FOR NO. 119-122 LONDON ROAD

Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording of No 119-122 London Road to Level 2 (Descriptive record as set out in 'Understanding Historic Buildings HE 2016) in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with Part 12 of the NPPF (2012), Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

16 ARBORICULTURAL METHOD STATEMENT

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.

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.

17 BIODIVERSE ROOF

Before any above grade work hereby authorised begins, details of the biodiversity roof(s), to include a plan showing the full extent of the biodiversity roof and its location beneath the photovoltaic array, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity roof(s) shall be:

- biodiversity based with extensive substrate base (depth 80-150mm);
- laid out in accordance with agreed plans; and
- planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

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

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.

18 CYCLE STORAGE DETAILS

Before any above grade work hereby authorised begins details (1:50 scale drawings) of the facilities, including lockers, 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. The information submitted shall include details of the location and design of the requisite number of additional short-stay spaces to serve visitors to the buildings hereby permitted.

Reason:

In order to ensure that satisfactory safe and secure cycle parking facilities, of an adequate quantity to serve the likely number of long- and short-stay visitors/users, 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.

19 INCLUSIVE ACCESS STRATEGY

Prior to the commencement of above grade works, a detailed Inclusive Access Strategy for the development hereby permitted, including details of how the design of all buildings and public spaces (including the teaching spaces, performance theatre and basement-level cycle storage facility) would be accessible to staff, students and visitors with disabilities shall be submitted to and approved in writing by the Local Planning Authority. The Inclusive Access Strategy shall include details of the drop-off and pick-up arrangements for disabled people and others with mobility issues, and shall identify the routes from/to local bus stops and services. The Inclusive Access Strategy shall also include details of the provision for/by Blue Badge holders.

The development shall be carried out in accordance with the details thereby approved prior to the first use of the development.

Reason:

To ensure that the site would be accessible for staff and pupils with disabilities, in accordance with policy 7.2 (An Inclusive Environment) of the London Plan (2016).

20 ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include the following elements:

- Rain gardens
- Living walls
- Planters
- Green/brown roofs
- Nest boxes
- All forms of garden and/or amenity space

Reason:

In the interests of protecting wildlife, supporting habitats and securing opportunities for the enhancement of the nature conservation value of the site, in accordance with Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007, Strategic Policy 13 (Open Spaces and Wildlife) of the Core Strategy 2011 and Section 11 of the National Planning Policy Framework.

21 HARD AND SOFT LANDSCAPING

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme to include 35 trees showing the treatment of all parts of the site not covered by buildings (including cross sections, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use.

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

Reason:

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

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.

22 BIRD NESTING FEATURES

Details of ten bird nesting features for Black Redstart and Swift, specifically four boxes and six bricks, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the use hereby granted permission. A total of no less than four boxes and six bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes and bricks shall be installed with the development prior to the first occupation of the development in which they are contained. The nesting boxes and bricks shall be installed 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: 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.

23 BREEAM CERTIFICATION

Before the first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed BREEAM 'Excellent' standards 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.

24 COMMUNITY USE STATEMENT

Prior to the first use of any part of the development hereby permitted, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of the following:

- i) A detailed plan and / or schedule of the Community Use Facilities;
- ii) The days and times of availability of the Community Use Facilities;
- iii) The access to and right to use the Community Use Facilities by users from the community (whether groups or individuals) who are not staff, students or members of the University;
- iv) The management, maintenance and cost for use of the Community Use Facilities;
- v) A mechanism for review of the Community Use Scheme

The approved Community Use Scheme shall be implemented upon occupation of the development and retained/maintained for the existence of the development.

Reason:

To secure community use of facilities in accordance with 2.3 (Enhancement of Educational Establishments) of the Southwark Plan 2007 and to ensure that residential amenity is satisfactorily protected with regards to 3.2 (Protection of Amenity) of the Southwark Plan 2007.

25 TRAVEL PLAN

Before the first occupation of the development hereby permitted commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, to include staff, students and visitors at the Southwark Campus while also accounting for the movements to/from the Southwark Campus and all LSBU satellite sites.

At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the development to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: The National Planning Policy Framework 2012; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

26 DELIVERY AND SERVICING MANAGEMENT PLAN

Before the first occupation of the building hereby permitted a Delivery and Servicing Management Plan (DSP) detailing how all elements of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority.

The Plan shall demonstrate a robust strategy for managing deliveries and coach drop-offs to the one proposed delivery bay on Keyworth Street, including where they relate to special events (such as conferences, food markets, freshers' fairs and external hiring of facilities). The Plan shall also detail how, through off-site consolidation, deliveries can arrive in smaller vehicles or even on bicycles. The Plan shall also include arrangements for 'trolleying' goods from delivery vehicles to the end user.

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

Reason:

To ensure compliance with The National Planning Policy Framework 2012, Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011 and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

27 EXTRACT VENTILATION FOR THE PROPOSED COMMERCIAL KITCHEN AND FOOD PREPARATION SPACES

Prior to the commencement of use, full particulars and details of a scheme for the ventilation of the kitchen(s), including detailed technical specification and maintenance schedules of odour abatement equipment and extract fan(s), together with the stack discharge location, shall be submitted for approval by the Local Planning Authority, and the development shall not be carried out otherwise than in accordance with any approval given.

Reason:

In order to ensure that that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

28 NOISE FROM AMPLIFIED MUSIC FROM NON-RESIDENTIAL PREMISES

A scheme of sound insulation shall be installed to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90 5min at 1m from the facade of nearby residential premises at all third octave bands between 63Hz and 8kHz. Prior to the commencement of use of the commercial premises the proposed scheme of sound insulation shall be submitted to the local planning authority for approval. The scheme of sound insulation shall be constructed and installed in accordance with the approval given and shall be permanently maintained thereafter. Following completion of the development and prior to the commencement of use of the commercial premises a validation test shall be carried out. The results shall be submitted to the LPA for approval in writing.

Reason:

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

29 FLOOD EMERGENCY AND EVACUATION PLAN

As the site is at residual risk from, and within an EA modelled breach zone of the River Thames, a stand alone Flood Warning and Emergency Evacuation Plan shall be submitted to the Local Planning Authority for their approval (in consultation with Southwark's Emergency Planning department) before first occupation of the development hereby permitted. The plan shall state how occupants will be made aware that they can sign up to the Environment Agency Flood Warning services, and of the plan itself. The plan shall provide details of how occupants should respond in the event that they receive a flood warning, or become aware of a flood.

The flood emergency and evacuation plan shall be implemented on first occupation and carried out in accordance with the approved details.

Reason:

To ensure future occupiers are made aware of the flood risk to this site within flood zone 3, and to ensure that occupants have a better opportunity to respond to flood events in the interests of saving valuable time should an event occur, in accordance with: the National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.9 (Water) of the Southwark Plan 2007.

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

30 SERVICING HOURS

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

Reason:

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

31 SPECIFICATION OF GAS BOILERS

The gas boilers installed as part of this permission shall meet 'ultra-low NOx' criteria such that the dry NOx emission rate does not exceed 40mg/kWh.

Reason:

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

32 RESTRICTION ON THE INSTATEMENT OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

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

33 RESTRICTION ON THE INSTALLATION OF APPURTENANCES

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

Reason

To ensure such works do not detract from the appearance of the buildings 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.

34 RESTRICTION ON THE INSTALLATION OF ROOF PLANT AND OTHER ROOF STRUCTURES

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

Reason:

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

35 HOURS OF USE - TERRACE

The roof terrace at fourth level within the Creative and Design Centre hereby approved shall not be used, other than for maintenance, repair or means of escape, outside the hours of 08:00- 22:00 Mondays to Sundays including Bank Holidays.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in

accordance with Strategic Policy 13 High Environmental Standards of the Core Strategy 2011, Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007), and the National Planning Policy Framework 2012.

36 ENERGY STRATEGY COMPLIANCE

The development hereby permitted shall be carried out in accordance with the Energy Statement [RE(00)SUS_01 - Rev 03] dated 08 November 2017 unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To reduce carbon dioxide emissions as required by: the National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011; Policy 5.15 of the London Plan 2015 (Minimising Carbon Dioxide Emissions), and; Saved Policies 3.3 (Sustainability and Energy Efficiency) of the Southwark Plan.

37 CONTAMINATED LAND - FURTHER FINDINGS

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

Reason:

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

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

38 EXTERNAL LIGHTING

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

Reason:

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

39 RESTRICTION ON PLANT NOISE LEVELS, AND PRE-COMMISSIONING SUBMISSION OF VALIDATION TEST RESULTS

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location.

For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery, in accordance with: the National Planning Policy Framework 2012; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

40 ARCHAEOLOGY REPORTING SITE WORK

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.

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

The pre-application service was used for this application and the advice given has been followed in part.

Negotiations were held with the applicant to secure changes and/or additional information to the scheme to make it acceptable; these amendments and/or additional pieces of information were accordingly submitted.

The application was validated promptly.

Informatives

- 1 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 2 There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.
- 3 There are large water mains adjacent to the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.

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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	London South Bank University	Reg. Number	17/AP/4246
Application Type	Listed Building Consent	Case Number	TP/1397-A
Recommendation	Grant permission		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Redevelopment of the site to provide new academic teaching, library, student support performance facilities (Use Class D1) and ancillary cafe/retail space involving part demolition with alterations and extensions to the Grade II listed former Presbyterian Chapel together with landscaping works to provide new areas of public realm and streetscape improvements to Keyworth Street and associated works

At: LONDON SOUTH BANK UNIVERSITY, 103 BOROUGH ROAD, LONDON, SE1 0AA

In accordance with application received on 01/11/2017

and Applicant's Drawing Nos.

Planning Statement by BDP Rev A - dated 30-10-2017

Design and Access Statement by Wilkinson Eyre - dated October 2017

Former Chapel FINAL CONDITION SURVEY REPORT by Purcell - dated April 2018

Heritage Impact Assessment by Purcell - dated October 2017

Former Chapel: Structural Stabilisation and Restoration Method Statement by Wilkinson Eyre - dated October 2017

01302-WEA-ZZ-ST-DR-A-P0001 REV 03 - EXISTING LOCATION PLAN

01302-WEA-ZZ-ST-DR-A-P0002 REV 03 - EXISTING SITE PLAN

01302-WEA-ZZ-ST-DR-A-P0003 REV 03 - PROPOSED LOCATION PLAN

01302-WEA-ZZ-ST-DR-A-P0004 REV 03 - PROPOSED SITE PLAN

01302-WEA-ZZ-ZZ-DR-A-P0100 REV 02 - CHAPEL - RETENTION & DEMOLITION PLAN - BASEMENT AND GROUND FLOOR

01302-WEA-ZZ-ZZ-DR-A-P0101 REV 02 - CHAPEL - RETENTION AND DEMOLITION PLAN - MEZZANINE & FIRST FLOOR

01302-WEA-ZZ-ZZ-DR-A-P0102 REV 02 - CHAPEL - RETENTION & DEMOLITION PLAN - SECOND FLOOR AND ROOF LEVEL

01302-WEA-ZZ-ZZ-DR-A-P0103 REV 02 - CHAPEL - RETENTION & DEMOLITION - SECTIONS

01302-WEA-ZZ-ZZ-DR-A-P0104 REV 02 - CHAPEL - RETENTION & DEMOLITION - EXTERNAL ELEVATIONS 1

01302-WEA-ZZ-ZZ-DR-A-P0105 REV 02 - CHAPEL - RETENTION & DEMOLITION - EXTERNAL ELEVATIONS 2

468-CLA-XX-DF-DR-L-0003 REV P02 - KEY PLAN AND LOCATION PLAN 1/2

01302-WEA-XX-XX-DR-A-P2000 REV 01 - EXISTING AND PROPOSED NORTH ELEVATION

01302-WEA-XX-XX-DR-A-P2001 REV 01 - EXISTING AND PROPOSED EAST ELEVATION

01302-WEA-XX-XX-DR-A-P2003 REV 02 - EXISTING AND PROPOSED WEST ELEVATION

01302-WEA-XX-XX-DR-A-P3000 REV 02 - EXISTING AND PROPOSED SHORT SECTION AA

01302-WEA-XX-XX-DR-A-P3000 REV 02 - EXISTING AND PROPOSED SHORT SECTION AA

01302-WEA-XX-XX-DR-A-P3001 REV 02 - EXISTING AND PROPOSED LONG SECTION BB

01302-WEA-XX-XX-DR-A-P3002 REV 02 - EXISTING AND PROPOSED SHORT SECTION CC

01302-WEA-XX-XX-DR-A-P3003 REV 02 - EXISTING AND PROPOSED SHORT SECTION DD

01302-WEA-XX-XX-DR-A-P3004 REV 02 - EXISTING AND PROPOSED LONG SECTION EE

01302-WEA-XX-XX-DR-A-P4000 REV 02 - CDC DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4001 REV 02 - CDC DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4002 REV 02 - CDC DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4003 REV 02 - CONCOURSE ENTRANCE DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4100 REV 02 - LC DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4101 REV 02 - LC DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4102 REV 02 - LC DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4200 REV 02 - CHAPEL DETAIL FACADE STUDY

01302-WEA-XX-XX-DR-A-P4201 REV 01 - CHAPEL DETAIL FACADE STUDY

01302-WEA-ZZ-00-DR-A-P1200 REV 02 - PROPOSED PLAN - LEVEL 00
 01302-WEA-ZZ-01-DR-A-P1201 REV 02 - PROPOSED PLAN - LEVEL 01
 01302-WEA-ZZ-02-DR-A-P1202 REV 02 - PROPOSED PLAN - LEVEL 02
 01302-WEA-ZZ-03-DR-A-P1203 REV 02 - PROPOSED PLAN - LEVEL 03
 01302-WEA-ZZ-04-DR-A-P1204 REV 02 - PROPOSED PLAN - LEVEL 04
 01302-WEA-ZZ-05-DR-A-P1205 REV 02 - PROPOSED PLAN - LEVEL 05
 01302-WEA-ZZ-06-DR-A-P1206 REV 02 - PROPOSED PLAN - LEVEL 06
 01302-WEA-ZZ-B1-DR-A-P1299 REV 02 - PROPOSED PLAN - LEVEL B1
 01302-WEA-ZZ-RF-DR-A-P1209 REV 03 - PROPOSED PLAN - LEVEL RF

468-CLA-XX-GF-DR-L-0201 - ROTARY YARD SECTIONS 1/2
 468-CLA-XX-GF-DR-L-0202 - ROTARY YARD SECTIONS 2/2
 468-CLA-XX-GF-DR-L-0207 - KEYWORTH STREET LONG SECTIONS 3/4

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 under Section 18 of the Planning (Listed Buildings & Conservation Areas) Act 1990 as amended.

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

- 2 Prior to the commencement of works, a scheme of site supervision (including name of conservation architect) shall be submitted to and approved by the Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 Prior to commencement of works, a scheme of restoration (name of specialist, Method Statement, Schedule of Works and Specification) for the repair of the stucco facade, its features and cornices shall be submitted to and approved by this Local Planning Authority in writing; the development shall not be carried out otherwise than in accordance with any such approval given. The existing decorative stucco cornices must be retained and protected during the course of the works. The details of the remaining cornices should be recorded and used to create new sections.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 4 Prior to commencement of works, a full photographic survey and a photographic and sketch intervention record (record in situ) of all features that would be destroyed in the course of the works set in context, shall be submitted to the Local Planning Authority for approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure satisfactory recording in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 5 Prior to commencement of works, the applicant shall submit a Schedule of Condition of existing windows/ doors and Schedule of Works for their repair to the Local Planning Authority for approval in writing. All existing doors,

windows, shutter boxes and window cases, are to be retained, repaired and refurbished. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order to ensure that the proposed works are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

- 6 Before any work, including demolition, hereby authorised begins, the applicant or successors in title shall secured the implementation of a programme of archaeological building recording to min Level 3 (Analytical recording - as set out in 'Understanding Historic Buildings' - HE 2016) in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason

In order that the archaeological operations are undertaken to a suitable standard as to the details of the programme of works for the archaeological building recording in accordance with Part 12 of the NPPF (2012), Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.19 Archaeology of the Southwark Plan 2007.

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