

Planning Sub-Committee B

Wednesday 4 July 2018

7.00 pm

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

Membership

Councillor Cleo Soanes (Chair)
Councillor Maria Linforth-Hall (Vice-Chair)
Councillor Sirajul Islam
Councillor Nick Johnson
Councillor Darren Merrill
Councillor Victoria Olisa
Councillor Martin Seaton

Reserves

Councillor Sunil Chopra
Councillor Barrie Hargrove
Councillor James McAsh
Councillor Eliza Mann
Councillor Leanne Werner

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

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Contact

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 26 June 2018



Planning Sub-Committee B

Wednesday 4 July 2018
7.00 pm

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

Order of Business

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1.	INTRODUCTION AND WELCOME	
1.	APOLOGIES	
3.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the sub-committee.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 4
	To approve as a correct record the minutes of the meeting held on 7 March 2018.	
7.	DEVELOPMENT MANAGEMENT ITEMS	5 - 9
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Date: 26 June 2018

EXCLUSION OF PRESS AND PUBLIC

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

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

Planning Sub-Committee

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

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

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

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

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

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

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

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

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



Planning Sub-Committee B

MINUTES of the Planning Sub-Committee B held on Wednesday 7 March 2018 at 6.30 pm at Ground Floor Meeting Room G02 - 160 Tooley Street, London SE1 2QH

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

OTHER MEMBERS

PRESENT: Councillor Rosie Shimell (observer)

OFFICER SUPPORT: Dipesh Patel (Development Management)
 Chris Kirby (Development Management)
 Michael Glasgow (Development Management)
 Yvonne Sampoh (Development Management)
 Alex Gillott (Legal Officer)
 Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

None were received.

3. CONFIRMATION OF VOTING MEMBERS

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

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were declared.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

- Addendum report relating to item 7 – development management items
- Members' pack.

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 13 December 2017 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

ADDENDUM REPORT

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

The chair announced the running order would be varied so, item 7.1 was considered after items 7.2 and 7.3 on the agenda.

7.1 31 - 33 GROVE VALE, LONDON SE22 8EQ

Planning application reference number: 17/AP/4421

Report: see pages 11 to 24 of the agenda pack and pages 1 to 2 of the addendum report.

PROPOSAL

Change of use of the upper floors of The Cherry Tree Public House from ancillary staff accommodation (Class A4 Use) to create a 47 bed bunk house hostel (Sui Generis) across five rooms.

The sub-committee heard an officer's introduction to the report and addendum report. Members of the sub-committee did not ask questions of the officer.

An objector was present to address the meeting. Members asked questions of the objector.

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

There were no supporters who lived within 100 metres of the development site present at the meeting and wishing to speak.

There were no ward members present.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning application number 17/AP/4421 be deferred in order to allow the applicant to re-consider the scheme so that the proposal has a reduction in the number of beds to reduce the impact on amenity and to make it more family oriented.

7.2 OLD COLLEGE LAWN TENNIS CLUB, 10 GALLERY ROAD, LONDON SE21 7AB

Planning application reference number: 17/AP/4258

Report: see pages 25 to 35 of the agenda pack and page 3 of the addendum report.

PROPOSAL

Provision of LED floodlighting to courts nos. 6 and 7 for use Monday to Saturday 08:00 to 21:00. Extension of use of existing floodlights on courts nos. 4 and 5 on Sunday 08:00 to 20:30.

The sub-committee heard an officer's introduction to the report and addendum report. Members of the sub-committee asked questions of the officer.

There were no objectors present at the meeting.

The applicant and their agent addressed the committee. The committee asked questions of the applicant and their agent.

There were no supporters who lived within 100 metres of the development site present at the meeting and wishing to speak.

There were no ward members present.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 17/AP/4258 be granted, subject to the conditions set out in the report.

7.3 DULWICH SPORTS CLUB. GIANT ARCHES ROAD, LONDON SE24 9HP

Planning application reference number: 17/AP/3782

Report: see pages 36 to 46 of the agenda pack.

PROPOSAL

Change of surface of 2 tennis courts from grass to tarmac and installation of 10 floodlights on columns to match adjacent courts and replacement netting.

The sub-committee heard an officer's introduction to the report. Members of the sub-committee asked questions of the officer.

There were no objectors present at the meeting.

The applicant or their agent were not present at the meeting.

There were no supporters who lived within 100 metres of the development site present at the meeting and wishing to speak.

There were no ward members present.

Members debated the application and asked further questions of officers.

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

RESOLVED:

That planning permission for application number 17/AP/3782 be granted, subject to the conditions set out in the report.

The meeting ended at 7.55 pm.

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 4 July 2018	Meeting Name: Planning Sub-Committee B
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

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

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

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

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

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

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

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Beverley Olamijulo 020 7525 7234
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	The named case officer as listed or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidi Agada, Head of Constitutional Services	
Report Author	Beverley Olamijulo, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	26 June 2018	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments sought	Comments included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		26 June 2018

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Wednesday 04 July 2018

Appl. Type Full Planning Application
Site 1 VICTORY PLACE, LONDON SE17 1PG

Reg. No. 17-AP-4525
TP No. TP/H1064A
Ward North Walworth
Officer Kerri Simpson

Recommendation GRANT PERMISSION

Item 7.1

Proposal

Permanent removal of the louvres covering the ground and first floor windows on the elevation to 1 Victory Place facing Balfour Street

Appl. Type Full Planning Application
Site 54 CAMBERWELL GREEN, LONDON SE5 7AS

Reg. No. 17-AP-1314
TP No. TP/2029-54
Ward Camberwell Green
Officer Alex Cameron

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.2

Proposal

Change of use of the building from Class C2 (care home) to residential (Class C3), a part three and part four storey rear extension including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats (12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed). Provision of one on-site disabled car parking space, cycle parking and a refuse enclosure at ground level.

Appl. Type Full Planning Application
Site 55 GREAT SUFFOLK STREET, LONDON SE1 0BB

Reg. No. 17-AP-4668
TP No. TP/1459-55
Ward Borough & Bankside
Officer Neil Loubser

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.3

Proposal

Change of use from warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7 x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.

Appl. Type Listed Building Consent
Site 55 GREAT SUFFOLK STREET, LONDON SE1 0BB

Reg. No. 17-AP-4715
TP No. TP/1459-55
Ward Borough & Bankside
Officer Tracy Chapman

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.4

Proposal

Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated



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Item No. 7.1	Classification: OPEN	Date: 4 July 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/4525 for: Full Planning Application Address: 1 VICTORY PLACE, LONDON SE17 1PG Proposal: Permanent removal of the louvres covering the ground and first floor windows on the elevation to 1 Victory Place facing Balfour Street		
Ward(s) or groups affected:	North Walworth		
From:	Director of Planning		
Application Start Date 05/12/2017		Application Expiry Date 30/01/2018	
Earliest Decision Date 28/12/2017			

RECOMMENDATION

1. That planning permission be granted subject to conditions.

BACKGROUND INFORMATION

2. This application has been referred to the Planning Sub-Committee to determine at the request of members.

Site location and description

3. The application site is located in Capell Apartments to the south of Victory Place, to the east of Balfour Street and to the north of New Paragon Walk. The site comprises a ground and first floor maisonette. The site is not listed or located in a conservation area.

Details of proposal

4. The host property was constructed as part of the Heygate re-development and approved under application 12/AP/2797. The drawings approved for planning permission reference 12/AP/2797 did not include details of ground and first floor windows and as such, these details were sought by condition 38 so their design was appropriate, the condition states:

East facade of Building R1C

Notwithstanding what is indicated on the approved drawings, 1:50 scale drawings on the east facade of Building R1C facing onto Balfour Street including windows on the ground and first floors of this public face of the development shall be submitted to and

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

Reason:

In order that the Local Planning Authority may be satisfied as the quality of the design and details in accordance with Policy SP12 '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).

5. Subsequently, an approval of details application was submitted under ref 13/AP/2278. The details submitted showed the position of the windows on the named elevation with the solar shading screens. This was considered acceptable for the purposes of condition 38.
6. 17/AP/2199 Certificate of Lawfulness - proposed: sought for the removal of the louvres approved by 13/AP/2278. The reason for refusal as follows:

The proposed removal of metal louvres is considered an operation resulting in a material change in the appearance of the planning unit and the host building granted permission under 12/AP/2797. Details of the east facade of Building R1C pursuant to condition 38 of planning permission 12-AP-2797 were discharged under planning permission 13/AP/2278. Condition 38 required the development to be carried out in accordance with the approved details to ensure good quality design. It is considered that the proposed removal of the metal louvres undermines the intention of condition 38 and materially alters the approved design and appearance of the east façade contrary to Policy SP12 '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).

7. Planning permission is now sought for the removal of the louvres at ground and first floor on the eastern elevation of 1 Victory place on Balfour Street, to expose the existing windows behind.

Planning history

- 8.

<p>12/AP/2797 Application type: Full Planning Permission</p> <p>Construction of 8 buildings ranging between 4 and 10 storeys in height (maximum building height 38.5m AOD), comprising 235 residential units, 204 sqm (GEA) of retail use (Class A1 - A3), car parking beneath podium level, cycle storage, servicing, plant areas, landscaping and public realm improvements.</p> <p>Decision: Granted (GRA)</p>
<p>17/AP/2199 Application type: Certificate of Lawfulness - proposed (CLP)</p> <p>Lawful Development Certificate (Proposed) to remove the metal louvres from in front of the ground and first floor windows of 1 facing Balfour Street.</p> <p>Decision date 31/07/2017 Decision: Refused (REF)</p>

The proposed removal of metal louvres is considered an operation resulting in a material change in the appearance of the planning unit and the host building granted permission under 12/AP/2797. Details of the east facade of Building R1C pursuant to Condition 38 of planning permission 12-AP-2797 were discharged under planning permission 13/AP/2278. Condition 38 required the development to be carried out in accordance with the approved details to ensure good quality design. It is considered that the proposed removal of the metal louvres undermines the intention of condition 38 and materially alters the approved design and appearance of the east façade contrary to Policy SP12 '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).

For the reasons given above, the proposed development is not permitted as the application unit is a maisonette. Full planning permission is therefore required.

Planning history of adjoining sites

9. None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of accordance with the relevant planning policies.
 - b) The impact of the proposals on the residential amenity of the occupiers and users of the host building and the impact of the proposals on any occupiers and users of adjoining sites.
 - c) The impact of the proposals upon the character and appearance of the host building and the surrounding area.
 - d) All other relevant material planning considerations

Planning policy

National Planning Policy Framework (the Framework)

11. Section 7 - Requiring good design
Section 12 - Conserving and enhancing the historic environment

The London Plan 2016

12. Policy 7.4 - Local Character
Policy 7.6 - Architecture

Core Strategy 2011

13.

Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

14. 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 3.2 - Protection of amenity

Policy 3.12 - Quality in design

Policy 3.13 - Urban design

2015 Technical Update to the Residential Design Standards SPD (2011)

Summary of consultation responses

15. One letter of support and four letters of objection.

16. Matters of objection were regarding:

- Removal of louvres resulting in overlooking to properties on Balfour Street
- The lack of consultation to potentially affected properties
- The lack of respect to the character of the area as a result of the removal of louvres
- Removal of screening trees on Balfour Street
- Appearance of screens and representing care.

Officers' comments:

Matters regarding, removal of louvres resulting in overlooking to properties on Balfour Street' have been addressed in paragraph 9 and 10 of this report.

With regards, the lack of consultation to potentially affected properties, the council initially carried out the statutory consultation of 21 days which were sent on 13 December 2017. A site notice was placed near the site on 28 December 2017. Following this, a re-consultation period took place on 15 February 2018 to ensure residents adjacent the application site had been consulted.

Matters regarding the lack of respect to the character of the area as a result of the removal of the louvres and appearance of screens and representing care have been addressed in paragraph 11 and 12.

This application is solely for the removal of the louvres and no works to trees are proposed. The objection on the removal of the trees is not relevant to this particular

application.

Principle of development

17. There is no land use change proposed as part of this development. The principle of the development, in that it is for a change to the façade, is acceptable. Other considerations such as the visual impact and impact on amenity are considered below.

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

18. The 2015 Technical Update to the Residential Design SPD 2011 states that:

House and flat developments should be arranged to safeguard the amenity and privacy of occupiers and neighbours. New development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security.

To prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:

- A minimum distance of 12 metres at the front of the building and any elevation that fronts onto a highway
- A minimum distance of 21 metres at the rear of the building

Where these minimum distances cannot be met, applicants must provide justification through the Design and Access Statement.

19. Standard windows with no solar shading have already been established on elevations of Building R2A and Building R2E fronting residential properties on Balfour Street, through the original permission. It is noted that the resultant glazing to apertures to Building R1C would retain a distance of 15.1m from adjacent neighbours on Balfour Street, exceeding the council's minimum separation distance of 12m required for any elevation fronting a highway as stated above.
20. The Residential Design Standards SPD is a material consideration and holds significant weight. Because the separation distance from the windows that would be revealed behind the removed louvres and those opposite is more than 12m, there would be no adverse impact from overlooking or loss of privacy. Consequently, the development would meet the aims of saved Policy 3.2 - Protection of Amenity, which states:

Planning permission for development will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site.

Reasons:

To protect the amenity of an area and the quality of life for people living, or working in, or visiting the borough.

Design issues

21. The proposal would not seek to change the size, design, scale or position of the apertures but would seek to remove the inserted louvers at the ground and first floor only. Whilst louvres on the second and third floor would remain in-situ.
22. It is acknowledged that the louvres were secured by condition for the purposes of design, prior to the commencement of the development ref 12/AP/4525. The unit has been occupied as a single family unit.
23. The existing louver covered windows that serve rooms at ground floor level and at first floor level. Section 2.7 Daylight and sunlight of the 2015 technical update to the Residential Design SPD 2011 states:

Residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties. Development should seek to minimise overshadowing or blocking of light to adjoining properties. A lack of daylight can have negative impacts on health as well as making the development gloomy and uninviting.
24. Louvres by their very definition are inserted to reduce the admittance of sunlight. It is envisaged that the ground floor and first floor windows served with a louver, are provided with a significantly reduced amount of daylight/sunlight. The loss of the louvres would not significantly affect the visual appearance of the building and would provide better living conditions for the occupiers. For this reason, it is considered that the proposal is acceptable in design terms.

Conclusion on planning issues

25. The proposal demonstrates that it conforms to the principles of sustainable development. It complies with current policy; respects the amenity of neighbouring properties; and is of good design and should therefore be granted planning permission.

Community impact statement

26. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
 - a) The impact on local people is set out above.
 - b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: none.
 - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above. Specific actions to ameliorate these implications are: none.

Consultations

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

Consultation replies

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

Human rights implications

29. 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.
30. This application has the legitimate aim of providing windows. 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/H1064A Application file: 17/AP/4525 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 3487 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	Kerri Simpson, Graduate Planner	
Version	Final	
Dated	20 June 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		22 June 2018

APPENDIX 1**Consultation undertaken****Site notice date:** 18/12/2017**Press notice date:** n/a**Case officer site visit date:** 28/12/2017**Neighbour consultation letters sent:** 30/01/2018**Internal services consulted:**

n/a

Statutory and non-statutory organisations consulted:

n/a

Neighbour and local groups consulted:

27 Henshaw Street London SE16 1PE
 89a Balfour Street London SE17 1PB
 91a Balfour Street London SE17 1PB
 Flat G 85 Balfour Street SE17 1PB
 Flat H 85 Balfour Street SE17 1PB
 Ground Floor Flat 87 Balfour Street SE17 1PB
 91b Balfour Street London SE17 1PB
 First Floor And Second Floor Flat 87 Balfour Street SE17 1PB
 Flat F 85 Balfour Street SE17 1PB

Flat A 85 Balfour Street SE17 1PB
 89 Balfour Street London SE17 1PB
 Flat D 85 Balfour Street SE17 1PB
 Flat E 85 Balfour Street SE17 1PB
 Flat B 85 Balfour Street SE17 1PB
 Flat C 85 Balfour Street SE17 1PB
 85e Balfour Street London SE17 1PB
 85c Balfour Street SE17 1PB
 87 Balfour Street SE17 1PB
 Tooley Street London

Re-consultation: 15/02/2018**APPENDIX 2****Consultation responses received****Internal services**

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Email representation
 27 Henshaw Street London SE16 1PE
 85e Balfour Street London SE17 1PB

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 Colin Brown	Reg. Number	17/AP/4525
Application Type	Full Planning Application	Case Number	TP/H1064A
Recommendation	Grant permission		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Permanent removal of the louvres covering the ground and first floor windows on the elevation to 1 Victory Place facing Balfour Street

At: 1 VICTORY PLACE, LONDON SE17 1PG

In accordance with application received on 01/12/2017 08:05:06

and Applicant's Drawing Nos. 050 SITE LOCATION PLAN
100 BLOCK PLAN;
201 GROUND FLOOR PLANS;
202 FIRST FLOOR PLANS;
260 REV01 ELEVATION;
COVER LETTER BY FULLER LONG (Dated 30th November 2017)

Subject to the following 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:
 - 201 GROUND FLOOR PLANS;
 - 202 FIRST FLOOR PLANS;
 - 260 REV01 ELEVATION;

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.

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.

- 3 The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

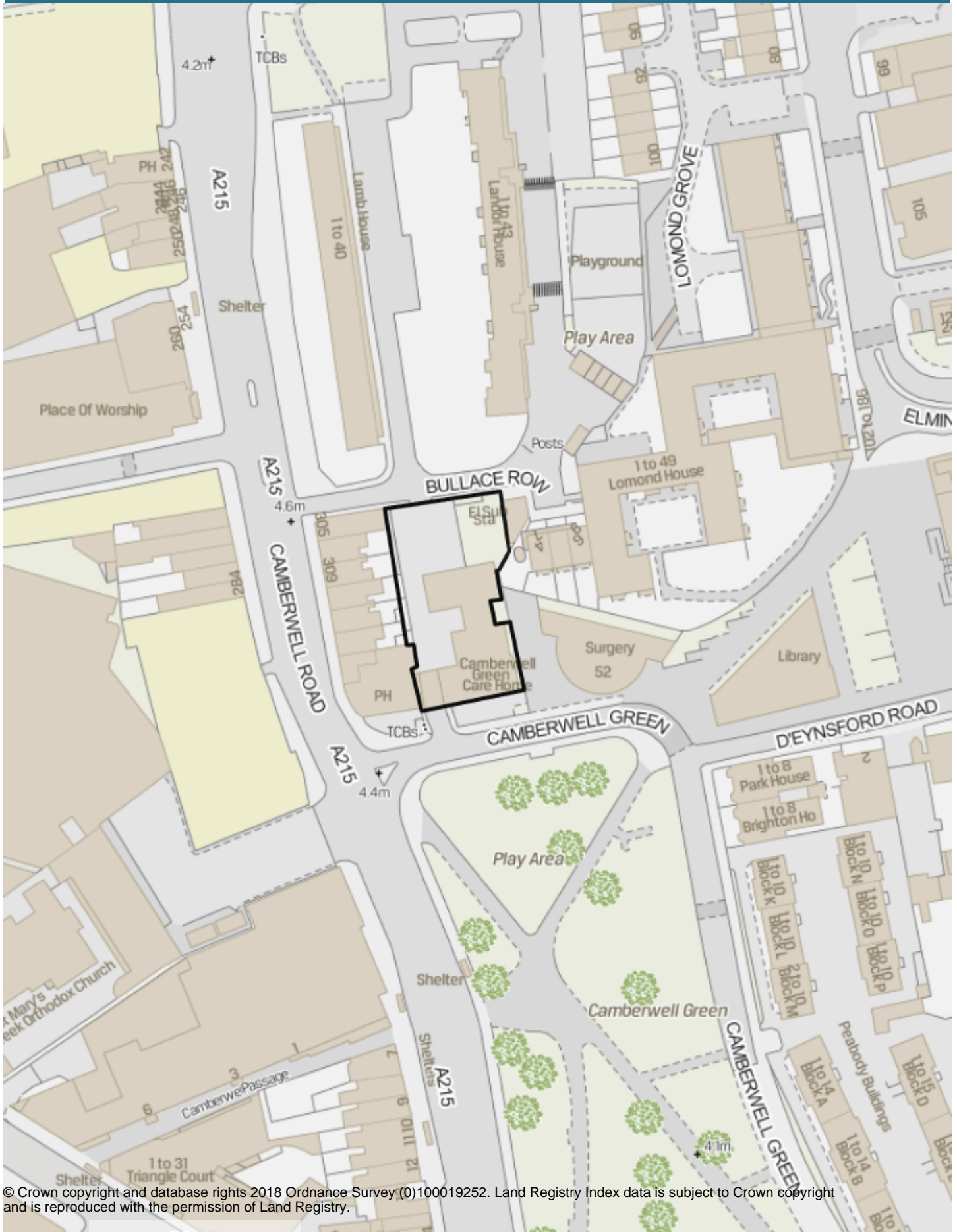
Reason
To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.12 Quality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

Statement of positive and proactive action in dealing with the application

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

Agenda Item 7.2

AGENDA 7.2 - 54 CAMBERWELL GREEN, LONDON, SE5 7AS



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50 m

Scale = 1250

22-Jun-2018

Item No. 7.2	Classification: Open	Date: 4 July 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/1314 for: Full Planning Application Address: 54 CAMBERWELL GREEN, LONDON SE5 7AS Proposal: Change of use of the building from Class C2 (care home) to residential (Class C3), a part three and part four storey rear extension including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats (12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed). Provision of one on-site disabled car parking space, cycle parking and a refuse enclosure at ground level.		
Ward(s) or groups affected:	Camberwell Green		
From:	Director of Planning		
Application Start Date 04/04/2017		Application Expiry Date 04/07/2017	
Earliest Decision Date 03/06/2017			

RECOMMENDATION

1. a) That planning permission is granted, subject to the completion of a legal agreement.
 b) That in the event that a satisfactory legal agreement is not signed by 30 September 2018, the Director of Planning be authorised to refuse planning permission for the reason given in paragraph 64 of this report.

BACKGROUND INFORMATION

2. This application has been referred to Planning Sub-Committee B to determine because it is contrary to provisions of the local development framework.

Site location and description

3. The application site is a four storey building on the northern side of Camberwell Green. The building is a relatively modern building (circa 1990s) that was previously in use as a residential care home, however has subsequently been vacant.

4. There is a mix of development varying in period and architectural style within the immediate context including a number of new residential led developments, as well as the new Camberwell Library and more historic buildings including the adjacent Nollywood public house.
5. The site lies within the Camberwell Green Conservation Area and within the Camberwell Green Archaeological Priority Zone.

Details of proposal

6. The proposal is for the change of use of the building from Class C2 (care home) to residential (Class C3), a new part three and part four storey rear extension to the existing building including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats.
7. The proposal would provide for a mix of 12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed units each with private amenity space. One car parking space provided for a wheelchair unit and vehicular access to the site is from Bullace Row, with pedestrian access provided from both Bullace Row and Camberwell Green to the south. Storage for 65 bicycle spaces is proposed at ground floor along the western site boundary and an enclosed refuse storage area is proposed at ground floor along the western site boundary.

Planning history

8.

94/AP/0718 Application type: Full Planning Application (FUL) - Erection of part 5, part 4, storey building for use as a care home for elderly people with associated vehicle and parking area (original LBS case ref 9400781C Decision date 24/05/1995 Decision: Granted (GRA)

15/AP/2104 Application type: Full Planning Application (FUL) - Construction of single storey infill extension to rear of existing care home and new canopy over main entrance. Decision date 27/07/2015 Decision: Granted (GRA)

16/EQ/0296 Application type: Pre-Application Enquiry (ENQ) - Change of Use from Class C2 (Care home) to Class C3 (residential) including a four storey rear extension and a fourth floor mansard storey in order to provide no. 35 one to three bedroom flats. Decision date 21/11/2016 Decision: Pre-application enquiry closed (EQ)

The initial scheme provided for the pre-app proposed a large roof extension to the existing building fronting Camberwell Green, however, officers were of the view that the scale and massing of this addition would be inappropriate and as such a revised scheme was provided to the Council which reduced the scale and recess the mansard roof. Officers also outlined that further information was required to justify the loss of the Care Home. Broadly it was agreed that the scale and massing of the revised scheme would likely be acceptable, subject to daylight/sunlight analysis.
--

Planning history of adjoining sites

9. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:
- a) Principle of Development (including the loss of the former care home)
 - b) Amenity impacts, including noise.
 - c) Design Considerations
 - d) Highways and transport impacts
 - e) Quality of accommodation
 - f) Air quality
 - g) Sustainability and energy
 - h) Affordable housing
 - i) Planning obligations (S.106 undertaking or agreement)
 - j) Community Infrastructure Levy

Planning policy

National Planning Policy Framework (the Framework)

11. Section 6 - Delivering a Wide Choice of Family Homes
 Section 7 - Requiring Good Design
 Section 12 – Conserving and Enhancing the Historic Environment
 Section 13 – Conserving and Enhancing the Natural Environment

The London Plan 2016

12. Policy 3.3 - Increasing housing supply
 Policy 3.4 - Optimising housing potential
 Policy 3.5 - Quality and design of housing developments
 Policy 3.7 - Large residential developments
 Policy 3.8 - Housing choice
 Policy 3.11 - Affordable housing targets
 Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 - Affordable housing thresholds
 Policy 5.2 - Minimising carbon dioxide emissions

Policy 5.3 - Sustainable design and construction
 Policy 5.7 - Renewable energy
 Policy 6.5 - Funding Crossrail and other strategically important transport infrastructure
 Policy 6.9 - Cycling
 Policy 6.10 - Walking
 Policy 7.8 - Heritage assets and archaeology
 Policy 7.9 - Heritage-led regeneration
 Policy 7.19 - Biodiversity and Access to Nature
 Policy 7.21 - Trees and Woodlands
 Policy 8.1 - Implementation
 Policy 8.2 - Planning Obligations
 Policy 8.3 - Community Infrastructure Levy

Core Strategy 2011

13.

Strategic Policy 1 – Sustainable Development
 Strategic Policy 2 – Sustainable Transport
 Strategic Policy 5 – Providing new homes
 Strategic Policy 6 – Homes for people on different incomes
 Strategic Policy 7 – Family Homes
 Strategic Policy 11 – Open spaces and wildlife
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

14. 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 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 management
 Policy 3.9 – Water
 Policy 3.11 – Efficient use of land
 Policy 3.12 – Quality in design
 Policy 3.13 – Urban design
 Policy 3.14 – Designing out crime
 Policy 3.15 – Conservation of the historic environment
 Policy 3.16 – Conservation areas
 Policy 3.18 – Setting of listed buildings, conservation areas and world heritage sites

Policy 3.19 – Archaeology
 Policy 3.28 – Biodiversity
 Policy 4.2 – Quality of residential accommodation
 Policy 4.3 – Mix of dwellings
 Policy 4.4 – Affordable housing
 Policy 4.5 – Wheelchair affordable housing
 Policy 5.2 – 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

Supplementary Planning Documents

15.

Affordable Housing 2008
 Draft Affordable Housing 2011
 2015 Technical Update to the Residential Design Standards 2011
 Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015
 Sustainable Design and Construction 2009
 Development Viability SPD March 2016

Other planning documents
 Camberwell Green Conservation Area Appraisal

Summary of consultation responses

16. Two neighbour objections have been received in relation to the application which raise the following concerns:
- Impacts of the proposal on foundations of adjacent buildings.
 - Impacts on light into flats along Camberwell Road.
 - Overlooking impacts into flats along Camberwell Road.
 - Increased noise from the proposal.
 - Concerns are also raised in relation to the level of parking not being sufficient in an area which does not have good public transport accessibility.
17. Statutory consultees:
 Thames Water – no objections.
 London Fire and Emergency Planning Authority – No objections.
 Environment Agency – No objections.
18. Internal Consultees:
 Environmental Protection – No objections, however recommend conditions which have been included.
 Flood and Drainage team – Requested a drainage strategy which was subsequently provided and was acceptable.
 Ecology Officer – No objections – recommended conditions.

Principle of development

19. The site contains a five storey building which is currently vacant but was historically used as a care home (Class C2). The proposal seeks to change the use of the premises to

residential (Class C3) as well as an extension of floorspace to comprise 38 new flats.

20. A residential care home use is not offered any direct protection in policy terms (other than being as a residential use). However, Policy 4.7 'Non self-contained housing for identified user groups' outlines when uses such as this would normally be acceptable. While not directly relevant here, it notes that the need for, and suitability of, the accommodation must be demonstrated by the applicant. Conversely, justification should be provided to show that the C2 use here is no longer suitable for its purpose.
21. The applicants have provided robust evidence to outline that the property ceased to be occupied as a care home when it was closed in December 2015 and the previous owners advised that this was due to a lack of the building's physical suitability and prolonged low occupancy. The site was advertised to various providers who were not willing to take the site up due to the low capacity and physical constraints. Officers are satisfied that the site has been marketed and the previous care home use is not considered a viable use within this location. As such, the principle of the development is acceptable.

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

Daylight and Sunlight

22. The applicant has submitted a daylight and sunlight assessment analysing the impacts of the proposed development of the surrounding properties whilst also measuring the expected daylight and sunlight levels within the proposed units.

305-313 Camberwell Road

23. The submitted daylight and sunlight test outlines that all of the windows tested within these properties would not be noticeably affected in terms of daylight as all windows would pass the Vertical Sky Component analysis (VSC). The relevant windows would also pass the Annual Probable Sunlight Hours test so there would not be any noticeable impact in terms of sunlight.

315 Camberwell Road

24. Three of the eight windows tested within these properties would fall slightly below the recommended daylight levels outlined within the BRE guidance, however the shortfalls would be very minor (0.79 reduction factor below the 0.8 allowance) and as such any impacts would largely not be noticeable and thus are considered acceptable. The remaining windows meet the required VSC levels.

Landor House, Lamb House, Lomond House and 4, 5, 7 & 8 Bullace Row

25. The daylight and sunlight impact to these properties would not be noticeable and fully in accordance with the BRE guidelines both in terms of daylight and sunlight. As such there would be no noticeable impacts on these properties.

Overlooking

26. In terms of overlooking, the main buildings that have potential to be affected are those

located along Camberwell Road.

There are a number of windows in the existing west elevation with the closest being approximately 12m away and serve a hallway. The closest habitable rooms as existing are approximately 18m from the rear of these properties.

27. The proposal would introduce new openings into the west elevation at the closest point, 12m away from the windows of the properties along Camberwell road, however, with the exception of one window at first floor level (which serves a bedroom); these new windows are secondary windows to living spaces. It is considered appropriate to condition the new windows closest to these properties to be obscure glazed up to a height of 1.8m in order to restrict overlooking. While one of the rooms would be for a bedroom, the main outlook for the living space of this one-bed unit would be unhindered and as such the overall quality of the outlook of this unit would still be acceptable.
28. The remaining windows facing these properties are already there and would not increase overlooking beyond that which exists. Some outdoor amenity areas are proposed on the upper floors and would be approximately 18m to the rear of these properties. Officers are satisfied that the introduction of these balconies would not significantly increase overlooking.
29. In terms of overlooking within the development, there are a number of instances where the proposal falls short of the expected 21m rear to rear separation distance between habitable windows, however many of these instances are established within the existing building. Notwithstanding this, the applicants have proposed obscure glazing in some instances, however officers are of the view that a condition should be imposed to provide further details of obscure glazing where the expected 21m separation distances are not met, in order to ensure mutual overlooking within the development is overcome.

Outlook

30. The proposed development is set back sufficiently from the surrounding properties in order to ensure that no dwellings are significantly impacted upon in terms of outlook.

Quality of Accommodation

31. The proposal would provide for a mix of 12 x 1-bed units 20 x 2-bed units and 6 x 3-bed units each with private amenity space.
32. The list of units is outlined below and all units and all individual room sizes would meet the standards set out within the National Housing Standards. All units would have access to private outdoor amenity space ranging from 5.4sqm to 41.8sqm which is considered acceptable. A communal courtyard would also be provided which would be in excess of 50sqm and overall the quality of accommodation is considered acceptable. In terms of layout, only one of flats is single aspect so the development as a whole would provide an excellent outlook. The applicant's analysis measures the Average Daylight Factor (ADF) which outlines that except for three, all windows within the development have been found to achieve the BRE and British Standard target levels for ADF. The shortfalls are considered minor and would still provide acceptable daylight levels within the development. Outlook from all units within the development would be of a high quality with all units benefiting from being at least a dual aspect.

Bedrooms	Units	Compliant with National Housing Standards?
1b 2p	1, 4, 12, 13, 19, 26, 33, 34, 37	Yes
1b 2p WC	2, 3, 5.	Yes
2b 3p	11, 18, 25, 32.	Yes
2b 4p	9, 10, 16, 17, 20, 21, 23, 24, 27, 28, 29, 30, 31, 35, 38	Yes
2b 4p WC	6.	Yes
3b 5p	7	Yes
3b 6p	8, 14, 15, 22, 36	Yes

Dwelling Mix

33. The proposed dwelling mix for the 38 units is 12 x 1-bed units (31.6%), 20 x 2-bed units (52.5%) and 6 x 3-bed (15.9%). The proposal would provide more than 60% 2 or more bedrooms; however it would fall below the 20% provision of 3-bed units. All of the three bed units are contained within the new build element and as the applicants are also working within the existing fabric of the building, there are internal layout constraints which have restricted the further provision of three bed family units. This shortfall is justifiable and given the overall quality of all of the units is considered high, this is considered acceptable.

Wheelchair Housing

34. A total of 4 of the units would be wheelchair accessible units and as such would comply with the 10% requirements of saved policy 4.3 of the Southwark Plan.

Affordable Housing

35. The applicant initially provided a viability appraisal that outlined that the site could not support any affordable housing due to the high Existing Use Value (EUV) of the care home. The existing care home closed due to low demand and due to issues with the operator which failed the care commission's quality standards. Whilst the site was marketed for care homes providers, none were forthcoming and the change to residential is in line with council policy as noted above. Notwithstanding the failure of the care home and the lack of demand the existing use value of the property (which is 25 years old) is relatively high and would affect the profit when considering this against the residual land value of the scheme.
36. The viability appraisal was reviewed by the council's consultant who outlined that the scheme could support more affordable housing and discussions were held about the variables with the applicant's viability consultant. The applicant then proposed 16% affordable housing but officers were not convinced that this was the maximum that the site could deliver.
37. Further negotiations took place that resulted in the applicant proposing 30% affordable housing with a shared ownership tenure; the additional affordable housing is possible because the applicant has taken the commercial decision to accept a lower profit margin of 13.5% instead the more commonly adopted 20%.

38. The legal agreement would be drafted to ensure that any uplift in value would also result in an increased delivery of affordable housing or a payment in lieu.
39. Officers are satisfied that the proposed affordable housing is the maximum the site can reasonably deliver in the present market and considering the site constraints, particularly the high existing use value of the site.
40. The applicants have provided a schedule of the proposed intermediate affordable housing units which relates to the provision of 6 x 3 bed units, 2 x 2 bed and 1 x 1 bed units which equates to 35 habitable rooms, providing 30% affordable housing. All of the proposed family units are provided as affordable units and one wheelchair unit where there is significant demand for these types of properties. As such, the proposal would provide a good portion of high quality affordable homes.

Children's playspace

41. No playspace is proposed within the development due to site constraints and as such a planning contribution is required and detailed in paragraph 59 of this report.

Transport issues

42. The site is located within a high PTAL (6a) and is located within a CPZ. Therefore, a car free development would be expected with the exception of disabled parking. The applicant has proposed a car free development; this is welcomed by Transport Policy.
43. Car parking: No car parking has been proposed and the site lies within a CPZ. Therefore all occupiers (except blue badge holders) of the proposed development will be ineligible from obtaining an on street parking permit. The applicant will be expected to provide a minimum of three years free car club membership for each eligible adult of the development, this would be secured via the legal agreement.
44. Disabled parking: The applicant has proposed one off street parking space however the Southwark Plan saved Policy 5.7 requires one space for each disabled unit. Therefore for 38 units the applicant would normally be expected to provide four off street disabled spaces. However, given the site is located within an area of a high PTAL (6a) and located within a CPZ, officers are satisfied with the proposed provision of disabled parking.
45. Trips: The applicant has stated that the number of trips associated with pedestrians will increase given that the site is a car free, transport policy do not have any concerns with regards to this increase of trips associated with the site. The applicant has stated that there will be a maximum of four trips associated with deliveries which should not have an adverse impact, especially as servicing will be taking place off street.
46. Servicing: The applicant has stated that servicing will be done from within the curtilage of the site which is welcomed. While it is noted that the access into the site will require reversing into the site, the access is off Bullace Row which is a dead end and has very little traffic. All vehicles would enter and exit Camberwell Road in a forward gear.
47. Cycle storage: The applicant has proposed 29 Sheffield stands and 36 double stacked cycle stands. The proposed Sheffield stands are welcomed and it is considered acceptable that a mixture of double stacked systems would also be acceptable in this instance in order

to ensure the communal outdoor space is useable and not cluttered. Details of the structure have not been provided so a condition is recommended to make sure that it is acceptable.

48. Refuse collection: The applicant has stated that refuse collection will be undertaken from on street as per the existing conditions. The refuse area is located within 10m of Bullace Row and is therefore in accordance with maximum bulk bin transport distances.

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

49. The site is a mid 1990s 4 storey (plus mansard) building, which is partially located in the Camberwell Green Conservation Area. The partial inclusion of the site within the conservation area was due to this site being undeveloped site at the time of the designation and therefore likely to come forward as a development site. The existing building is not considered to be of architectural merit and has a neutral impact on the conservation area, therefore officers agree with the findings of the Heritage Statement which outlined that the current design of the building and detailing does not contribute to the character and appearance of the conservation area and the proposal has responded positively to the locale's historic context and achieved a high standard of design and layout that results in no adverse impacts upon either the conservation area.
50. The proposal is largely in line with the revised scheme submitted at pre-application stage for retention and extension of the existing building. Overall it was considered that the height and massing was acceptable and that on the Camberwell Green elevation the new development (5 storeys plus mansard) would respect the parapet and roofline of the 'Nollywood Public House'. The proposal would have a recessed top floor with the retention of the parapet height and the proposed massing would appear subservient, as it would respect the building line of the adjoining building appropriately whilst also providing a cap to the existing building.
51. It is unlikely that an exact match to the existing brickwork will be possible and therefore the materials are critical to ensure quality of design, as such a condition is recommended in order to provide detailed samples of all materials to be used within the development. The architectural treatment of the other elevations is simple however they would work well within the surrounding area.
52. The proposal is therefore considered to be of a high quality design and would improve the visual amenity of host building and wider conservation area creating an attractive frontage to Camberwell Green.

Impact on trees

53. Some small trees/shrubs are located within the rear of the site and a number of these would be lost, albeit none of these are located within the conservation area. However the applicants are proposing a robust landscaping programme which would result in tree planting and other landscape improvements that would improve the visual amenity and biodiversity of the site. A condition is recommended to provide further details of a planting programme and landscape works and to protect trees to the rear of properties on Camberwell Road

Planning obligations (S.106 undertaking or agreement)

54. In accordance with Southwark's Section 106 Planning Obligations SPD, the following contributions have been agreed with the applicant, in order to mitigate the impacts of the development;
55. Provide 30% of the total habitable rooms as intermediate affordable housing units. A viability review clause will be included.
56. Energy from new build scheme - 6.65 kgCO₂ required to be off-set so $6.653 \times \text{£}1,800 = \text{£}11,970$. Energy from change of use/refurbishment - 4.76 kgCO₂ = $4.76 \times \text{£}1,800 = \text{£}8,568$.
57. Three year car club membership for future occupiers of the development.
58. CPZ parking permit exemption for future occupiers (except blue badge holders).
59. Children's playspace - 41sqm of playspace required at £151 per sqm = £6,191.

Highway works required

60. Repave the footway fronting the development including new kerbing on Camberwell Green and Bullace Row using materials in accordance with Southwark's Streetscape Design Manual (Yorkstone Natural Stone paving slabs and granite kerbs).
61. Construct the vehicle crossover on Bullace Row to current SSDM standards. Reinstate redundant footway on Camberwell Green as footway.
62. Repair any damages to the highway within the vicinity of the development resulting from construction vehicles.
63. Install a length of parking restrictions (double yellow lines) across the vehicular entrance on Bullace Row.
64. In the event that a satisfactory legal agreement is not concluded by 30 September 2018, that the director of planning be authorised to refuse planning permission for the following reason:

In the absence of a completed legal agreement to secure mitigation, the impacts of the proposed development would be unacceptable and would fail to satisfy policies 2.5 (Planning Obligations) and 4.4 of the Southwark Plan, policies SP6 (Homes for people on different incomes) and SP14 (Implementation and Delivery) of the LB Southwark Core Strategy 2011, policies 3.11 (Affordable Housing Targets) and 8.2 (Planning Obligations) of the London Plan 2016, and Sections 6 (Delivering a wide choice of high quality homes) of the NPPF 2012.

Sustainable development implications

65. The applicant has provided a revised energy statement that reviews the entire development including both the new build and change of use element of the build. The report outlines that the new building would achieve a 35.26% saving above building regulations and the change of use element would achieve a 26.58% saving through internal saving measures

and the use of PV panels. The London Plan requires that major housing developments are carbon neutral and as such the remaining shortfall would require an off-set payment as noted above.

Other matters

Archaeology

66. The applicant has submitted a desk based assessment (DBA) with this application, by Mills Whipp Archaeological Consultancy, dated December 2016. The DBA clearly summarises the archaeological potential of the site. Most importantly the DBA shows that the site has already been subject to an archaeological evaluation prior to the current building being built in 1993. The evaluation was by the Museum of London Archaeology (MOLA) (site code CAG93) and revealed a succession of water lain deposits, and some kiln waste, possibly from the Vauxhall Pottery, this was recovered in dumped layers. Also the remains of the Camberwell Brewery were recorded, which stood on the site since at least until 1839. The DBA showed that there was also an archaeological evaluation and watching brief of the Surgery site immediately to the east by MOLA in 1991 (DRS91). On the surgery site late post-medieval deposits of low significance and the foundations of the Green Coat school, built 1871, were recorded.
67. Officers concur with the findings of the DBA that the new research in the DBA and the results of the evaluation in 1993 fulfil the planning requirement to determine archaeological significance on this site. On balance it can be demonstrated that the archaeological resource would not be compromised by these works. No further assessment, fieldwork or conditions are required in consideration of this application.

Air Quality

68. The applicant has provided an air quality assessment which has been reviewed by the Council's Environmental Protection Team who have subsequently advised that the proposal would meet the Mayor's air quality requirements and as such is considered acceptable.

Flood Risk

69. The applicant provided a flood risk assessment and subsequently provided a drainage strategy. The council's flood and drainage team and the Environment Agency are satisfied with the submitted documents and subject to conditions, no flood risk concerns are raised by the council's flood and drainage team.

Drainage:

70. A drainage strategy was provided by the applicant that sets out the proposed drainage details for the scheme. This was reviewed by the council's flood and drainage team who were satisfied with the strategy. A condition is recommended to secure this strategy.
71. CIL:

The application would be Mayoral and Southwark CIL liable for the following amounts:

MCIL Chargeable Area = $Gr - Kr - (Gr \times E/G) = 2054 - 3385 - (3385 \times 2054 / 3385) = 1331\text{sqm}$

MCIL = $1331\text{sqm} \times £35/\text{sqm} \times 313/223 = £65,387$

SCIL Residential Use chargeable area = $Gr - Kr - (Gr \times E/G) = 2054 - 3385 - (3385 \times 2054 / 3385) = 1331\text{sqm}$

SCIL (Residential use chargeable area) Zone 2 = $1331\text{sqm} \times £218/\text{sqm} \times 313/280 = £324,355$

Conclusion on planning issues

72. The proposed loss of the former residential institution is considered acceptable as the applicants have demonstrated that the need of this site and suitability of the size/type of accommodation is not required. The proposal would result in a more efficient use of the site that would see a number of new high quality residential dwellings provided within the site as well as providing significant improvements to the design of the building and wider public realm. The proposal is thus considered of a high quality and it is recommended that planning permission is granted subject to a S106 and conditions.

Community impact statement

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

Consultations

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

Consultation replies

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

Human rights implications

76. 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.
77. This application has the legitimate aim of providing new residential dwellings. 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/2029-54 Application file: 17/AP/1314 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Planning Team Leader	
Version	Final	
Dated	4 July 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		22 June 2018

APPENDIX 1

Consultation undertaken

Site notice date: 11/05/2017

Press notice date: 04/05/2017

Case officer site visit date: n/a

Neighbour consultation letters sent: 28/04/2017

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

182 Lomond Grove London SE5 7JG	Flat 3 Landor House Elmington Estate SE5 7JE
184 Lomond Grove London SE5 7JG	Flat 28 Landor House Elmington Estate SE5 7JE
180 Lomond Grove London SE5 7JG	Flat 29 Landor House Elmington Estate SE5 7JE
176 Lomond Grove London SE5 7JG	Block O Flat 5 Peabody Estate SE5 7BY
178 Lomond Grove London SE5 7JG	The Planet Nollywood 319 Camberwell Road SE5 0HQ
186 Lomond Grove London SE5 7JG	Flat 1 276 Camberwell Road SE5 0DL
First Floor Flat 278 Camberwell Road SE5 0DL	315 Camberwell Road London SE5 0HQ
Flat 1 311 Camberwell Road SE5 0HQ	309 Camberwell Road Flat 3 SE5 0HQ
First Floor Flat 315 Camberwell Road SE5 0HQ	Flat 2 276 Camberwell Road SE5 0DL
12a Camberwell Green London SE5 7AF	Flat 3 305-307 Camberwell Road SE5 0HQ
First Floor Flat 309 Camberwell Road SE5 0HQ	Flat 4 305-307 Camberwell Road SE5 0HQ
174 Lomond Grove London SE5 7JG	Flat 2 305-307 Camberwell Road SE5 0HQ
Flat 47 Lomond House SE5 7AL	Flat 3 276 Camberwell Road SE5 0DL
Flat 48 Lomond House SE5 7AL	Flat 1 305-307 Camberwell Road SE5 0HQ
Flat 46 Lomond House SE5 7AL	252 Camberwell Road London SE5 0DP
Flat 44 Lomond House SE5 7AL	244 Camberwell Road London SE5 0DP
Flat 45 Lomond House SE5 7AL	278 Camberwell Road London SE5 0DL
Flat 49 Lomond House SE5 7AL	313 Camberwell Road London SE5 0HQ
54 Camberwell Green London SE5 7AS	294 Camberwell Road London SE5 0DL
172 Lomond Grove London SE5 7JG	305-307 Camberwell Road London SE5 0HQ

52 Camberwell Green London SE5 7AQ
 13 Camberwell Green London SE5 7AF
 Flat 1 244-246 Camberwell Road SE5 ODP
 Second Floor Flat 315 Camberwell Road SE5 0HQ
 Second Floor Flat 278 Camberwell Road SE5 0DL
 Second Floor Flat 309 Camberwell Road SE5 0HQ
 Flat C 313 Camberwell Road SE5 0HQ
 Ground Floor Flat 278 Camberwell Road SE5 0DL
 Third Floor Flat 309 Camberwell Road SE5 0HQ
 First Floor And Second Floor 1-6 Camberwell Green SE5 7AF
 First Floor Lomond House SE5 7AL
 Ground Floor 1-6 Camberwell Green SE5 7AF
 Third Floor Flat 315 Camberwell Road SE5 0HQ
 Top Floor Flat Camberwell Green Court SE5 7EB
 Flat B 250 Camberwell Road SE5 0DP
 Flat 3 244-246 Camberwell Road SE5 ODP
 Flat 4 311 Camberwell Road SE5 0HQ
 Flat 3 311 Camberwell Road SE5 0HQ
 Flat 2 311 Camberwell Road SE5 0HQ
 Flat 2 244-246 Camberwell Road SE5 ODP
 Flat 4 244-246 Camberwell Road SE5 ODP
 Flat Above 298-300 Camberwell Road SE5 0DL
 Flat B 313 Camberwell Road SE5 0HQ
 Flat A 313 Camberwell Road SE5 0HQ
 Flat 5 244-246 Camberwell Road SE5 ODP
 Flat 7 303-305 Camberwell Road SE5 0HQ
 Flat 43 Lomond House SE5 7AL
 Flat 3 Lomond House SE5 7AL
 Flat 4 Lomond House SE5 7AL
 Flat 2 Lomond House SE5 7AL
 Block P Flat 9 Peabody Estate SE5 7BZ
 Block P Flat 10 Peabody Estate SE5 7BZ
 Flat 5 Lomond House SE5 7AL
 Flat 9 Lomond House SE5 7AL
 Flat 11 Lomond House SE5 7AL
 Flat 8 Lomond House SE5 7AL
 Flat 6 Lomond House SE5 7AL
 Flat 7 Lomond House SE5 7AL
 Block P Flat 8 Peabody Estate SE5 7BZ
 Block O Flat 9 Peabody Estate SE5 7BY
 Block O Flat 10 Peabody Estate SE5 7BY
 Block O Flat 8 Peabody Estate SE5 7BY
 Block O Flat 6 Peabody Estate SE5 7BY
 Block O Flat 7 Peabody Estate SE5 7BY
 Block P Flat 2 Peabody Estate SE5 7BZ
 Block P Flat 6 Peabody Estate SE5 7BZ
 Block P Flat 7 Peabody Estate SE5 7BZ
 Block P Flat 5 Peabody Estate SE5 7BZ
 Block P Flat 3 Peabody Estate SE5 7BZ
 Block P Flat 4 Peabody Estate SE5 7BZ
 Flat 12 Lomond House SE5 7AL
 Flat 35 Lomond House SE5 7AL
 Flat 36 Lomond House SE5 7AL
 Flat 34 Lomond House SE5 7AL
 Flat 32 Lomond House SE5 7AL
 Flat 33 Lomond House SE5 7AL
 Flat 37 Lomond House SE5 7AL
 Flat 41 Lomond House SE5 7AL
 Flat 42 Lomond House SE5 7AL
 Flat 40 Lomond House SE5 7AL

 Flat 38 Lomond House SE5 7AL
 Flat 39 Lomond House SE5 7AL
 Flat 31 Lomond House SE5 7AL
 Flat 16 Lomond House SE5 7AL
 Flat 24 Lomond House SE5 7AL
 Flat 15 Lomond House SE5 7AL
 Flat 13 Lomond House SE5 7AL
 Flat 14 Lomond House SE5 7AL
 Flat 25 Lomond House SE5 7AL

 280 Camberwell Road London SE5 0DL
 The Nags Head 242 Camberwell Road SE5 0DP
 248 Camberwell Road London SE5 0DP
 296 Camberwell Road London SE5 0DL
 282 Camberwell Road London SE5 0DL
 284 Camberwell Road London SE5 0DL
 Flat 5 305-307 Camberwell Road SE5 0HQ
 106 Lomond Grove London SE5 7JG
 108 Lomond Grove London SE5 7JG
 104 Lomond Grove London SE5 7JG
 98 Lomond Grove London SE5 7LE
 102 Lomond Grove London SE5 7JG
 110 Lomond Grove London SE5 7JG
 118 Lomond Grove London SE5 7JG
 120 Lomond Grove London SE5 7JG
 116 Lomond Grove London SE5 7JG
 112 Lomond Grove London SE5 7JG
 114 Lomond Grove London SE5 7JG
 100 Lomond Grove London SE5 7LE
 8 Camberwell Green London SE5 7AF
 9 Camberwell Green London SE5 7AF
 7 Camberwell Green London SE5 7AF
 Flat 6 305-307 Camberwell Road SE5 0HQ
 12 Camberwell Green London SE5 7AF
 4 Bullace Row London SE5 7HJ
 8 Bullace Row London SE5 7HJ
 9 Bullace Row London SE5 7HJ
 7 Bullace Row London SE5 7HJ
 5 Bullace Row London SE5 7HJ
 6 Bullace Row London SE5 7HJ
 Flat A First Floor 250 Camberwell Road SE5 0DP
 250 Camberwell Road London SE5 0DP
 Railway Arch 282 Camberwell Road SE5 0EG
 Railway Arch 281 Camberwell Road SE5 0EG
 Railway Arch 279 Camberwell Road SE5 0EG
 Railway Arch 280 Camberwell Road SE5 0EG
 Ground Floor 2 Deynsford Road SE5 7EB
 Fifth To Seventh Floors Magistrates Court SE5 7UP
 First Floor And Second Floor 286-292 Camberwell Road SE5 0DL
 Block M Flat 1 To 2 Peabody Estate SE5 7BU
 Basement Flat 276a Camberwell Road SE5 0DL
 Basement To Fourth Floor Magistrates Court SE5 7UP
 254-268 Camberwell Road London SE5 0DP
 Flat 1 2 Deynsford Road SE5 7EB
 Flat 3 10-11 Camberwell Green SE5 7AF
 Flat 4 10-11 Camberwell Green SE5 7AF
 Flat 2 10-11 Camberwell Green SE5 7AF
 Living Accommodation The Planet Nollywood SE5 0HQ
 Flat 1 10-11 Camberwell Green SE5 7AF
 Flat 5 10-11 Camberwell Green SE5 7AF
 Camberwell Library 48 Camberwell Green SE5 7AL
 Flat 6 10-11 Camberwell Green SE5 7AF
 Orchard Hill College Lomond House SE5 7AL
 Living Accommodation 242 Camberwell Road SE5 0DP
 280a Camberwell Road London SE5 0DL
 280b Camberwell Road London SE5 0DL
 Walworth Bus Garage Camberwell New Road SE5 0TF
 Flat 2 2 Deynsford Road SE5 7EB
 Flat 3 2 Deynsford Road SE5 7EB
 Landor House Tenants Hall 1a Landor House Elmington Estate SE5 7JE
 284a Camberwell Road London SE5 0DL
 Basement Flat 12 Camberwell Green SE5 7AF
 300 Camberwell Road London SE5 0DL
 8a Camberwell Green London SE5 7AF
 298 Camberwell Road London SE5 0DL
 Block K Flat 9 Peabody Estate SE5 7BS
 Block K Flat 10 Peabody Estate SE5 7BS
 Block K Flat 8 Peabody Estate SE5 7BS
 Block K Flat 6 Peabody Estate SE5 7BS

Flat 29 Lomond House SE5 7AL
 Flat 30 Lomond House SE5 7AL
 Flat 28 Lomond House SE5 7AL
 Flat 26 Lomond House SE5 7AL
 Flat 27 Lomond House SE5 7AL
 Flat 19 Lamb House Elmington Estate SE5 7JF
 Flat 2 Lamb House Elmington Estate SE5 7JF
 Flat 18 Lamb House Elmington Estate SE5 7JF
 Flat 16 Lamb House Elmington Estate SE5 7JF
 Flat 17 Lamb House Elmington Estate SE5 7JF
 Flat 20 Lamb House Elmington Estate SE5 7JF
 Flat 25 Lamb House Elmington Estate SE5 7JF
 Flat 26 Lamb House Elmington Estate SE5 7JF
 Flat 24 Lamb House Elmington Estate SE5 7JF
 Flat 21 Lamb House Elmington Estate SE5 7JF
 Flat 23 Lamb House Elmington Estate SE5 7JF
 Flat 15 Lamb House Elmington Estate SE5 7JF
 Flat 8 Landor House Elmington Estate SE5 7JE
 Flat 9 Landor House Elmington Estate SE5 7JE
 Flat 7 Landor House Elmington Estate SE5 7JE
 Flat 5 Landor House Elmington Estate SE5 7JE
 Flat 6 Landor House Elmington Estate SE5 7JE
 Flat 1 Lamb House Elmington Estate SE5 7JF
 Flat 13 Lamb House Elmington Estate SE5 7JF
 Flat 14 Lamb House Elmington Estate SE5 7JF
 Flat 12 Lamb House Elmington Estate SE5 7JF
 Flat 10 Lamb House Elmington Estate SE5 7JF
 Flat 11 Lamb House Elmington Estate SE5 7JF
 Flat 27 Lamb House Elmington Estate SE5 7JF
 Flat 5 Lamb House Elmington Estate SE5 7JF
 Flat 6 Lamb House Elmington Estate SE5 7JF
 Flat 40 Lamb House Elmington Estate SE5 7JF
 Flat 39 Lamb House Elmington Estate SE5 7JF
 Flat 4 Lamb House Elmington Estate SE5 7JF
 Flat 7 Lamb House Elmington Estate SE5 7JF
 Flat 22 Lamb House Elmington Estate SE5 7JF
 Flat 8 Lamb House Elmington Estate SE5 7JF
 Flat 9 Lamb House Elmington Estate SE5 7JF
 Flat 38 Lamb House Elmington Estate SE5 7JF
 Flat 30 Lamb House Elmington Estate SE5 7JF
 Flat 31 Lamb House Elmington Estate SE5 7JF
 Flat 3 Lamb House Elmington Estate SE5 7JF
 Flat 28 Lamb House Elmington Estate SE5 7JF
 Flat 29 Lamb House Elmington Estate SE5 7JF
 Flat 32 Lamb House Elmington Estate SE5 7JF
 Flat 36 Lamb House Elmington Estate SE5 7JF
 Flat 37 Lamb House Elmington Estate SE5 7JF
 Flat 35 Lamb House Elmington Estate SE5 7JF
 Flat 33 Lamb House Elmington Estate SE5 7JF
 Flat 34 Lamb House Elmington Estate SE5 7JF
 Flat 43 Landor House Elmington Estate SE5 7JE
 Flat 14 Landor House Elmington Estate SE5 7JE
 Flat 15 Landor House Elmington Estate SE5 7JE
 Flat 13 Landor House Elmington Estate SE5 7JE
 Flat 11 Landor House Elmington Estate SE5 7JE
 Flat 12 Landor House Elmington Estate SE5 7JE
 Flat 16 Landor House Elmington Estate SE5 7JE
 Flat 2 Landor House Elmington Estate SE5 7JE
 Flat 20 Landor House Elmington Estate SE5 7JE
 Flat 19 Landor House Elmington Estate SE5 7JE
 Flat 17 Landor House Elmington Estate SE5 7JE
 Flat 18 Landor House Elmington Estate SE5 7JE
 Flat 10 Landor House Elmington Estate SE5 7JE
 276c Camberwell Road London SE5 0DL
 274 Camberwell Road London SE5 0DL
 Day Centre Lomond House SE5 7AL
 Block M Workshop Peabody Buildings SE5 7BX
 Ground Floor 286-292 Camberwell Road SE5 0DL
 Flat 1 Landor House Elmington Estate SE5 7JE
 Flat 21 Landor House Elmington Estate SE5 7JE
 Block K Flat 7 Peabody Estate SE5 7BS
 Block L Flat 2 Peabody Estate SE5 7BT
 Block L Flat 6 Peabody Estate SE5 7BT
 Block L Flat 7 Peabody Estate SE5 7BT
 Block L Flat 5 Peabody Estate SE5 7BT
 Block L Flat 3 Peabody Estate SE5 7BT
 Block L Flat 4 Peabody Estate SE5 7BT
 Block K Flat 5 Peabody Estate SE5 7BS
 Block N Flat 1 Peabody Estate SE5 7BX
 Block O Flat 1 Peabody Estate SE5 7BY
 Block L Flat 1 Peabody Estate SE5 7BT
 10-11 Camberwell Green London SE5 7AF
 Block K Flat 1 Peabody Estate SE5 7BS
 Block P Flat 1 Peabody Estate SE5 7BZ
 Block K Flat 3 Peabody Estate SE5 7BS
 Block K Flat 4 Peabody Estate SE5 7BS
 Block K Flat 2 Peabody Estate SE5 7BS
 Spring Lodge 4 Deysford Road SE5 7EB
 Block L Flat 8 Peabody Estate SE5 7BT
 Block N Flat 6 Peabody Estate SE5 7BX
 Block N Flat 7 Peabody Estate SE5 7BX
 Block N Flat 5 Peabody Estate SE5 7BX
 Block N Flat 3 Peabody Estate SE5 7BX
 Block N Flat 4 Peabody Estate SE5 7BX
 Block N Flat 8 Peabody Estate SE5 7BX
 Block O Flat 3 Peabody Estate SE5 7BY
 Block O Flat 4 Peabody Estate SE5 7BY
 Block O Flat 2 Peabody Estate SE5 7BY
 Block N Flat 9 Peabody Estate SE5 7BX
 Block N Flat 10 Peabody Estate SE5 7BX
 Block N Flat 2 Peabody Estate SE5 7BX
 Block M Flat 3 Peabody Estate SE5 7BU
 Block M Flat 4 Peabody Estate SE5 7BU
 Block M Flat 2 Peabody Estate SE5 7BU
 Block L Flat 9 Peabody Estate SE5 7BT
 Block L Flat 10 Peabody Estate SE5 7BT
 Block M Flat 5 Peabody Estate SE5 7BU
 Block M Flat 9 Peabody Estate SE5 7BU
 Block M Flat 10 Peabody Estate SE5 7BU
 Block M Flat 8 Peabody Estate SE5 7BU
 Block M Flat 6 Peabody Estate SE5 7BU
 Block M Flat 7 Peabody Estate SE5 7BU
 Flat 8 Brighton House SE5 7PR
 152 Lomond Grove London SE5 7JG
 154 Lomond Grove London SE5 7JG
 150 Lomond Grove London SE5 7JG
 146 Lomond Grove London SE5 7JG
 148 Lomond Grove London SE5 7JG
 156 Lomond Grove London SE5 7JG
 164 Lomond Grove London SE5 7JG
 166 Lomond Grove London SE5 7JG
 162 Lomond Grove London SE5 7JG
 158 Lomond Grove London SE5 7JG
 160 Lomond Grove London SE5 7JG
 144 Lomond Grove London SE5 7JG
 128 Lomond Grove London SE5 7JG
 130 Lomond Grove London SE5 7JG
 126 Lomond Grove London SE5 7JG
 122 Lomond Grove London SE5 7JG
 124 Lomond Grove London SE5 7JG
 132 Lomond Grove London SE5 7JG
 140 Lomond Grove London SE5 7JG
 142 Lomond Grove London SE5 7JG
 138 Lomond Grove London SE5 7JG
 134 Lomond Grove London SE5 7JG
 136 Lomond Grove London SE5 7JG
 168 Lomond Grove London SE5 7JG
 Flat 8 Park House SE5 7PP
 Flat 1 Brighton House SE5 7PR
 Flat 7 Park House SE5 7PP

Flat 36 Landor House Elmington Estate SE5 7JE
 Flat 37 Landor House Elmington Estate SE5 7JE
 Flat 35 Landor House Elmington Estate SE5 7JE
 Flat 33 Landor House Elmington Estate SE5 7JE
 Flat 34 Landor House Elmington Estate SE5 7JE
 Flat 38 Landor House Elmington Estate SE5 7JE
 Flat 41 Landor House Elmington Estate SE5 7JE
 Flat 42 Landor House Elmington Estate SE5 7JE
 Flat 40 Landor House Elmington Estate SE5 7JE
 Flat 39 Landor House Elmington Estate SE5 7JE
 Flat 4 Landor House Elmington Estate SE5 7JE
 Flat 32 Landor House Elmington Estate SE5 7JE
 Flat 25 Landor House Elmington Estate SE5 7JE
 Flat 26 Landor House Elmington Estate SE5 7JE
 Flat 24 Landor House Elmington Estate SE5 7JE
 Flat 22 Landor House Elmington Estate SE5 7JE
 Flat 23 Landor House Elmington Estate SE5 7JE
 Flat 27 Landor House Elmington Estate SE5 7JE
 Flat 30 Landor House Elmington Estate SE5 7JE
 Flat 31 Landor House Elmington Estate SE5 7JE

Flat 5 Park House SE5 7PP
 Flat 6 Park House SE5 7PP
 Flat 2 Brighton House SE5 7PR
 Flat 6 Brighton House SE5 7PR
 Flat 7 Brighton House SE5 7PR
 Flat 5 Brighton House SE5 7PR
 Flat 3 Brighton House SE5 7PR
 Flat 4 Brighton House SE5 7PR
 Flat 4 Park House SE5 7PP
 Flat 10 Lomond House SE5 7AL
 Flat 11 Drayton House Elmington Estate SE5 7HL
 Flat 1 Lomond House SE5 7AL
 170 Lomond Grove London SE5 7JG
 7a Camberwell Green London SE5 7AF
 Flat 12 Drayton House Elmington Estate SE5 7HL
 Flat 2 Park House SE5 7PP
 Flat 3 Park House SE5 7PP
 Flat 1 Park House SE5 7PP
 Flat 23 Drayton House Elmington Estate SE5 7HL
 Flat 24 Drayton House Elmington Estate SE5 7HL
 62 Dartmouth Road London NW2 4HA

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
 London Fire & Emergency Planning Authority
 Thames Water - Development Planning

Neighbours and local groups

309 Camberwell Road Flat 3 SE5 0HQ
 62 Dartmouth Road London NW2 4HA

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	Viewranks Ltd	Reg. Number	17/AP/1314
Application Type	Full Planning Application	Case Number	TP/2029-54
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use of the building from Class C2 (care home) to residential (Class C3), a part three and part four storey rear extension including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats (12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed). Provision of one on-site disabled car parking space, cycle parking and a refuse enclosure at ground level.

At: 54 CAMBERWELL GREEN, LONDON SE5 7AS

In accordance with application received on 03/04/2017 12:01:57

and Applicant's Drawing Nos.

Existing Plans:

Site location plan

54CG-1216-TOPO REV 2 - EXISTING TOPOGRAPHICAL SURVEY

54CG-0410-001 - EXISTING ELEVATION 1, 2 AND 3

54CG-0410-002 - EXISTING ELEVATION 4, 5, 6, 7 AND 8

54CG-0410-003 - EXISTING ELEVATION 10, 11, 12, 13, 14 AND 15

54CG-0410-004 - EXISTING ELEVATION 16, 17, 18, 19 AND 20

54CG-0410-005 - EXISTING GROUND FLOOR PLAN

54CG-0410-006 - EXISTING FIRST FLOOR PLAN

54CG-0410-007 - EXISTING SECOND FLOOR PLAN

54CG-0410-008 - EXISTING THIRD FLOOR PLAN

54CG-0410-009 - EXISTING FOURTH FLOOR PLAN

Proposed Plans:

4813 3 040 - PROPOSED GROUND AND SITE PLAN

4813 3 041 - PROPOSED FIRST AND SECOND FLOOR PLANS

4813 3 042 - PROPOSED THIRD AND FOURTH FLOOR PLANS

4813 3 043 - PROPOSED FIFTH FLOOR AND ROOF PLAN

4813 3 044 - PROPOSED ELEVATIONS

4813 3 045 - PROPOSED ELEVATIONS

4813 3 046 - PROPOSED SECTIONS

Other Documents:

Air quality assessment

Archaeology assessment

Daylight/Sunlight assessment

Design and access statement

Basement Impact Assessment

Camberwell Green Care Quality Commission Inspection Report

Statement On existing use

Contamination study

Drainage Strategy

Energy statement - revised

Flood risk assessment

Heritage statement

Neighbour consultation replies

Noise impact assessment

Planning statement

Transport statement

Subject to the following fifteen conditions:

Time limit for implementing this permission and the approved plans

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

Reason

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

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

4813 3 040 - PROPOSED GROUND AND SITE PLAN
 4813 3 041 - PROPOSED FIRST AND SECOND FLOOR PLANS
 4813 3 042 - PROPOSED THIRD AND FOURTH FLOOR PLANS
 4813 3 043 - PROPOSED FIFTH FLOOR AND ROOF PLAN
 4813 3 044 - PROPOSED ELEVATIONS
 4813 3 045 - PROPOSED ELEVATIONS
 4813 3 046 - PROPOSED SECTIONS

Reason:

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

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

- 3 Details of sparrow terrace bird boxes, and Swift nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby granted permission.

No less than 2 sparrow terrace boxes and 2 Swift nesting boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes 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.

- 4 Prior to works commencing, including any demolition, an Arboricultural Impacts Assessment including an Arboricultural Survey shall be submitted to and approved in writing by the Local Planning Authority, showing the retention of the trees to the rear of nos. 307-315 Camberwell Road.

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.

- 5 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.

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

Reason:

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

- 7 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 511 of the London Plan 2011, saved policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

- 8 Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme and green roof 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.

- 9 Notwithstanding the submitted details, before the first occupation of the building/extension hereby permitted 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.

- 10 Prior to occupation of the units hereby approved, one disabled parking spaces, as shown on the drawing referenced 4813 3 040 - PROPOSED GROUND AND SITE PLAN 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.

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

Reason

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

Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 12 Before the development hereby permitted is commenced, the proposed units shall be fitted out to meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body :

Unit reference numbers

Access to and use of building standard

All other units

M4(2)

2,3,4,6

M4(3a)

Reason

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

- 13 Prior to occupation of the building, in addition to the details of the balcony screening as indicated on the approved plans, details of additional screening for the balconies to flats 12, 16, 26 to a height of 1.8m and details of obscure glazing to a height of 1.8m to secondary living room windows within flats 13, 14, 15, 20, 21, 22, 27, 29 shall be submitted to and approved by the Local Planning Authority and shall not be replaced or repaired otherwise than with obscured screening or glazing.

Reason

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

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.

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

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

Living rooms- 35dB LAeq T **

Dining room - 40 dB LAeq T **

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

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

Reason

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

Other condition(s) - the following condition(s) are to be complied with and discharged in accordance with the individual requirements specified in the condition(s).

- 15 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.

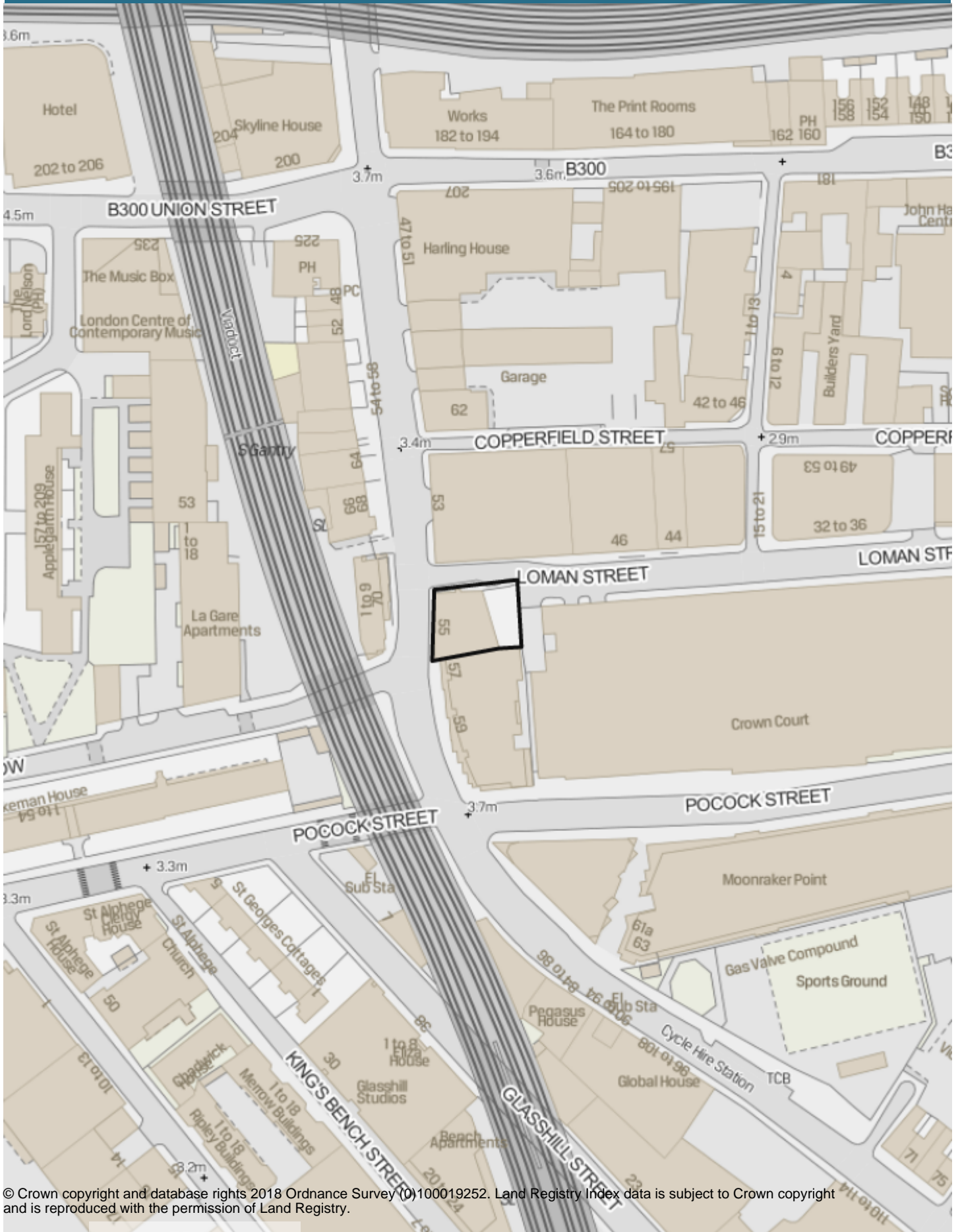
Reason

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.

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.



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Scale = 1250

22-Jun-2018

Item No. 7.3	Classification: Open	Date: 4 July 2018	Meeting Name: Planning Sub-committee B
Report title:	Development Management planning application: Application 17/AP/4668 for: Full Planning Application Address: 55 GREAT SUFFOLK STREET, LONDON SE1 0BB Proposal: Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning		
Application Start Date 14/12/2017		Application Expiry Date 15/03/2018	
Earliest Decision Date 15/02/2018			

RECOMMENDATION

1. a. That planning permission is granted subject to conditions and the completion of a legal agreement.
- b. In the event that the legal agreement is not completed by 3 September 2018, that the director of planning be authorised to refuse planning permission for the reasons set out in paragraph 57 of this report.

BACKGROUND INFORMATION

2. This application has been referred to the planning sub-committee to determine because it is contrary to provisions of the local development framework in that there is a loss of business floorspace proposed.

Site location and description

3. The application site is 55 Great Suffolk Street. The site is a seven storey building on the eastern side of Great Suffolk Street at the junction with Loman Street.
4. The surrounding area is densely developed and is characterised by its mix of residential and commercial buildings.
5. Originally constructed in the mid-19th century as a speculative warehouse, during World War II the building was leased by an engineering firm and they continued to use it until the early 1960s.

The ground floor was used as a machine shop and the upper floors as assembly areas. During the 1970s the warehouse was used by exporters and importers. By the 1980s the building was being used as either storage or offices by Sea Containers Services. In 1997 planning permission was granted for conversion of the building into 6 business units, including an additional storey and 7 storey rear extension. However, the planning consent was never implemented and in 2009 the building was statutorily listed. The building has been empty for some time and more recently as a venue for art installations. In 2014 the building was placed on Historic England's Heritage at Risk Register. A restrictive covenant on the building dating from 1911 and relating to a road widening scheme was finally lifted in 2014, enabling redevelopment of the building possible.

6. The site is located within the central activity zone, air quality management area, Bankside and Borough District Town Centre, Bankside, Borough and London Bridge opportunity area as identified by the Development Plan. The proposal site is Grade II listed and not within a conservation area; however it is in the setting of the King's Bench Conservation Area.
7. The site is located within:

Controlled Parking Zone (CPZ): Mon-Fri: 08:00 to 18:30 and Sat 09:30 to 12:30
Flood Zone 3
PTAL of 6b

Details of proposal

8. Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3 bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.

Schedule of accommodation:

9. Ground floor providing 160m² of commercial floorspace within Use Classes B1.

Unit	Floor	Type	Size	Minimum unit size required
Flat A	first	3b6p	97	95
Flat B	first	2b4p	74	70
Flat A	second	3b6p	97	95
Flat B	second	2b4p	74	70
Flat A	third	3b6p	97	95
Flat B	third	2b4p	74	70
Flat C	fourth	3b6p	246	95

Planning history

10.

55 Great Suffolk Street- Granted - 22/10/1997 Refurbishment and conversion to form 6 business units; including new 6th floor, new roof, 7 storey rear extension; external fire escape stairs; alterations to elevations; re- arrangement of rear yard with repositioned vehicular access
10/EN/0153 Enforcement type: Unauthorised advertisement (ADV) Unauthorised display of advertisement signs (x3) Sign-off date 25/05/2010 Sign-off reason: Final closure - breach ceased (FCBC)
14/EQ/0194 Application type: Pre-Application Enquiry (ENQ) Alterations to and change of use of the existing building from B class use to provide a mixed-use development comprising A/B class use at ground floor level and the creation of 7 residential units on the upper floors. Decision date 03/07/2015 Decision: Pre-application enquiry closed (EQC)
17/EQ/0222 Application type: Pre-Application Enquiry (ENQ) Follow up pre-app for proposed alterations and change of use to listed building comprising office (use class B1) at ground and/or ground and first floor levels with residential units (use class C3) above Decision date 03/07/2017 Decision: Pre-application enquiry closed (EQC)
17/AP/4715 for: Listed Building Consent for alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2 bed, 3 x 3 bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works. Decision pending

Planning history of adjoining sites

11.

Address:

LAND TO THE EAST OF 63 GREAT SUFFOLK STREET, LONDON SE1 0BS

11/AP/1416 Application type: Full Planning Permission (FUL)

Erection of new steel mesh fencing to seated recreation area, to restrict access for maintenance purposes only.

Reasons for refusal:

1. The proposal would detract from the prevailing openness of the site and would fail to enhance public access to the designated Open Space (OS11). As such it would be contrary to saved policy 3.27 Other Open Space of the Southwark Plan 2007, and SP11 Open Spaces and Wildlife of the Core Strategy 2011.
2. The proposed fence would appear incongruous and forbidding in the streetscene due to its excessive height, which would be contrary to saved policy 3.12 Quality in Design of the Southwark Plan (2007) and SP12 Design and Conservation of the Core Strategy 2011.

12.

Address: 57-59 GREAT SUFFOLK STREET, LONDON SE1 0BB

13/AP/3188 Application type: Full Planning Permission (FUL)

Two storey roof extension to existing building to provide eight new residential dwellings with associated private amenity spaces plus cycle and refuse storage.

Decision date 15/01/2014 Decision: Refused (REF)

Reasons for refusal:

1. The proposed development, by reason of its height, scale, bulk and detailed design, would fail to respond positively to its surroundings and would result in an overly dominant and incongruous building on this prominent corner. As such the proposal would adversely affect the visual appearance of the area contrary to saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.20 Tall Buildings of The Southwark Plan 2007, Strategic Policy 12 Design and Conservation of the Core Strategy 2011, Policy 7.4 Local Character of the London Plan 2011 and Section 7 Requiring good design of the National Planning Policy Framework 2012.
 2. The proposed development, by reason of its height, scale, bulk and detailed design would not preserve or enhance the setting of the King's Bench Conservation Area and a Grade II listed building at 55 Great Suffolk Street or important views thereof. The views most significantly affected are from the west along Surrey Row and from the north along Great Suffolk Street, around the junction with Union Street. The proposed development would fail to safeguard Southwark's built heritage and would be contrary to criteria i) to iv) of saved Policy 3.18 of the Southwark Plan 2007, Strategic Policy 12 Design and Conservation of the Core Strategy 2011, Policy 7.8 Heritage Assets and Archaeology of the London Plan 2011 and Section 7 Requiring good design of the National Planning Policy Framework 2012.
13. **Address:** 57-59 GREAT SUFFOLK STREET, LONDON SE1 0BB
- 14/AP/1159 for: Full Planning Permission granted for the erection of a two storey roof extension to existing building to provide x8 no new residential dwellings with associated private amenity spaces plus cycle and refuse storage. Photovoltaic panels would be installed onto the roof.
14. **Address:** 70 GREAT SUFFOLK STREET
- 08-AP-0805 Planning permission granted for the erection of a six storey building comprising 174sqm of office floor space at ground and basement level and 9 residential units (5 x two bedroom and 4 x one bedroom units) on the upper floors, with balconies and terraces.
15. **Address:** 53 GREAT SUFFOLK STREET, LONDON SE1 0DB
- 14/AP/3550 for: Full Planning Permission granted for reconfiguration of façade and roof extension of existing building (B1 office use) to the corner of Great Suffolk Street and Loman Street. Demolition of single-storey building (B1 office use) to junction with Great Suffolk Street and Copperfield Street and replacement with four storey plus basement building to provide addition 1821m² GIA of office floor space across the two buildings.
16. **Address:** 46 LOMAN STREE, SE1
- 00/AP/0329 for: Full Planning Application granted for demolition of two existing part 1/2 storey buildings. Erection of a new part four, part three storey office building.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issues to be considered in respect of this application are:
- a) Principle of the development
 - b) Impact of proposed development on the amenity of adjoining occupiers and surrounding area
 - c) Impact of adjoining and nearby uses on occupiers and users of proposed development
 - d) Transport Issues
 - e) Design Issues
 - d) Impact upon the character and appearance of the Grade II listed building and the setting of King's Bench Conservation Area
 - f) Quality of accommodation and amenity for occupants of the development

Planning policy

National Planning Policy Framework (the Framework)

- 18.
- Section 4 - Promoting sustainable transport
 - Section 6 - Delivering a wide choice of high quality homes
 - Section 7 - Requiring good design
 - Section 10 - Meeting the challenge of climate change, flooding and coastal change
 - Section 11 - Conserving and enhancing the natural environment
 - Section 12 - Conserving and enhancing the historic environment

The London Plan 2016

- 19.
- Policy 3.3 Increasing housing supply
 - Policy 3.5 Quality and design of housing developments
 - Policy 3.8 Housing choice
 - Policy 6.3 Assessing effects of development on transport capacity
 - Policy 6.9 Cycling
 - Policy 6.13 Parking
 - Policy 7.2 An inclusive environment
 - Policy 7.3 Designing out crime
 - Policy 7.4 Local character
 - Policy 7.6 Architecture
 - Policy 7.7 Location and design of tall and large buildings
 - Policy 7.8 Heritage assets and archaeology

Mayor of London: Housing SPG (2012)

Core Strategy 2011

20. Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic Policy 5 – Providing new homes
 Strategic Policy 7 – Family homes
 Strategic Policy 12 – Design and conservation
 Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

21. 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.

3.2 Protection of Amenity

3.7 Waste Reduction

3.12 Quality in Design

3.13 Urban Design

3.15 Conservation of the Historic Environment

3.17 Listed Buildings.

3.18 Setting of listed buildings, conservation areas and world heritage sites

4.2 - Quality of residential accommodation

5.2 - Transport impacts

5.3 - Walking and cycling

5.6 - Car parking

Relevant Supplementary Planning Guidance / Documents (SPG/SPD)

22. 2015 Technical Update to the Residential Design Standards (2011)
 Sustainable Design and Construction (2009)
 Sustainable Transport (2010)

Summary of consultation responses

23. No letters of objections or support received from neighbours but comments were received from statutory and internal consultees. There were no objections.

Principle of development

24. The proposal is for a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) into vacant office space at 55 Great Suffolk Street.
25. Southwark Plan policy 1.4 provides more detail on the issue. It states that loss of B Use Class floor space will be restricted, unless in exceptional circumstances, the applicant can demonstrate that:

- a) Convincing attempts have been made to dispose of the premises, either for

continued B class use, or for mixed uses involving B Class, including redevelopment, over a period of 24 months, have been unsuccessful; or

- b) The site or buildings would be unsuitable for re-use or redevelopment for B Class use or mixed uses including B Class use, having regard to the physical or environmental constraints; or
 - c) The site is located within a town or local centre, in which case in accordance with policy 1.7, suitable A Class or other town centre uses will be permitted in place of Class B uses. Where an increase in floor space is proposed, the additional floor space may be used for suitable mixed or residential use.
26. The existing building is a former warehouse and has remained vacant and incapable of use since 1960s. In 2014 the building was placed on Historic England's Heritage at Risk Register. The building has remained vacant for an number of reasons:
- a. There was a legal restriction that remained on the building until very recently in respect of proposed highway works in the area which cost a considerable amount to have lifted.
 - b. The existing use value of the building is £959,900 but the fabric repair cost to bring the building back into its original warehouse use is £1,531,251.
 - c. The market demand for warehouses in this part of the borough has diminished and the property does not lend itself to B8 use, primarily due to the lack of a yard, no loading facilities and relatively poor floor to ceiling height from an industrial occupiers' perspective. Furthermore, industrial occupiers prefer space located on the ground floor only and first floor warehouse space is very difficult to service and would therefore need to be discounted heavily.
27. For all of the above reasons the building has not been able to be marketed or occupied. As such, no marketing was provided with this application however a full viability report has been provided in lieu of this.
28. Given the above, with the building being on Historic England's Heritage at Risk Register, with the renovation costs exceeding the value of the building, the unit is not suitable, or certainly desirable, to continue as a B8 unit. The loss of B class floorspace is therefore considered to be compliant with Southwark plan policy 1.4 (b) in that it would not be suitable for redevelopment for a B class use, bar the ground floor. Weight is also given to the fact that this is a listed building and the fact that this proposal would bring the heritage asset back into use.

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

29. Saved policy 3.2 of the Southwark Plan seeks to ensure an adequate standard of amenity for existing and future occupiers; Strategic Policy 13 High Environmental Standards requires development to comply with the highest possible environmental standards, including in sustainability, flood risk, noise and light pollution and amenity problems. The council's residential design standards SPD also sets out the guidance for rear extensions which states that development should not unacceptably affect the amenity of neighbouring properties.
- This includes privacy, outlook, daylight and sunlight.

30. Windows are proposed in the northern elevation fronting 53 Great Suffolk Street which is a four storey building in B1-office use. As such it is not considered that the proposed windows would result in loss of residential amenity as it fronts onto a commercial use.
31. The proposed development would not be extended, therefore neighbouring properties would not be subject to an increased in sense of enclosure, loss of daylight or overshadowing.
32. For the reasons given above it is not considered that the proposed development would not have any material impact on the amenity of neighbours.

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

33. The proposed windows in the northern elevation of the development site would be fronting onto 53 Great Suffolk Street a four storey commercial building. These would be secondary windows to bedrooms. It is not anticipated that the works would result in any adverse impact on the amenity of the proposal site as there is a full width road separating with a relationship that is common in parts of the borough where warehouses have been converted into dwellings.

Design issues

34. Saved policy 3.12 Quality in Design and 3.13 Urban design of The Southwark Plan 2007, seeks to ensure that new development will be of a high standard. Section 7 paragraph 56 of the NPPF states that good design is a key aspect of sustainable development while paragraph 58 goes on to states that 'planning policies and decisions should aim to ensure that developments respond to local character and history and reflect the identity of local surroundings and materials'. A number of external alterations to the listed building are proposed.

East elevation

35. As part of the works to the roof two conservation rooflights are to be installed along with an inverted dormer and associated roof terrace. The parapet will be taken down and rebuilt to match original dimensions and finish. Elsewhere on the east elevation the windows and loading bay doors and hoists will be retained and refurbished. A window will be removed, the sill dropped and a door installed. An existing doorway will be converted to a fixed window with a timber frame.

West elevation

36. The proposed works to the west elevation include the removal of an existing dormer and installation of two conservation rooflights along with a new inverted dormer and associated roof terrace. Similarly on the west elevation the windows and loading bay doors and hoists will be retained and refurbished. At ground floor level modern bars and windows will be replaced with steel windows to match the existing.

North elevation

37. The most significant alterations proposed are to the north elevation where a new opening with steel windows are to be installed.

The new windows will match the design of the existing windows and will provide a dual aspect to the apartments. Other works to the north elevation include the installation of two conservation rooflights and soil vent pipes.

38. It is considered that the proposed additional windows, door rooflights and dormers would be appropriately proportionate in size to the listed building and would not affect the appreciation of the property when viewed from either Loman Street or Great Suffolk Street.

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

39. The impact on the listed building and the need to preserve or enhance its historic interest is dealt with in the concurrent Listed Building Consent application LBS Reg: 17/AP/4715. 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'.
40. 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.
41. While there would be some loss of original arrangement by the conversion, insertion of new windows within the northern elevation (fronting Loman Street), and harm to the significance of the Grade II listed building, the historic plan form in terms of the openness will remain legible and historic fabric restored; this harm is less than substantial. The public benefits of the scheme include additional residential accommodation, preservation of the significance of the heritage assets and bringing this vacant listed building back into beneficial use, would outweigh the harm as to comply with paragraph 134 of the NPPF.

Quality of residential accommodation

42. The application site is located within central activity zone where the acceptable levels of density are between 650 and 1100 habitable rooms per hectare. The proposed seven flats would result in the site containing 46 habitable rooms, out of which those larger than 27.5 sq.m would count as two habitable rooms.
43. The density of the proposed development would equate to 1,287hr/ha. Even though this proposal exceeds the recommended density level as recommended by Strategic policy 5 of the Core Strategy the proposed dwellings comply with space standards as set out in the residential design standards SPD (2011) and the London Plan. The proposed layout would be an efficient use of the building.
44. Saved policy 4.2 requires new residential development to provide a good standard of accommodation. The details of the proposed Schedule of Accommodation are shown above.
45. The overall size and layout of the dwelling would be acceptable as it accords with the council's minimum room size and floorspace standards.
46. The flats would be dual aspect and have access to daylight and living conditions would be good in this respect.

47. Due to the constraints of the site and the building being Grade II listed, the scheme only provides 5.4m² and 6.2m² of private amenity space to the top floor flat on two terraces. Nelson Square Garden is just 100m to the west and Mint Street Park 200m to the proposal site and as such allowing access to additional green open space, though a financial contribution to improve outdoor amenity space off-site will be included in the legal agreement.
48. In conclusion, the proposed development is considered to provide a good standard of accommodation for the seven residential units, taking into account the constraints of the site and nature of converting an existing building. It is therefore in conformity with saved Southwark Plan policies 3.12 Quality in Design, 3.13 - Urban design, 4.2 - Quality Of Residential Accommodation and the 2015 Technical Update to the Residential Design Standards SPD (2011).

Transport issues

49. The site falls under a highly accessible PTAL area of 6b. Buses and Railways are within a walking distance from the site and the applicant therefore proposed a sustainable approach to the redevelopment that will encourage the use of alternative modes.

Car parking

50. The proposed car-free development is appropriate given the PTAL level 6b rating of the site and is welcomed in line with policy promoting a shift towards sustainable modes of transport. Furthermore, the site is located within a Controlled Parking Zone and future residents, unless they are blue badge holders, will be prohibited from obtaining a parking permit.

Cycle parking

51. The proposal includes 14 spaces for residential use, one space for visitors and two spaces for commercial use. Policy 5.3 of the Southwark Plan states that planning permission for development will be granted if developments are designed to accommodate bicycles and provide sufficient cycle parking spaces.
52. As stated in policy 5.3(iii) of the Southwark Plan, cycle parking must also be convenient, secure and weatherproof. As such the cycle storage proposed complies with Saved Policy 5.3 Walking and Cycling.

Refuse/recycling storage

53. Refuse storage has been included on the drawings and it is considered that there is sufficient scope to provide adequate refuse storage in the courtyard of the site. This will be secured by conditions imposed on any consent issued.
54. The proposal provides a residential refuse store, located within the courtyard, with the following capacity:
- Refuse 1x1100L & 1x 360L Eurobins: 510L (3x2bed) + 720L (3x3bed) + 310 (1x4bed) = 1540x0.75=1155L
 - Recycling 1x 360L & 1x600L Eurobins: 1540x0.5 = 770L of 1 x 1100lt euro bin
 - A further commercial bin store is also located in the courtyard comprising 2 x 360lt bins for combined waste and recycling.

55. Collection would be arranged off Loman Street, which is a quiet backstreet but suitable for refuse vehicles.

Planning obligations (S.106 undertaking or agreement)

56. In accordance with Southwark's Section 106 Planning Obligations SPD, the following contributions are sought in order to mitigate the impacts of the development:
- Loss of employment floor space – 1069sqm NIA / 80 (B8 area per FTE m2) = 13.3 @ 10% = 1.33625 x £4300 = **£5,745.88**
 - Outdoor amenity space contribution – **£10,000**
 - Prohibition on future residents from obtaining a parking permit (except blue badge holders)
 - Highways (Section 278 agreement) with the Highways Authority. Details of these works will be confirmed at a later date but shall include:
 - Repaving the footway fronting the development including new kerbing on Great Suffolk Street & Loman Street using materials in accordance with Southwark's Streetscape Design Manual (SSDM).
 - Relocating existing cycle stands (2 units) located in Loman Street (new location to be decided prior to implementation of the development).
57. If these contributions are not secured through a legal agreement, the development would not sufficiently mitigate the impact it would cause and thus be contrary to saved policies 1.4 Employment sites outside the preferred office locations and preferred industrial locations, 2.5 planning obligations and 3.13 urban design of the Southwark Plan, Strategic Policies 10 jobs and employment, 12 design and conservation and 13 high environmental standards of the Core Strategy 2011 and the NPPF.

Other matters

58. S143 of the Localism Act 2011 states that any financial sum that an authority has received, will, or could receive in the payment of CIL is a material 'local financial consideration' in planning decisions. The requirement for CIL is a material consideration. However, the weight to be attached to a local finance consideration remains a matter for the decision-maker. Mayoral CIL is to be used for strategic transport improvements in London, primarily Crossrail.
59. The scheme would be liable for both the Mayoral and the Southwark CIL (although only the hotel use would be liable to pay any Southwark CIL).

Based on measurements:

MCIL Chargeable Area = $Gr - Kr - (Gr \times E/G) = 876 - 0 - (716 \times 1009/716) = 293\text{sqm}$

MCIL = 293sqm x £35/sqm x 313/223 = **£10,255.**

SCIL Office Chargeable Area = $Gr - Kr - (Gr \times E/G) = 160 - 160 - (160 \times 0/1009) = 0\text{sqm}$

SCIL (Office Zone 2) = Nil

SCIL Resi Chargeable Area = Gr - Kr – (Gr x E/G) = - (716 x 1009 0/716) = 293sqm
 SCIL (Resi. Zone 2) = 293sqm x £218/sqm x 313/280 = **£71,402.**

Conclusion on planning issues

60. Subject to the imposition of necessary conditions, the proposal is considered an acceptable form of development. Accordingly, it is recommended that planning permission be granted.

Community impact statement

61. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as: None
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Summary of statutory and internal consultation responses

Metropolitan Police Service

64. As the development is less than ten residential units, the MPS Designing Out Crime Group will not comment, as the size of the development is not within our policy.

Historic England

65. Do not wish to offer any comments.

Transport for London

66. TfL Spatial Planning team has no comments to make on this planning application.

Ecology Officer

67. Recommended approval subject to conditions.

Highways

68. No objections; however requested that applicant enter into a S278.

Flood and Drainage Team

69. Raised no concerns.

Transport Officer

70. Recommended approval subject to conditions.

Environment Agency

71. Recommended approval subject to conditions.

Human rights implications

72. 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.
73. This application has the legitimate aim of providing residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1459-55 Application file: 17/AP/4668 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 5451 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	Neil Loubser, Senior Planning Officer	
Version	Final	
Dated	21 June 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		22 June 2018

APPENDIX 1**Consultation undertaken**

Site notice date: 18/01/2018

Press notice date: 18/01/2018

Case officer site visit date: 18/01/2018

Neighbour consultation letters sent: 16/01/2018

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

EDF Energy
 Environment Agency
 Historic England
 London Fire & Emergency Planning Authority

Metropolitan Police Service (Designing out Crime)
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 6 70 Great Suffolk Street SE1 0BL	Flat 4 59 Great Suffolk Street SE1 0BD
Flat 7 70 Great Suffolk Street SE1 0BL	Flat 1 59 Great Suffolk Street SE1 0BD
Flat 4 70 Great Suffolk Street SE1 0BL	Flat 2 59 Great Suffolk Street SE1 0BD
Flat 5 70 Great Suffolk Street SE1 0BL	Flat 1 59b Great Suffolk Street SE1 0BF
70a Great Suffolk Street London SE1 0BL	Flat 2 59b Great Suffolk Street SE1 0BF
70b Great Suffolk Street London SE1 0BL	Flat 5 59 Great Suffolk Street SE1 0BD
Flat 8 70 Great Suffolk Street SE1 0BL	Flat 6 59 Great Suffolk Street SE1 0BD
Flat 9 70 Great Suffolk Street SE1 0BL	First Floor 46 Loman Street SE1 0EH
Flat 3 70 Great Suffolk Street SE1 0BL	Fourth Floor 46 Loman Street SE1 0EH
Third Floor 57 Great Suffolk Street SE1 0BS	Ground Floor 53 Great Suffolk Street SE1 0BS
Second Floor 57 Great Suffolk Street SE1 0BS	Second Floor 53 Great Suffolk Street SE1 0DB
Fifth Floor Front 57 Great Suffolk Street SE1 0BS	Third Floor 46 Loman Street SE1 0EH
Fifth Floor Rear 57 Great Suffolk Street SE1 0BS	Ground Floor 46 Loman Street SE1 0EH
Flat 1 70 Great Suffolk Street SE1 0BL	Second Floor 46 Loman Street SE1 0EH
Flat 2 70 Great Suffolk Street SE1 0BL	Flat 3 59b Great Suffolk Street SE1 0BF
First Floor Unit A And Unit B 57 Great Suffolk Street SE1 0BS	Flat 15 59b Great Suffolk Street SE1 0BF
Fourth Floor 57 Great Suffolk Street SE1 0BS	Flat 16 59b Great Suffolk Street SE1 0BF
57a Great Suffolk Street London SE1 0BB	Flat 13 59b Great Suffolk Street SE1 0BF
76 Great Suffolk Street London SE1 0BL	Flat 14 59b Great Suffolk Street SE1 0BF
55 Great Suffolk Street London SE1 0BB	Flat 19 59b Great Suffolk Street SE1 0BF
57 Great Suffolk Street London SE1 0BB	Flat 20 59b Great Suffolk Street SE1 0BF
Arch 32 74 Great Suffolk Street SE1 0BL	Flat 17 59b Great Suffolk Street SE1 0BF
72 Great Suffolk Street London SE1 0BL	Flat 18 59b Great Suffolk Street SE1 0BF
Advocates Crown Court SE1 0BT	Flat 12 59b Great Suffolk Street SE1 0BF
Units 57c And 57d 57 Great Suffolk Street SE1 0BB	Flat 6 59b Great Suffolk Street SE1 0BF
57b Great Suffolk Street London SE1 0BB	Flat 7 59b Great Suffolk Street SE1 0BF
Jury Restaurant Crown Court SE1 0BT	Flat 4 59b Great Suffolk Street SE1 0BF
Crown Court 1 Pocock Street SE1 0BT	Flat 5 59b Great Suffolk Street SE1 0BF
80 Great Suffolk Street London SE1 0BE	Flat 10 59b Great Suffolk Street SE1 0BF
Cells Crown Court SE1 0BT	Flat 11 59b Great Suffolk Street SE1 0BF
First Floor 53 Great Suffolk Street SE1 0DB	Flat 8 59b Great Suffolk Street SE1 0BF
Flat 3 59 Great Suffolk Street SE1 0BD	Flat 9 59b Great Suffolk Street SE1 0BF

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Environment Agency

Historic England

Metropolitan Police Service (Designing out Crime)

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

Neighbours and local groups

None

**RECOMMENDATION
LDD MONITORING FORM REQUIRED**

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

Applicant	Mr Beaumont C/O Forge Architects	Reg. Number	17/AP/4668
Application Type	Full Planning Application	Case Number	TP/1459-55
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Change of use from warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7 x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.

At: 55 GREAT SUFFOLK STREET, LONDON SE1 0BB

In accordance with application received on 13/12/2017 16:01:10

and Applicant's Drawing Nos. Ecological Report ref: 150712-ED-01a

FLOOD RISK ASSESSMENT Ref: 27602

CONSERVATION DEFICIT REPORT

Viability Report

REPORT ON STRUCTURAL ALTERATIONS

Planning Statement

CONSTRUCTION MANAGEMENT STATEMENT

SCHEDULE OF WORKS

Noise Exposure Assessment

Heritage Appraisal

Energy & Sustainability Statement

Pre-application Design & Access Statement

Air Quality Assessment

1275_E_001 - LOCATION PLAN

1275_E_100 - EXISTING PLAN GROUND FLOOR

1275_E_101 - EXISTING PLAN TYPICAL FLOOR (1ST-3RD)

1275_E_102 - EXISTING 4TH FLOOR

1275_E_103 - EXISTING PLAN LOFT

1275_E_104 - EXISTING PLAN ROOF

1275_P_200 - CONSTRUCTION MANAGEMENT PLAN

1275_P_200 - PROPOSED PLAN GROUND FLOOR

1275_P_201 - PROPOSED PLAN TYPICAL FLOOR (1ST-3RD)

1275_P_202 - PROPOSED PLAN 4TH FLOOR

P1275_P_203 - PROPOSED PLAN LOFT

1275_P_204 - PROPOSED PLAN ROOF

1275_P_300 - EXISTING FACING ELEVATIONS PROPOSED AND EXISTING

1275_P_301 - NORTH FACING ELEVATIONS PROPOSED AND EXISTING

1275_P_302 - WEST FACING ELEVATIONS PROPOSED AND EXISTING

1275_P_400 - SECTION A-A PROPOSED AND EXISTING

1275_P_401 - SECTION B-B PROPOSED AND EXISTING

1275_P_410 - FLOOR CONSTRUCTION PROPOSED

1275_P_411 - STAIR CONSTRUCTION EXISTING AND PROPOSED

1275_P_412 - WINDOW CONSTRUCTION PROPOSED

1275_P_413 - JULIET WINDOW CONSTRUCTION PROPOSED

1275_P_414 - ROOF CONSTRUCTION PROPOSED

1275_P_415 - EXT.WALL CONSTRUCTION PROPOSED

1275_P_415 - PARTITION CONSTRUCTION PROPOSED
 1275_P_416 - EXT. WALL CONSTRUCTION PROPOSED
 1275_P_417 - PARTY WALL CONSTRUCTION PROPOSED
 1275_P_500 - SECTIONAL VIEW

Subject to the following seven 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:
- 1275_P_200 - CONSTRUCTION MANAGEMENT PLAN
 - 1275_P_200 - PROPOSED PLAN GROUND FLOOR
 - 1275_P_201 - PROPOSED PLAN TYPICAL FLOOR (1ST-3RD)
 - 1275_P_202 - PROPOSED PLAN 4TH FLOOR
 - P1275_P_203 - PROPOSED PLAN LOFT
 - 1275_P_204 - PROPOSED PLAN ROOF
 - 1275_P_300 - EXISTING FACING ELEVATIONS PROPOSED AND EXISTING
 - 1275_P_301 - NORTH FACING ELEVATIONS PROPOSED AND EXISTING
 - 1275_P_302 - WEST FACING ELEVATIONS PROPOSED AND EXISTING
 - 1275_P_400 - SECTION A-A PROPOSED AND EXISTING
 - 1275_P_401 - SECTION B-B PROPOSED AND EXISTING
 - 1275_P_410 - FLOOR CONSTRUCTION PROPOSED
 - 1275_P_411 - STAIR CONSTRUCTION EXISTING AND PROPOSED
 - 1275_P_412 - WINDOW CONSTRUCTION PROPOSED
 - 1275_P_413 - JULIET WINDOW CONSTRUCTION PROPOSED
 - 1275_P_414 - ROOF CONSTRUCTION PROPOSED
 - 1275_P_415 - EXT. WALL CONSTRUCTION PROPOSED
 - 1275_P_415 - PARTITION CONSTRUCTION PROPOSED
 - 1275_P_416 - EXT. WALL CONSTRUCTION PROPOSED
 - 1275_P_417 - PARTY WALL CONSTRUCTION PROPOSED
 - 1275_P_500 - SECTIONAL VIEW

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.

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

- 3 Before any above grade work hereby authorised begins, details 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.

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

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

Reason

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

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.

- 5 Before the first occupation of the use hereby permitted 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.

- 6 Before the first occupation of the use hereby permitted, the refuse storage arrangements shown on the approved drawing referenced 1275_P_200 shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason

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

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

- 7 Before the first occupation of the building hereby permitted, the refuse storage arrangements shown on the approved drawing 1275_P_200 shall be provided and made available for use by the occupiers of the premises and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

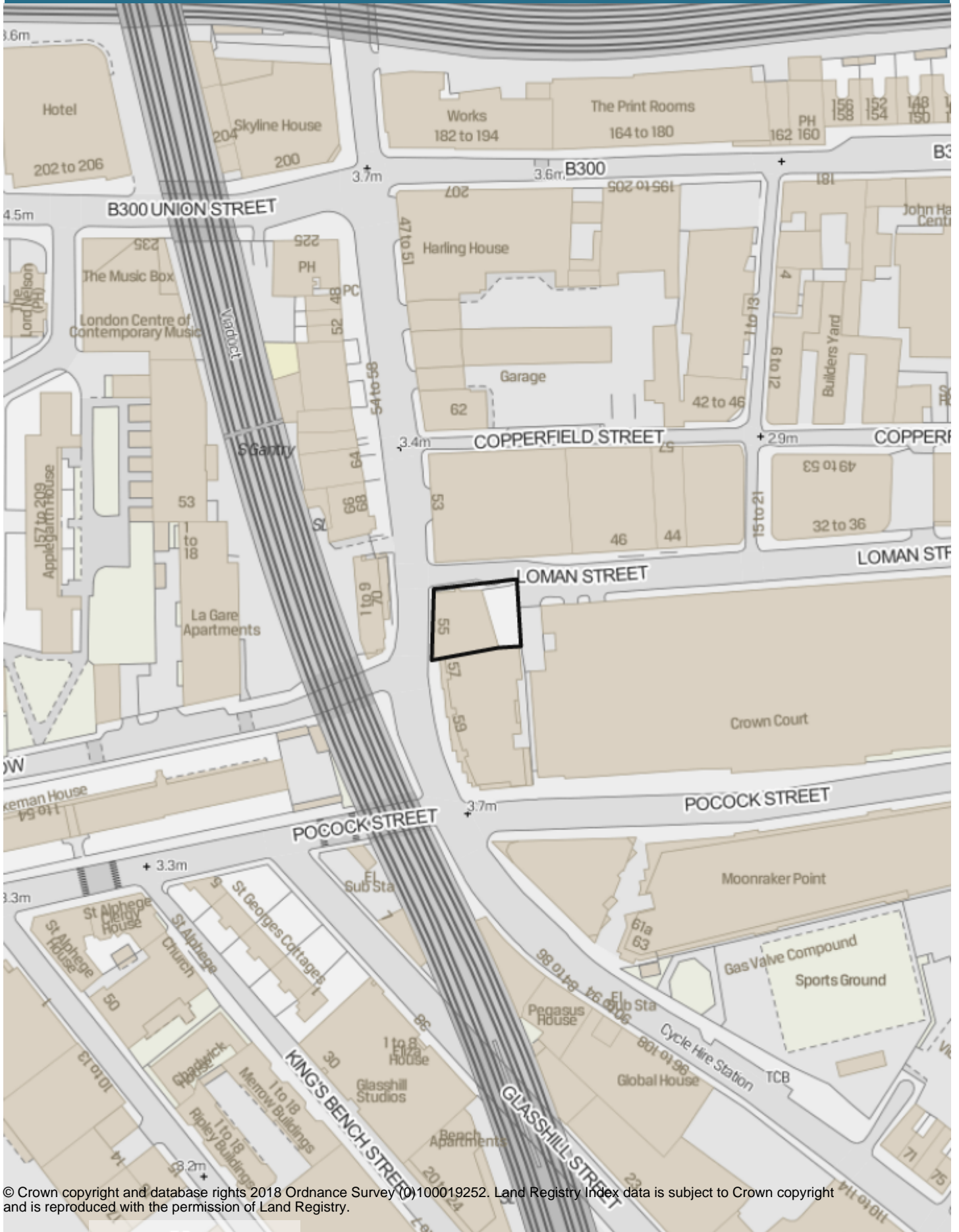
Reason

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning

Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 201 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

Statement of positive and proactive action in dealing with the application

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



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Item No. 7.4	Classification: Open	Date: 4 July 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/4715 for: Listed Building Consent Address: 55 GREAT SUFFOLK STREET, LONDON SE1 0BB Proposal: Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2 bed, 3 x 3 bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.		
Ward(s) or groups affected:	Borough and Bankside		
From:	Director of Planning		
Application Start Date	19/12/2017	Application Expiry Date	13/02/2018
Earliest Decision Date 17/02/2018			

RECOMMENDATION

1. That the Planning Sub-Committee recommend:
 - a. That Listed Building Consent is granted subject to conditions and the completion of a legal agreement.
 - b. That In the event the legal agreement is not completed by 03 September 2018, that the Director of Planning be authorised to refuse Listed Building Consent for the reasons set out in paragraph 57 of the associated planning application report (LBS Reg: 17/AP/4668).

BACKGROUND INFORMATION

2. This application has been referred to the Planning Sub-Committee to determine because it is contrary to provisions of the local development framework in that there is a loss of office floorspace proposed.

Site location and description

3.

Type of property	Former mid-19th century purpose built warehouse.
Site bound by	57 Great Suffolk Street (unlisted)
Is property listed?	YES - Grade II
In conservation area?	NO

Details of proposal

4. Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3 bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works. The associated planning application (LBS Reg: 17/AP/4668) is being considered separately.
5. Originally constructed in the mid-19th century as a speculative warehouse, during World War II the building was leased by an engineering firm and they continued to use it until the early 1960s. The building is 5 storeys, plus a roof void. The ground floor was used as a machine shop and the upper floors as assembly areas. During the 1970s the warehouse was used by exporters and importers. By the 1980s the building was being used as either storage or offices by Sea Containers Services. In 1997 planning permission was granted for conversion of the building into 6 business units, including an additional storey and 7 storey rear extension. However, the planning consent was never implemented and in 2009 the building was statutorily listed. The building has been empty for sometime and more recently as a venue for art installations. In 2014 the building was placed on Historic England's Heritage at Risk Register. A restrictive covenant on the building dating from 1911 and relating to a road widening scheme was finally lifted in 2014, enabling redevelopment of the building possible.

Structural condition

6. The construction of the warehouse comprise solid load bearing walls and a regular grid of internal cast iron columns which support large timber beams, which in turn support the joists and floor boards. The structural report provided in support of the application, confirms that the building is not suffering from major structural defects. The condition of the facades is good the exception being at parapet level where the brickwork/ render is cracked and crumbling. There are signs however of water ingress, particularly through the roof. Structural cracking is evident on the party wall at every level.

Roof

7. The roof is a hipped slate roof with a flat top section covered in asphalt. Originally the top section and gutters would have been covered in lead. There is a single dormer, currently boarded up, on the east side of the roof. The entire roof covering requires renewing with lead and new and salvaged slate. Works include the installation of insulation between joists. The parapet is in a particular poor condition and will be rebuilt, with the gutter outlets enlarged. The original timber roof structure will be retained and appears to be in a good condition, apart from some rot at bearing ends.

A specialist timber survey has yet to be undertaken and a condition has been suggested to agree the extent of future repairs and timber treatment. Other works proposed at roof level, include the introduction of two new dormers, on the east and west elevations, leading onto small patio areas. No objection is raised in principle subject to detailed design.

East elevation

8. The facade is penny pointed yellow stock brick of five bays with arched soldiers to cast iron windows. As part of the works to the roof two conservation rooflights are to be installed along with a dormer and associated roof terrace. Elsewhere on the east elevation the windows (including the four oculi) and loading bay doors and hoists will be retained and refurbished. A window will be removed, the sill dropped and a door installed. An existing doorway will be converted to a fixed window with a timber frame. Works proposed to the facade includes cleaning. The schedule of works proposes cleaning with a JOS system or sandblasting. Whilst there would be no objection to a light clean using a JOS system, sandblasting is considered too abrasive and would potentially damage historic fabric. A condition has been suggested for the provision of cleaning samples using either a JOS system, or a water and soft brush hand clean. The condition confirms that sandblasting is not acceptable.

West elevation

9. The west elevation is the principal front of the building. The facade is as conceived, with four floors of windows graduating in height and a lowered ground floor with cast iron grilles. The facade retains the loading bays and cast iron down pipe. The proposed works to the west elevation include the removal of an existing dormer and installation of two conservation rooflights along with a new enlarged dormer and associated roof terrace. Similarly on the west elevation the windows and loading bay doors and hoists will be retained and refurbished, and the parapet rebuilt. At ground floor level modern bars and windows will be replaced with steel windows to match the existing. Facade cleaning is also proposed to the west elevation.

North elevation

10. The north elevation is an austere yellow stock brick wall, with a brick ventilation flue which was added in the late 19th century that is strapped to the building rather than keyed in. The most significant external alterations proposed are to the north elevation where eight new openings with steel windows are to be introduced. Currently, there are no windows on this elevation. The new windows will match the design of the existing windows found elsewhere on the building and will provide a dual aspect to the apartments. Other works to the north elevation, include the installation of two conservation rooflights and soil vent pipes, facade cleaning is also proposed.

Ground floor

11. The ground floor is a semi basement and is four steps lower than the exterior ground level, with a lower ceiling height compared to the upper floors. In the west elevation the windows are set behind iron grilles. The floor is concrete with a ramp for loading goods down from outside. The ceilings are open timber joists and beams with a ceiling trap in the south-east corner. There is some damage to the existing windows at this level. The proposal is to convert the ground floor into an open plan commercial space.

The works comprise removal of modern overboarding, and partitions and doors. The damaged hardboard and plasterboard ceilings will also removed. Following the soft strip, the timber superstructure which is of significance can be assessed for the extent of repairs required. Other works include waterproofing/ tanking. Conditions are suggested for further details of both the structural works and damp-proofing. It is noted that dry lining of the internal walls is proposed. However, this would obscure historic fabric, which is considered to be important to the buildings history as a warehouse. It is noted that toilets and a kitchen are largely to be located along the southern party

wall. Therefore no objection is raised to lining this wall, however the remainder of the walls should remain unlined and the original brickwork exposed, a notwithstanding condition has been suggested to this affect. A new lift is proposed and will provide levelled access to all floors. The principle of introducing a lift in this part of the building is acceptable and a condition has been suggested for details of the associated structural works. Other works include the installation of fire and acoustic separation to the floors, of which details have been provided. It is noted that this work will have an impact on staircase, with the loss of a tread at each level.

First floor

12. The south-east corner is occupied by a simple cross and balustrade timber staircase leading to the lower floor. The staircase is enclosed with boarding on two sides, with a bull's eye cast iron window on the third side. Partitions have been inserted during the 20th century and comprise of two offices, tea room and WCs. Some original joinery exists such as the loading bays, but this is in need of restoration.

Non original partitions will be stripped out and the space divided into two flats (1x 3 bedroom and 1x 2 bedroom). The layout has been dictated by the requirement to keep the internal supporting structure visible and partitions clear of the cast iron columns. The most significant intervention is the introduction of two new windows into the northern wall. These will match the existing windows and will increase the levels of light and ventilation into the building. Details of the new windows have been provided in support of the application. Comparable to the ground floor, lining of the fair faced brickwork is proposed. A notwithstanding condition has been suggested limiting lining of the walls to the northern and southern walls, where bathroom are to be located or new windows introduced. As with the ground floor, historic joinery will be retained and restored where possible; conditions have been suggested in connection to this restoration work. Detailed drawings have been provided of the new internal party walls and works to convert the loading bays into Juliet windows.

Second floor

13. The south-east corner is also occupied by a simple cross and balustrade timber staircase leading to lower floors. The staircase is enclosed with boarding on two sides, with a bull's eye cast iron window on the third side. On both floors the open plan is interrupted by cruciform cast iron columns. These columns are more slender than those on the first floor. The soft board ceiling is also in a poor condition. The works proposed at second floor level are comparable to the first floor.

Third floor

14. Similarly on the third floor, the south-east corner is occupied by a simple cross and balustrade timber staircase leading to lower floors. The staircase is enclosed with boarding on two sides, with a bull's eye cast iron window on the third side. On both floors the open plan is interrupted by cruciform cast iron columns. These columns are the most slender on the third floor. The soft board ceiling again is in a poor condition. The works proposed at third floor level are comparable to the first floor.

Fourth floor

15. The fourth floor has a simple steep open-riser stair that leads down from the roofspace

to the open floor, which is uninterrupted by columns. There is a compartmented stair partition with horizontal boarding in the south-east corner. The softboard and battens ceiling is hung from the roof truss and is in a poor condition. There is a central open trap, through to the floors below. On the west wall, the original hoist wheels remain. At fourth floor level the space will be converted into a 4 bedroom flat. The narrow open-riser staircase will be removed. A double height space, exposing the roof structure will be converted into a lounge/ dining area. A mezzanine level will also be introduced leading to a fourth bedroom, bathroom and reception area, accessed via a new staircase. Conditions have been suggested for details of the new staircase and dormer windows. Comparable to the lower floors, two new windows will be introduced within the northern elevation.

Mechanical and electrical services

16. Both the commercial and residential units will require new mechanical and electrical services. No specific details have been provided with the application and a condition has been suggested to cover this work.
17. The associated planning application (LBS Reg: 17/AP/4668) is being considered separately.

Planning history

- | | |
|-----|---|
| 18. | <p>10/EN/0153 Enforcement type: Unauthorised advertisement (ADV)
 Unauthorised display of advertisement signs (x3)
 Sign-off date 25/05/2010 Sign-off reason: Final closure - breach ceased (FCBC)</p> |
| | <p>14/EQ/0194 Application type: Pre-Application Enquiry (ENQ)
 Alterations to and change of use of the existing building from B class use to provide a mixed-use development comprising A/B class use at ground floor level and the creation of 7 residential units on the upper floors.
 Decision date 03/07/2015 Decision: Pre-application enquiry closed (EQC)</p> |
| | <p>17/EQ/0222 Application type: Pre-Application Enquiry (ENQ)
 Follow up pre-app for proposed alterations and change of use to listed building comprising office (use class B1) at ground and/or ground and first floor levels with residential units (use class C3) above

 Decision date 03/07/2017 Decision: Pre-application enquiry closed (EQC)</p> |

Policy

19. 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.
20. 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.

21. National Planning Policy Framework (NPPF)

Chapter 12: Conserving and Enhancing the Historic Environment.

22. The London Plan 2016

Policy 7.8: Heritage Assets and Archaeology.

Core Strategy 2011

23. Strategic Policy 12: Design and Conservation

Southwark Plan 2007 (July) - saved policies

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

3.15 Conservation of the Historic Environment; and

3.17 Listed Buildings.

3.18 Setting of listed buildings, conservation areas and world heritage sites

Summary of consultation responses

25.

Total number of representations:	0				
In favour:	0	Against:	0	Neutral:	0
Petitions in favour:	0		Petitions against:	0	

Issues raised by neighbours and statutory consultees

26. The issues raised by consultees are addressed in the report and raise the following additional planning matters:

No consultation responses received on Listed Building Consent application. However Historic England responded to the planning application (letter dated 23/01/18) and advised that, 'you are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing Historic England would stress that it is not expressing any views on the merits of the proposals which are the subject of the application'.

How the application addresses these

27. They are addressed in the application as follows:

N/A

Understanding the significance and the proposal

28. 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.
29. The architectural or historic significance of any heritage asset includes its internal and external historic features and its setting. In addition to the facades 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.

30.

In addition to the features described or noted in the Listing Description, are there features of architectural or historic significance that this property currently retains? No
<p>Details: Due to the relative late listing of the building, the statutory list description provides clear guidance on where the significance of the building lies, the robust facades, wide interrupted floor-space and surviving features. Built as a speculative warehouse the building had to be adaptable for any future use. The quality of the building lies in its functionality, plain brick walls, simple repetitive fenestration, robust construction, wide uninterrupted floor-space and reasonable room height to stack goods. The building was listed because it was a fairly rare survival of this once common building type and remains largely unaltered. Elements such as hoists, loading bays, windows and doors remain. Despite the building has been vacant for a number of years, it is in a fair state of repair, albeit the fabric is deteriorating.</p>

Assessment of harm to significance

31. 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'.
32. 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.
33. 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.

34.

Does the proposal cause harm to the architectural or historic significance of the heritage asset or its setting? Yes
<p>Details: The relationship of 55 Great Suffolk Street to the street, the railway arches, the neighbouring conservation area, is the definition of setting. It is considered that the</p>

proposed additional windows, door rooflights and dormers would be appropriately proportionate in size to the listed building and would not affect the appreciation of the property when viewed from either Loman Street or Great Suffolk Street. The proposal would cause 'less than substantial' harm to the listed building. Given the distance from the Kings Bench Conservation Area, it is not considered that there would be any perceived harm to the conservation area.

The proposed works would impact on the plan form of the building. However, the supporting structure and staircase would be retained. The sub-division of the space has been kept to a minimum and the interventions would be relatively easily reversed. The complete dry-lining of the internal brickwork and sandblasting of walls are considered unacceptable, therefore notwithstanding conditions have been suggested.

The proposed changes internally will have an impact upon the plan form and historic fabric. Subject to approval of details the associated proposed refurbishment works will safeguard the historic fabric and sensitively repair the building. However, the beneficial effect of the restoration of the former warehouse and the bringing of the listed building back into beneficial use, will be significant and on balance outweigh the harm.

Is there sufficient information to show the public benefits of the proposal or improved usability of the heritage asset? **Yes**

Details:

The primary heritage objection of the application under consideration here is to repair and renovate 55 Great Suffolk Street, thereby preserving its physical fabric and the most important parts of the internal floor plans and external appearance.

The warehouse has been vacant for some years and is on historic England's heritage at risk register. The financial appraisal accompanying the planning application confirms that they have been unable to find a user willing to take on the building in its original use as a warehouse. This has been exacerbated by vehicular and pedestrian access, fire safety and energy efficiency.

In summary, officers consider that the 'public benefits' of the scheme, the sensitive restoration of the heritage assets and provision of a mix of commercial and residential units sufficiently outweighs the harm caused as to warrant refusal of listed building consent.

Do you consider that harm to be 'less than substantial'? **Yes**

Details:

Whilst there would be some loss of original arrangement by the conversion and harm to the significance of the Grade II listed building, the historic plan form in terms of the openness will remain legible and historic fabric restored. It is therefore considered that any perceived harm is less than substantial. Furthermore, the 'public benefits' of the scheme, the proposal will provide additional residential accommodation, preserve the significance of the heritage assets and bring this long-term vacant listed building back into beneficial use, would outweigh the harm as to comply with paragraph 134 of the NPPF.

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Conclusion on planning and other issues

35. 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.

36.

<p>Is any harm to the heritage asset outweighed by public benefits arising from the proposal including securing an optimal viable use? Yes</p>
<p>Details: After careful consideration, the harm arising to the heritage asset, through the sub-division of the warehouse, is not considered to be significant as to warrant refusal of listed building consent. The proposal will provide commercial and additional residential accommodation to the borough, preserve the significance of the warehouse and bring this long-term vacant listed building back into beneficial use. The principle of this development is acceptable as officers are satisfied that it raises no substantial conflict with planning policy or guidance, the proposal will secure the long term future of the property and this is considered to be sustainable development as set out in the NPPF.</p>

Conclusion

32 The proposal demonstrates that it conforms with the Listed Building and Conservation Areas Act (1991) [the Act] as amended and updated. It complies with current policy to: preserve and enhances the heritage asset and its setting; provide good design; and address issues raised by statutory consultees and should therefore be granted listed building consent.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1459-55	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 17/AP/4715		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		Case officer telephone: 020 7525 1948 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	Tracy Chapman, Team Leader	
Version	Final	
Dated	13 June 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		22 June 2018

APPENDIX 1**Consultation undertaken**

Site notice date: 18/01/2018

Press notice date: 25/01/2018

Case officer site visit date: n/a

Neighbour consultation letters sent: n/a

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:

n/a

Re-consultation: n/a

APPENDIX 2**Consultation responses received**

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

None

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 Beaumont C/O Forge Architects	Reg. Number	17/AP/4715
Application Type	Listed Building Consent	Case Number	TP/1459-55
Recommendation	Grant subject to Legal Agreement		

Draft of Decision Notice

Listed Building CONSENT was given to carry out the following works:

Alterations and change of use of listed building from existing warehouse use (Use Class B8) to a mixed use scheme comprising office (use class B1) at ground floor and 7x residential units (use class C3) on the upper floors (3 x 2bed, 3 x 3bed and 1 x 4 bed) with small terrace areas at roof level; landscaping; cycle and refuse storage facilities and associated works.

At: 55 GREAT SUFFOLK STREET, LONDON, SE1 0BB

In accordance with application received on 13/12/2017

and Applicant's Drawing Nos. 1275_E_001, 1275_E_100, 1275_E_101, 1275_E_102, 1275_E_103, 1275_E_104, 1275_P_200, 1275_P_201, 1275_P_202, 1275_P_203, 1275_P_204, 1275_P_300, 1275_P_301, 1275_P_302, 1275_P_400, 1275_P_401, 1275_P_410, 1275_P_411, 1275_P_412, 1275_P_413, 1275_P_414, 1275_P_415, 1275_P_416, 1275_P_417, 1275_P_500

Planning Statement (December 2017), Heritage Appraisal, Design and Access Statement (Rev B), Schedule of Works (September 2017), Structural Report (31/7/2014)

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 commencement of works, a Schedule of Works and detailed drawings (at a scale of 1:50) of the proposed mechanical and electrical installation works (including any new external pipework and flues) 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 Policy 3.17 Listed Buildings; of The Southwark Plan 2007.

- 3 The following samples shall be made available on site for inspection by the Local Planning Authority, and approval in writing; the development shall not be carried out otherwise than in accordance with any such approval given.
 - i) 1m² sample panel of brickwork, mortar and pointing
 - ii) Brick for the repairs
 - iii) Natural slate (existing slate to be reused where possible)
 - iv) Render to parapet
 - v) Cleaning (either Jos or water/ brush hand cleaning, sandblasting of the brickwork is not permitted)

vi) Cleaning of internal ironwork

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; 3.17 Listed Buildings; of The Southwark Plan 2007.

4 Prior to commencement of works, a Schedule of Works and/or detailed drawings (at a scale of 1:5 where applicable) for the following works, 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.

i) Structural works to the superstructure (including repairs and introduction of a lift)

ii) Damp proofing works

iii) Timber treatment

iv) Window repairs

v) External door (including loading bay) repairs

vi) Staircase repairs

vii) Dormer windows

viii) Introduction of a new mezzanine staircase

iv) Restoration of internal machinery and hoists

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; 3.17 Listed Buildings; 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 Notwithstanding what is indicated on drawing nos. 1275_P_200, 201, 202 and 1275_P_415 the eastern, western northern (ground) walls are not to be dry lined and brickwork to remain exposed. All internal machinery/ hoists origin to the warehouse are to remain insitu.

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; 3.17 Listed Buildings; of The Southwark Plan 2007.

6 All new internal/external works and finishes and works of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any conditions attached to this consent.

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.

Informative

Please note:

This listed building consent only applies to the works specified here, including the drawings and schedules on this notice.

Any additional fire, sound and other structural works that may be necessary for building regulations approval and which are not shown on the drawings and schedules on this notice are likely to require an additional application for Listed Building Consent (LBC). Please bear in mind that unauthorised works to a Listed Building could constitute a criminal offence.

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PLANNING SUB-COMMITTEE B AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2018-19

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

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Councillor Martin Seaton	1	Communications	By email
(Electronic version only)		Louise Neilan, media manager	
Councillor Maria Linforth-Hall (Vice-Chair)		Total:	16
Councillor Sirajul Islam			
Councillor Nick Johnson		Dated: 26 June 2018	
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