

Planning Sub-Committee B

Tuesday 4 September 2018

7.00 pm

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

Membership

Councillor Cleo Soanes (Chair)
Councillor Sirajul Islam
Councillor Nick Johnson
Councillor Darren Merrill
Councillor Victoria Olisa
Councillor Damian O'Brien
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.

Babysitting/Carers allowances

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

Access

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

Contact

Beverley Olamijulo on 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: 27 August 2018



Planning Sub-Committee B

Tuesday 4 September 2018
7.00 pm

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

Order of Business

Item No.	Title	Page No.
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1. INTRODUCTION AND WELCOME

2. APOLOGIES

3. CONFIRMATION OF VOTING MEMBERS

A representative of each political group will confirm the voting members of the sub-committee.

THE APPOINTMENT OF VICE-CHAIR FOR PLANNING SUB-COMMITTEE B

Note:

To note the appointment of the vice-chair of Planning Sub-Committee B for the remainder of 2018-19.

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

To approve as a correct record the minutes of the meeting held on 4 July 2018.

Item No.	Title	Page No.
7.	DEVELOPMENT MANAGEMENT ITEMS	1 - 5
	7.1. 54 CAMBERWELL GREEN, LONDON SE5 7AS	6 - 32

EXCLUSION OF PRESS AND PUBLIC

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

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

Date: 27 August 2018

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

Item No. 7.	Classification: Open	Date: 4 September 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	24 August 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		24 August 2018

ITEMS ON AGENDA OF PLANNING SUB-COMMITTEE B
on Tuesday 04 September 2018

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

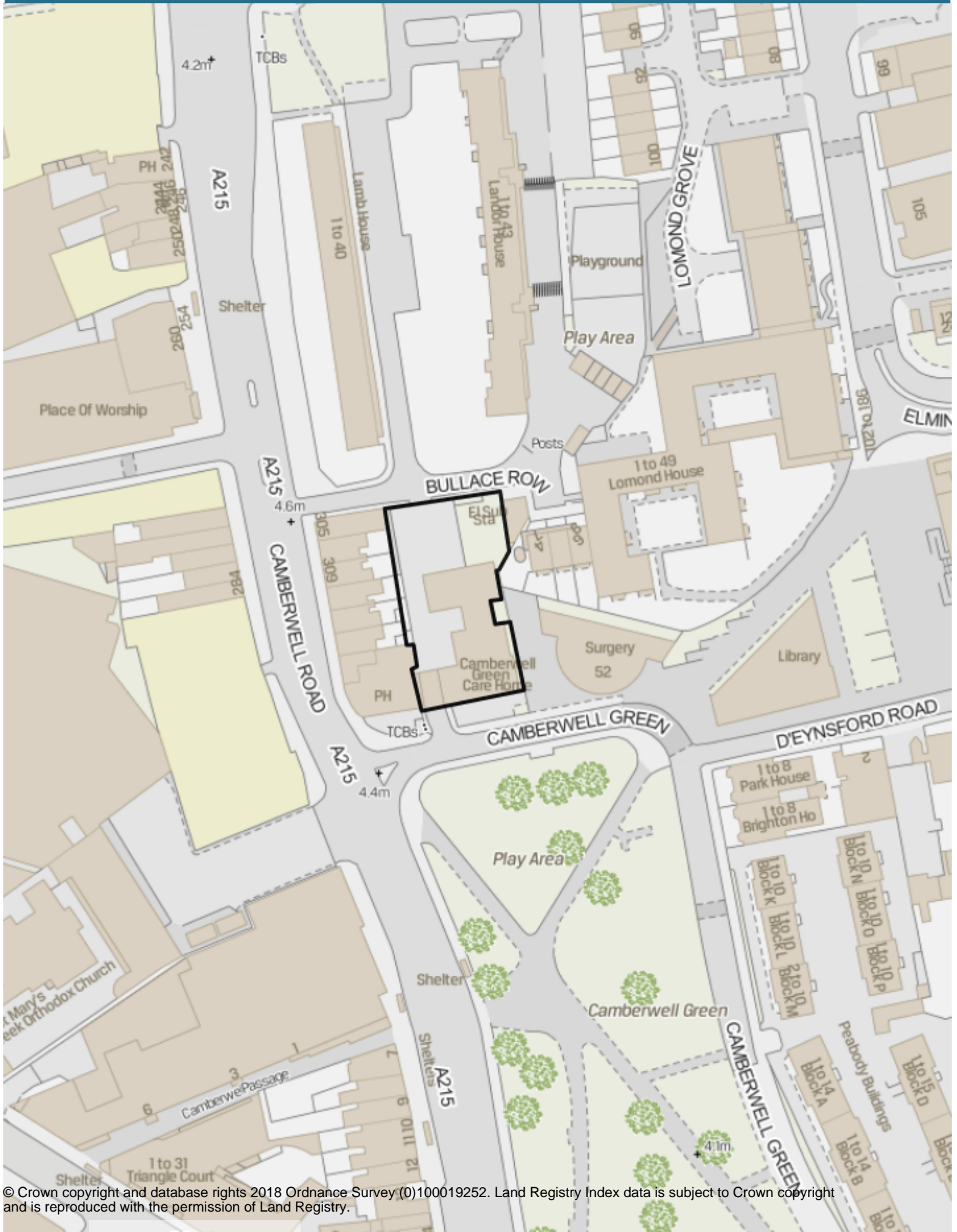
Reg. No. 17-AP-1314
TP No. TP/2029-54
Ward Camberwell Green
Officer Alex Cameron

Recommendation GRANT SUBJECT TO LEGAL AGREEMENT

Item 7.1

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.



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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/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 68 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.
3. The application was presented to members at planning sub-committee B on 4 July 2018 where members deferred the application to allow for further consideration of the viability of the scheme and the affordable housing offer. A members' briefing was held in order to clarify the viability position on 30 July 2018.
4. Clarification was provided to members in relation to reasoning for the offer of affordable housing being at 30%, wholly intermediate. It was advised that the applicants have resolved to retain the existing building as it is still of a good quality and thus in terms of sustainability, it is reasonable to re-use the building.

However, as a result of this, there would be greater costs (including contingency due to unknown costs) to alter the building to make it fit for purpose as flats than would be dealing with an empty site. Furthermore the site also has a high existing use value (which is a reasonable value of the site for its existing use) and as such this value has affected the viability of the scheme.

5. In terms of the reasoning for the affordable housing offer being solely for intermediate shared ownership units, the applicant is making use of an existing building where there is only one stair core. Registered providers for social rented units would normally require separate stair cores for social rented units which would not be possible within this site. Whilst there is a second core to access the new build rear extension, this extension is a small addition that would provide access for only four residential units. In this instance, given the relatively small size of the scheme, it was considered impractical to provide a small number of social rented units within the site as this would have needed another core, resulted in fewer homes and a lower overall level of affordable housing.
6. Since the application was initially referred to the planning sub-committee, the Government has adopted a new National Planning Policy Framework (the Framework) (2018). The policy titles have subsequently been altered and the report has been amended to reflect this. In terms of the detail within the revised Framework, there are no substantial changes that would affect the recommendation of this application to members

Site location and description

7. 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.
8. 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.
9. The site lies within the Camberwell Green Conservation Area and within the Camberwell Green Archaeological Priority Zone.

Details of proposal

10. 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.
11. 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

12.

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

13. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. 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) (2018)

- 15. Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2016

- 16. 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

- 17. 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

18. 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

19. 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

20. 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.
21. Statutory consultees:
- Thames Water – no objections.
 - London Fire and Emergency Planning Authority – No objections.
 - Environment Agency – No objections.
22. 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

23. 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.
24. 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.
25. 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

26. 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

27. 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

28. 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 and 8 Bullace Row

29. 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

30. 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.
31. 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.
32. 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.

33. 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

34. 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

35. 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.
36. 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 the 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?
1 bed 2 people	1, 4, 12, 13, 19, 26, 33, 34, 37	Yes
1 bed 2 people WC	2, 3, 5	Yes
2 bed 3 people	11, 18, 25, 32	Yes
2 bed 4 people	9, 10, 16, 17, 20, 21, 23, 24, 27, 28, 29, 30, 31, 35, 38	Yes
2 bed 4 people WC	6	Yes
3 bed 5 people	7	Yes
3 bed 6 people	8, 14, 15, 22, 36	Yes

Dwelling Mix

37. 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

38. 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

39. 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.
40. 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.
41. 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%.
42. 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.
43. 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.
44. The applicants have provided a schedule of the proposed intermediate affordable housing units which relates to the provision of 5 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

45. No playspace is proposed within the development due to site constraints and as such a planning contribution is required and detailed in paragraph 63 of this report.

Transport issues

46. 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.
47. 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 to obtain 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.
48. 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.
49. 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.
50. 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.
51. 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.
52. Refuse collection - the applicant has stated that refuse collection will be undertaken form 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

53. 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.

54. 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.
55. 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.
56. 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

57. 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)

58. 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;
59. Provide 30% of the total habitable rooms as intermediate affordable housing units. A viability review clause will be included.
60. Energy from new build scheme - 6.65 kgCO₂ required to be off-set so 6.653 x £1,800 = £11,970. Energy from change of use/refurbishment - 4.76 kgCO₂ = 4.76 x £1,800 = £8,568.
61. Three year car club membership for future occupiers of the development.
62. CPZ parking permit exemption for future occupiers (except blue badge holders).
63. Children's playspace - 41sqm of playspace required at £151 per sqm = £6,191.

Highway works required

64. 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).
65. Construct the vehicle crossover on Bullace Row to current SSDM standards. Reinststate redundant footway on Camberwell Green as footway.
66. Repair any damages to the highway within the vicinity of the development resulting from construction vehicles.
67. Install a length of parking restrictions (double yellow lines) across the vehicular entrance on Bullace Row.
68. 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

69. 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

70. 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.

71. 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

72. 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

73. 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:

74. 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.

75. CIL:

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

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

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

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

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

Conclusion on planning issues

76. 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

77. 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

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

Consultation replies

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

Human rights implications

80. 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.
81. 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	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403
Application file: 17/AP/1314		Planning enquiries email: planning.enquiries@southwark.gov.uk
Southwark Local Development Framework and Development Plan Documents		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		21 August 2018

APPENDIX 1**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
 184 Lomond Grove London SE5 7JG
 180 Lomond Grove London SE5 7JG
 176 Lomond Grove London SE5 7JG
 178 Lomond Grove London SE5 7JG

186 Lomond Grove London SE5 7JG
 First Floor Flat 278 Camberwell Road SE5 0DL
 Flat 1 311 Camberwell Road SE5 0HQ
 First Floor Flat 315 Camberwell Road SE5 0HQ
 12a Camberwell Green London SE5 7AF
 First Floor Flat 309 Camberwell Road SE5 0HQ
 174 Lomond Grove London SE5 7JG
 Flat 47 Lomond House SE5 7AL
 Flat 48 Lomond House SE5 7AL
 Flat 46 Lomond House SE5 7AL
 Flat 44 Lomond House SE5 7AL
 Flat 45 Lomond House SE5 7AL
 Flat 49 Lomond House SE5 7AL
 54 Camberwell Green London SE5 7AS
 172 Lomond Grove London SE5 7JG
 52 Camberwell Green London SE5 7AQ
 13 Camberwell Green London SE5 7AF
 Flat 1 244-246 Camberwell Road SE5 0DP

Flat 3 Landor House Elmington Estate SE5 7JE
 Flat 28 Landor House Elmington Estate SE5 7JE
 Flat 29 Landor House Elmington Estate SE5 7JE
 Block O Flat 5 Peabody Estate SE5 7BY
 The Planet Nollywood 319 Camberwell Road SE5 0HQ
 Flat 1 276 Camberwell Road SE5 0DL
 315 Camberwell Road London SE5 0HQ
 309 Camberwell Road Flat 3 SE5 0HQ
 Flat 2 276 Camberwell Road SE5 0DL
 Flat 3 305-307 Camberwell Road SE5 0HQ
 Flat 4 305-307 Camberwell Road SE5 0HQ
 Flat 2 305-307 Camberwell Road SE5 0HQ
 Flat 3 276 Camberwell Road SE5 0DL
 Flat 1 305-307 Camberwell Road SE5 0HQ
 252 Camberwell Road London SE5 0DP
 244 Camberwell Road London SE5 0DP
 278 Camberwell Road London SE5 0DL
 313 Camberwell Road London SE5 0HQ
 294 Camberwell Road London SE5 0DL
 305-307 Camberwell Road London SE5 0HQ
 280 Camberwell Road London SE5 0DL
 The Nags Head 242 Camberwell Road SE5 0DP
 248 Camberwell Road London SE5 0DP

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 0DP
 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 0DP
 Flat 4 244-246 Camberwell Road SE5 0DP
 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 0DP
 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

 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 7AL
 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

Flat 14 Lomond House SE5 7AL
 Flat 25 Lomond House SE5 7AL
 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

Block K Flat 8 Peabody Estate SE5 7BS
 Block K Flat 6 Peabody Estate SE5 7BS
 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 Deynsford 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
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 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 Landor House Elmington Estate SE5 7JE
 Flat 21 Landor House Elmington Estate SE5 7JE
 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 1 Brighton House SE5 7PR
 Flat 7 Park House SE5 7PP
 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	TP/2029-54
Recommendation	Grant subject to Legal Agreement	Number	

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 Rev A - 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
 4813 3 047 - PROPOSED BIN/BICYCLE STORES PLANS AND ELEVATIONS

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 Rev A - 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

4813 3 047 - PROPOSED BIN/BICYCLE STORES PLANS AND ELEVATIONS

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 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.

- 10 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).

- 11 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, 19, 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 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.

- 12 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.

- 13 Before the first occupation of the building/extension the cycle storage facilities as shown on drawings 047 - PROPOSED BIN/BICYCLE STORES PLANS AND ELEVATIONS and 040 REV A - PROPOSED GROUND AND SITE PLAN shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

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

- 14 Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawings 047 - PROPOSED BIN/BICYCLE STORES PLANS AND ELEVATIONS and 040 REV A - PROPOSED GROUND AND SITE PLAN shall be provided and made available for use by the occupiers of the dwellings 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

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.

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.

Name	No of copies	Name	No of copies
To all Members of the sub-committee			
Councillor Cleo Soanes (Chair)	1	Environmental Protection Team	1
Councillor Darren Merrill	1		
Councillor Martin Seaton	1		
Councillor Damian O'Brien	1	Communications Louise Neilan, media manager	By email
(Electronic version only)			
Councillor Sirajul Islam		Total:	16
Councillor Nick Johnson			
Councillor Victoria Olisa		Dated: 24 August 2018	
(Reserves to receive electronic versions only)			
Councillor Sunil Chopra			
Councillor Barrie Hargrove			
Councillor James McAsh			
Councillor Eliza Mann			
Councillor Leanne Werner			
Officers			
Constitutional Officer, Hub 2 (2 nd Floor), Tooley Street	8		
Jacquelyne Green/Selva Selvaratnam, Hub 2 (5 th Floor), Tooley Street	2		
Alex Gillott /Jon Gorst, Legal Services, Hub 2 (2 nd Floor), Tooley Street	2		