

Planning Sub-Committee A

Monday 16 March 2020

6.30 pm

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

Membership

Councillor Kath Whittam (Chair)
Councillor Jane Salmon (Vice-Chair)
Councillor Peter Babudu
Councillor Sunil Chopra
Councillor David Noakes
Councillor Martin Seaton
Councillor Leanne Werner

Reserves

Councillor Anood Al-Samerai
Councillor Renata Hamvas
Councillor Barrie Hargrove
Councillor Richard Leeming
Councillor Victoria Olisa

INFORMATION FOR MEMBERS OF THE PUBLIC

Access to information

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

Babysitting/Carers allowances

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

Access

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

Contact: Gerald Gohler on 020 7525 7420 or email: gerald.gohler@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 6 March 2020



Planning Sub-Committee A

Monday 16 March 2020
6.30 pm

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

Order of Business

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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.	
4.	DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS	
	Members to declare any interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT	
	The chair to advise whether they have agreed to any item of urgent business being admitted to the agenda.	
6.	MINUTES	1 - 5
	To approve as a correct record the minutes of the meeting held on 29 January 2020.	
7.	DEVELOPMENT MANAGEMENT ITEMS	6 - 9
	7.1. THE CLIPPER, 562 ROTHERHITHE STREET, LONDON SE16 5EX	10 - 40

Item No.

Title

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**7.2. CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS,
LONDON SE23 3RD**

41 - 54

Date: 6 March 2020

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 sub-committee.
3. The role of members of the planning sub-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 sub-committee (if they are present and wish to speak) for **not more than three 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 three-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 sub-committee will then debate the application and consider the recommendation.

Note: Members of the sub-committee may question those who speak only on matters relevant to the roles and functions of the planning sub-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 sub-committee. If more than one person wishes to speak, the three-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 sub-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 sub-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 sub-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 sub-committee meeting which is open to the public and there should be no interruptions from the audience.
10. No smoking is allowed at sub-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, Place and Wellbeing
Tel: 020 7525 5403

Planning Sub-committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Sub-Committee A

MINUTES of the Planning Sub-Committee A held on Wednesday 29 January 2020 at 6.30 pm at Ground Floor Meeting Room G02, 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Kath Whittam (Chair)
Councillor Sunil Chopra
Councillor David Noakes
Councillor Martin Seaton

OTHER MEMBERS PRESENT: Councillor Hamish McCallum
Councillor Maggie Browning
Councillor Richard Leeming

OFFICER SUPPORT: Dennis Sangweme (Development Management)
Margaret Foley (Legal Officer)
Martin McKay (Design and Conservation)
Glenn Ruane (Development Management)
Alex Cameron (Development Management)
Alex Oyebade (Transport Policy)
Liam Bullen (Design and Conservation)
Tim Murtagh (Constitutional Officer)

1. INTRODUCTION AND WELCOME

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

2. APOLOGIES

There were apologies for absence from Councillors Jane Salmon, Peter Babudu and Leanne Werner.

3. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as voting members for the meeting.

4. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

There were none.

5. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

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

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

6. MINUTES

RESOLVED:

That the minutes of the meeting held on the 19 November 2019 be approved as a correct record and signed by the chair.

7. DEVELOPMENT MANAGEMENT ITEMS

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 may be clearly specified.

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 this 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.

7.1 224-226 TOWER BRIDGE ROAD, LONDON SE1 2UP

Planning application reference: 19/AP/1975

Report: see pages 11 to 74 of the agenda pack and pages 1 to 4 of the addendum report.

PROPOSAL

Refurbishment of existing office building including new facades, the addition of a part 1, part 3 storey rooftop extension plus rooftop plant. The proposal comprises office uses at

all floor levels with complementary, active and flexible uses (A1/A2/A3/B1a/D1/D2 excluding Education; Places of Worship; Public Hall; Law Courts; Music and Concert Venues; Dance and Sports Hall; Swimming Baths; Skating Rink; and Bingo Hall) at first floor, ground floor and lower ground floor, with associated access, landscaping, roof terraces and cycle parking (REVISED DESCRIPTION)

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

Representatives for the objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant and their agents addressed the sub-committee and answered questions posed by the sub-committee.

There were no supporters who lived within 100 metres of the development site.

Councillor Hamish McCallum addressed the sub-committee in his capacity as ward councillor and responded to questions posed by the sub-committee.

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

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

RESOLVED:

That planning consent for application 19/AP/1975 be granted, subject to the conditions set out in the report and the addendum report but with an amendment to condition 9 to remove the hours of operation. Further, that an informative be added that developers should consult with residents on the management plan.

7.2 BARRY PARADE, BARRY ROAD, LONDON SE22 0JA

Planning application reference: 18/AP/2238

Report: see pages 75 to 112 of the agenda pack and pages 4 to 5 of the addendum report.

PROPOSAL

Demolition of existing single storey mixed use (A1/A2/A3/B1 and Sui Generis) buildings and the erection of four storey building (including Basement) comprising of Class A1 and A2 retail units, 13 residential units. Residential (Private 1 x Studio, Flats, 1 x 1 bed, 3 x 2 bed and 4 x 3 bed) (Affordable 1 x 1 bed, 2 x 2 bed, and 1 x 3 bed)

The sub-committee heard the officer's introduction to the report and addendum report and noted an additional objection which had been received after the addendum was circulated. Councillors asked questions of the officers.

There were no objectors present.

The applicant's agents addressed the sub-committee and answered questions posed by

the sub-committee.

There were no supporters who lived within 100 metres of the development site.

Councillor Maggie Browning addressed the sub-committee in her capacity as ward councillor and responded to questions posed by the sub-committee. Councillor Browning declared a pecuniary interest in the item and stated that she was in the process of buying a flat in the area.

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

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

RESOLVED:

That planning consent for application 18/AP/2238 be granted, subject to the conditions set out in the report and the addendum report.

7.3 VACANT SITE AT RED POST HILL, REAR OF 19 VILLAGE WAY, LONDON SE21 7AN

Planning application reference: 19/AP/1005

Report: see pages 113 to 141 of the agenda pack and pages 5 to 6 of the addendum report.

PROPOSAL

Erection of two two-storey detached dwelling houses (2 x 4 bedrooms) with associated landscaping works.

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

A representative for the objectors addressed the meeting and answered questions posed by the sub-committee.

The applicant's agents addressed the sub-committee and submitted additional documents which were accepted and considered by the committee. The applicant's agents answered questions posed by the sub-committee.

There were no supporters who lived within 100 metres of the development site.

Councillor Richard Leeming addressed the sub-committee in his capacity as ward councillor and responded to questions posed by the sub-committee.

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

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

RESOLVED:

That planning consent for application 19/AP/1005 be granted, subject to the conditions set out in the report and the addendum report.

7.4 GRANGE COTTAGE, GRANGE LANE, LONDON SE21 7LH

Planning application reference: 19/AP/1550

Report: see pages 142 to 162 of the agenda pack and pages 7 to 8 of the addendum report.

PROPOSAL

Demolition of existing Grange Cottage and garage and the construction of two-storey dwelling with associated boundary adjustment, plus the removal of five trees and five shrubs and associated landscaping.

The sub-committee heard the officer's introduction to the report and addendum report.

There were no objectors present.

The applicant's agents addressed the sub-committee.

There were no supporters who lived within 100 metres of the development site.

There were no ward councillors present.

The sub-committee put questions to officers and discussed the application.

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

RESOLVED:

That planning consent for application 19/AP/1550 be granted, subject to the conditions set out in the report and the addendum report.

The meeting ended at 10.45pm

CHAIR:

DATED:

Item No. 7.	Classification: Open	Date: 16 March 2020	Meeting Name: Planning Sub-Committee A
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 of Southwark Council's constitution 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 development & building control manager 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 head of development management 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 head of development management 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 legal services, and which is satisfactory to the head of development management. 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 legal services. 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 or the Planning Department 020 7525 5403

APPENDICES

No.	Title
None	

AUDIT TRAIL

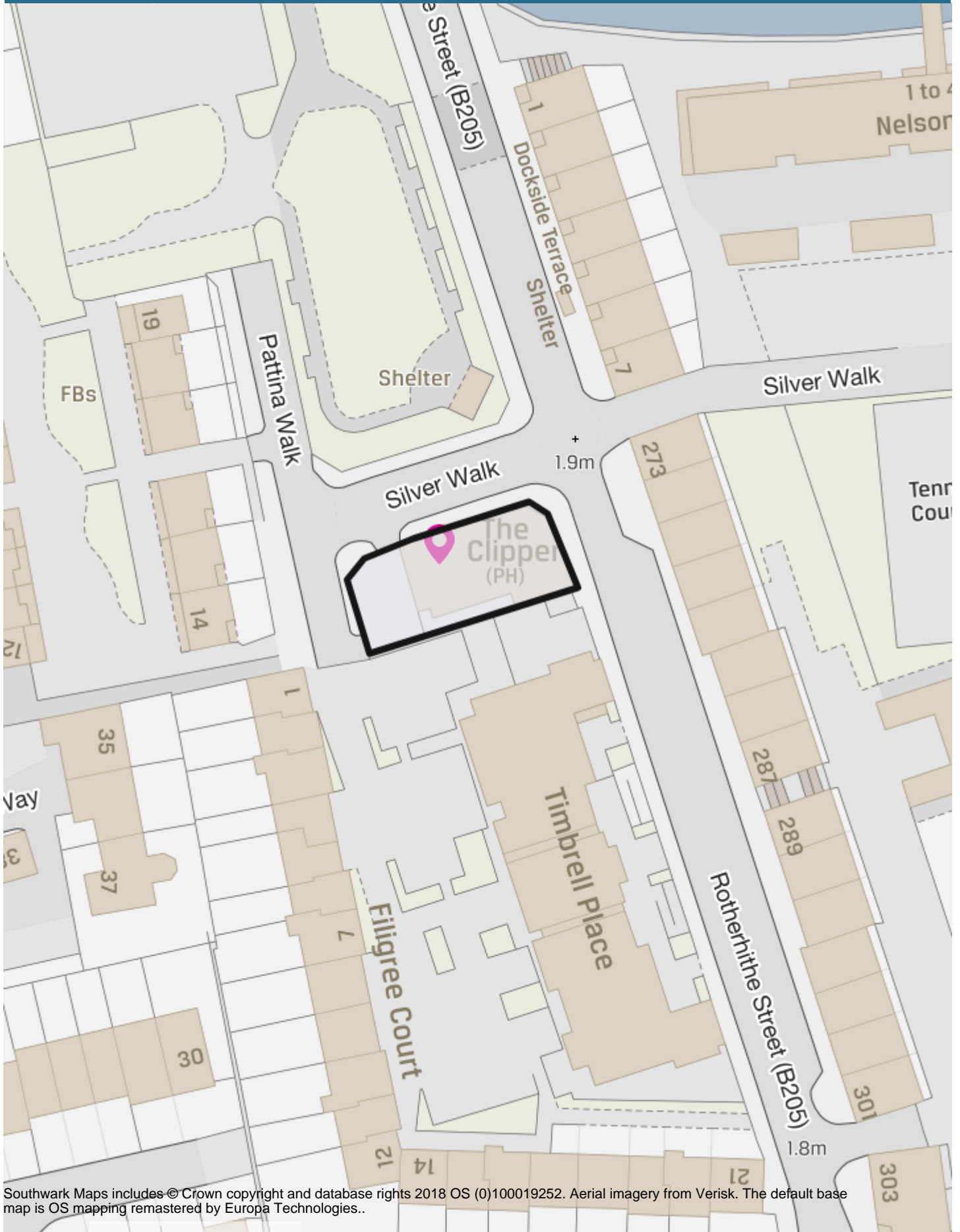
Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	6 March 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments Included
Director of Law and Democracy	Yes	Yes
Director of Planning	No	No
Cabinet Member	No	No
Date final report sent to Constitutional Team		6 March 2020

Agenda Item 7.1



18/AP/3420

THE CLIPPER, 562 ROTHERHITHE STREET, LONDON, SE16 5EX



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Item No. 7.1	Classification: Open	Date: 16 March 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 18/AP/3420 Full Planning Application Address: THE CLIPPER, 562 ROTHERHITHE STREET, LONDON SE16 5EX Proposal: Redevelopment of public house (Use Class A4) to provide a four storey building comprising ground floor retail space (Use Class A1) and 6 residential units of 6 x 2bed (Use Class C3); basement car parking; private amenity space and associated works.		
Ward(s) or groups affected:	Surrey Docks		
From:	Director of Planning		
Application Start Date 19/10/2018		Application Expiry Date 14/12/2018	
Earliest Decision Date 24/11/2018			

RECOMMENDATION

1. a) That planning permission be granted subject to conditions and the applicant entering into an appropriate legal agreement by no later than 16 June 2020.
- b) That In the event that the requirements of (a) are not met by 16 June 2020, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 91 of this report.

BACKGROUND INFORMATION

2. This application was recommended for approval and was approved by officers under delegated powers on 20 February 2019. Subsequently, an application was made to the High Court of Justice for Judicial Review of the decision. The council consented to the decision being quashed because regard was not given to the density of the development as required by Core Strategy Policy 5. Subsequent to that decision and the applicant having further considered local residents' views, further discussions were had with the applicant who has reduced the height of the proposal by approximately 1m.

Site location and description

3. The site had comprised a two storey building which used to be a public house. Prior Approval (see planning history below) was granted for its demolition in March 2017. Demolition commenced in November 2019. It is located at the corner of Rotherhithe Street (B205) at its junction with Silver Walk.
4. The site is within a predominantly residential area. Timbrell Place, a four storey block of flats,

is directly to the south of the site. Residential properties are also located to the east and west, on the opposite sides of Patina Walk and Rotherhithe Street, along with further residential properties within Filigree Court to the south west. Pearson's Park is to the north of the site, on the opposite side of Silver Walk

5. The site is within a Suburban Density Zone, the Air Quality Management Area, an Archaeological Priority Zone and Canada Water Action Area. It is not within a Conservation Area. It is also within Flood Zone 3. It is not within a Controlled parking zone.

Details of proposal

6. The application proposes the redevelopment of the site to provide a four storey building plus a basement (total 12.8m high), comprising a commercial unit of 156sqm at ground floor and six two-bedroom flats above.
7. Revised plans were submitted in July 2019 which lowers the overall height of the building by approximately 1m. The roof of the commercial unit was originally proposed as the raised platform from which residents of the development accessed the stairs to their front doors. The reconfiguration resulted in the single storey volume being removed, thus allowing for a reduction in height. The access to the residential units is via gates on Rotherhithe Street and Patina Walk. This would lead to a walkway on ground floor and three sets of external stairwells which would provide access to the flats
8. It is proposed that the commercial unit operates as a shop (use class A1). The proposal includes hard landscaping, including five car parking spaces in the basement to be accessed from Patina Walk and cycle storage.
9. Refuse storage is proposed at the north west corner of the site at ground floor.

Relevant planning history

10. There is lengthy history on this site, but the most relevant are as follows:

14/AP/4337 Application type: Full Planning Application

11. Planning permission was refused for the demolition of existing building and the erection of replacement four storey building comprising a retail unit (Use Class A1) at ground floor and basement level and 6 flats on first, second and third floors, associated car parking and amenity area. Decision date 02/07/2015

The applicant submitted an appeal and this was dismissed.

The reasons for refusal were:

- 1) The proposed development, by reason of the height and width of the replacement building representing a significant increase in massing in relation to the existing building, coupled with the separation distance to the adjacent flats within Timbrell Place, would result in a significant loss of day light and be overbearing in appearance for the occupiers of these adjacent properties. The resulting harmful impacts upon neighbours' living conditions is contrary to saved policies 3.2 and 3.13 of the Southwark Plan 2007, Strategic Policies 12 and 13(8) of the Southwark Core Strategy, policy 7.6 of the London Plan 2015, Section 7 of the National Planning Policy Framework 2012 and the Southwark Residential Design Standards 2011.
- 2) The loss of the existing public house would amount to the loss of a valued community

facility, contrary to Policy 3.1 of the London Plan 2015 and paragraph 70 of the National Planning Policy Framework 2012.

- 3) The proposed redevelopment of the site would result in the loss of a non-designated heritage asset which is of value to the surrounding townscape and the replacement building would not be of such quality to outweigh the harm resulting. The application is therefore contrary to paragraphs 128 to 135 of the National Planning Policy Framework 2012, Strategic Policy 12 of the Southwark Core Strategy 2011 and policies 7.4 and 7.8 of the London Plan 2015.

Appeal:

The application was dismissed at appeal, however the Inspector only agreed with the council in regard to reason one and the impact on outlook from the three duplex flats occupying the upper storeys of Timbrell Place and the daylight/sunlight impacts to two ground floor properties and a single first floor property at Timbrell Place. The Inspector did not agree with the second and third reasons for refusal in regards to the loss of the pub and loss of the non-designated heritage asset.

17/AP/0396 Application type: Prior Approval

12. Prior Approval required and approved for the demolition of vacant public house The Clipper (Use Class A4) to facilitate redevelopment
Decision date 02/03/2017 - This demolition commenced in November 2019. It should be noted that this prior approval was granted before the legislation to protect pubs from demolition came into effect. No conditions were attached to the prior approval.

17/AP/1766

13. Full Planning permission was approved for the redevelopment of the site to comprise a four storey building with commercial use (use class A1/A2) at ground floor and basement and 6 x two bed residential units (use class C3) on the first, second and third floors, with associated car and cycle parking. Decision date 06/10/2017

Under that permission 17/AP/1766, the design and architecture of the building imitated the wharf/warehouse typology that is characteristic of the Rotherhithe Peninsula.

Relevant planning history of adjoining sites

14. There is no relevant planning history on the adjoining sites.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

15. The main issues to be considered in respect of this application are:
 - a) Land use
 - b) Density
 - c) The impacts upon the living conditions of neighbouring residential properties.
 - d) The design of the proposed building and its impact upon the character and visual

amenity of the area, including trees surrounding the site.

- e) Transportation and highway implications.
- f) The overall sustainability of the proposals.
- g) Any other material considerations.

Planning policy

National Planning Policy Framework 2019 (the Framework)

- 16. Chapter 5 Delivering a sufficient supply of homes
- Chapter 6 Building a strong, competitive economy
- 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 16 Conserving and enhancing the historic environment

The London Plan 2016

- 17. Policy 3.1 - Ensuring equal life chances for all
- Policy 3.3 - Increasing Housing Supply
- Policy 3.4 - Optimising Housing Potential
- Policy 3.5 - Quality and Design of Housing Developments
- Policy 3.8 - Housing Choice
- Policy 3.9 - Mixed And Balanced Communities
- Policy 3.16 - Social Infrastructure
- Policy 4.7 - Retail and Town Centre Development
- Policy 4.8 - Supporting a Successful and Diverse Retail Sector and Related Facilities and Services
- Policy 4.12 - Improving Opportunities For All
- Policy 5.3 - Sustainable Design and Construction
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 7.1 - Lifetime Neighbourhoods
- Policy 7.2 - An inclusive environment
- Policy 7.4 - Local Character
- Policy 7.6 - Architecture

Core Strategy 2011

- 18. Strategic Policy 1 - Sustainable development
- Strategic Policy 2 - Sustainable transport
- Strategic Policy 3 - Shopping, leisure and entertainment
- Strategic Policy 5 - Providing new homes
- Strategic Policy 7 - Family homes
- Strategic Policy 10 - Jobs and business
- 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

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

Policy 1.10 - Small scale shops and services
 Policy 3.1 - Environmental effects
 Policy 3.2 - Protection of amenity
 Policy 3.4 - Energy efficiency
 Policy 3.6 - Air quality
 Policy 3.11 - Efficient use of land
 Policy 3.12 - Quality in design
 Policy 3.13 - Urban design
 Policy 3.14 - Designing out crime
 Policy 3.19 - Archaeology
 Policy 3.28 - Biodiversity
 Policy 4.2 - Quality of residential accommodation
 Policy 5.1 - Locating developments
 Policy 5.2 - Transport impacts
 Policy 5.3 - Walking and cycling
 Policy 5.6 - Car parking

Emerging planning policy

20. Paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

Draft New London Plan

21. The draft New London Plan was published in November 2017 and the first and only stage of consultation closed in March 2018. Minor suggested changes to the plan were published in August 2018 and an Examination in Public (EIP) took place between January and May 2019. Further suggested changes to the Plan have been proposed by the Mayor and published in response to the EIP Panel of Inspector's matters at the examination sessions. The Inspector's report was published in October 2019. Given the stage of preparation it can be attributed significant weight.

The relevant policies are:
 GG2 Making the best use of and
 D2 Delivering good design
 D6 Optimising housing density

New Southwark Plan

22. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The

council concluded consultation on the Proposed Submission version (Regulation 19) in February 2018 and some Amended Policies were consulted on between January and May 2019. It is anticipated that the plan will be adopted in early 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

23. The draft policy that is relevant to this application is P17 (Efficient Use of Land) and P37 'Pubs'.

Canada Water Area Action Plan 2015

24. Policy 4 - Small scale shops, restaurants and cafes outside the town centre
Policy 21 - New homes
Policy 24 - Density of developments

Consultation responses

25. The application was originally consulted upon on 26 October 2018 and 11 comments were received.
26. There were nine objections, one supporting comment and one offering support and comments querying the likelihood of the commercial unit being converted to residential accommodation at a later date and highway impacts.
27. Since the quashed decision and following the receipt of amended plans, re-consultation was carried out for the amended scheme on 12 September 2019 and a total of 41 representations (39 objections) were received. Many of the objections raise similar points as the first round of consultation.
28. The areas for objection include:
- Concerns about the overbearing presence of the building;
 - Height- Impact of the design scale and bulk on the on the character of the area
 - Loss of the building
 - Loss of pub use
 - Impact of the scheme on neighbours outlook and daylight. Impacts on privacy of neighbouring residents;
 - Highway safety
 - Impact on trees. Disruption during construction;
 - Increased overlooking/enclosure of the neighbouring park;
 - Density
 - Impact of the basement Impact on the bus service;
 - Impact of the commercial unit on existing businesses.
29. These matters are discussed in the main sections of the report below.

The comments in support of the application include:

- That the public house that was previously on site was dilapidated and the redevelopment is welcomed;
- That potential impacts on neighbouring residents are not accurate;

There is no prevailing style of development in the area for which this should replicate.

30. Environmental Protection Team - No objections: conditions recommended.
31. Environment Agency (EA) - Highlighted that the flood risk data used was out of date. However, there would be no residential at ground level which would overcome any concern about the risk of flooding. An informative requiring a flood risk evacuation plan was recommended.
32. Thames Water - No objections - informatives recommended.

Principle of development

33. A previous application for the redevelopment of the public house was refused in July 2015 under ref 14/AP/4337, but at the subsequent appeal, the Planning Inspector determined that the loss of the public house met the criteria outlined in Southwark Plan policy 1.10 and that the principle of its loss was acceptable. In addition, prior approval for the demolition of the public house was granted in March 2017 and as noted above demolition has commenced. Following this, planning permission was granted under ref 17/AP/1766 in October 2017 for the redevelopment of the site. The principle of development to introduce commercial and residential use on the site had been established by virtue of that permission. It should be noted that this alternative extant permission 17/AP/1766 is the fall back to the current proposal. A condition was imposed on that permission which requires that development is commenced within three years (by 6 October 2020) and which is still possible to implement.
34. The introduction of new residential accommodation on the site is consistent with the prevailing character of the area and the retention of a small commercial (retail) use at ground floor level would provide some welcome animation at street level and a useful local facility. Both uses are supported by the Canada Water Area Action Plan and by guidance in the NPPF. The principle of development is therefore acceptable.

Density

35. The site has an area of approximately 0.03 hectares. The density of the proposed scheme including the ground floor commercial unit (but excluding the basement car park) is 855 habitable rooms/hectare (HR/Ha). This is comparable to the density of the extant 2017 scheme of 812 HR/Ha
36. The site is within the Suburban Zone as stipulated in the Core Strategy and Saved Southwark Plan and permits developments that have a density range of 200-350 HR/Ha. Whilst the density of the proposed development exceeds the density range, it should be noted that there is a planning policy requirement (Strategic Policy 5 of the Core Strategy and Saved policy 3.11 of the Southwark Plan 2007) to make efficient use of previously developed land, provided that other material considerations are not unduly impacted.
37. Strategic Policy 5 of the Core Strategy states that within the opportunities areas and action area cores the maximum densities set out above may be exceeded when developments are of an exemplary standard of design. The council's Residential Design Standards SPD goes on to give guidance on what is to be considered as being of an exemplary standard of design applicants.

38. The standards expect applications to demonstrate that the proposed schemes would:
- Significantly exceed minimum floorspace standards
 - Provide for bulk storage
 - Include a predominance of dual aspect units in the development
 - Exceed the minimum ceiling height of 2.3 metres required by the Building Regulations
 - Have natural light and ventilation in kitchens and bathrooms
 - Exceed amenity space standards set out in this Residential Design Standards SPD
 - Meet good sunlight and daylight standards
 - Have excellent accessibility within dwellings including meeting Approved Document M of the Building Regulations M4(2) standard for all non wheelchair-user homes
 - Minimise corridor lengths by having an increased number of cores
 - Minimise noise nuisance in flatted developments by stacking floors so that bedrooms are above bedrooms, lounges are above lounges etc.
 - Obtain Secured by Design certification
 - Have exceptional environmental performance that exceeds the standards set out in the Sustainable Design and Construction Supplementary Planning Document
 - Maximise the potential of the site as demonstrated in the applicant's Design and Access Statement.
 - Make a positive contribution to local context, character and communities, including contributing to the streetscape.
39. It is considered that the proposal would meet and exceed many of the standards and is discussed further below.
40. The emerging New Southwark Plan policy P17 Efficient Use of Land requires development to maximise the efficient use of land especially for housing. The aim is to ensure that these new homes are of an excellent standard of accommodation. Development must achieve an exemplary standard of residential design. To achieve this, the proposal must take into consideration the site context, the impact on the amenity of adjoining occupiers, and the quality of accommodation.
41. The draft New London Plan removes the density matrix and instead provides a framework that would enable the most appropriate form of development that responds to the site's context and capacity for growth. Draft Policy D1B seeks to optimise site capacity through following the design led approach in development proposals. The Inspector's report on the draft New London Plan raised no objection to the removal of the density matrix. The removal of the density matrix should be noted and that the emphasis is now more on the standard of design.
42. As discussed in the other relevant sections of the report below, the scheme is considered to be of high quality design that would provide for good standard of accommodation and the impacts to the neighbours are minimised. As such, the density of the scheme is considered acceptable in the context of the surrounding area.

Environmental impact assessment

43. The nature and scale of the application does not warrant an Environmental Impact Assessment, as per the criteria established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

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

Outlook and privacy

44. In terms of outlook, it is noted that there are three duplex units occupying the third and fourth floors at Timbrell Place. These three units are single aspect and directly face the application site.
45. The minimum and maximum separation distance between Timbrell Place and the former Public House is approximately 8.8m and 11.8m. Similar to the existing situation, a boundary fence of the proposed development would run the length of the site. The height of the proposed boundary fence would be at least 2.5m. At the first floor the proposed scheme is set further back compared to the extant scheme of the 2017 approval. This scheme was initially taller at the eaves than the consented scheme but has since been reduced. There remains at least 13m separation between the proposed building and windows of Timbrell Place.
46. It is also noted the mature trees that are just beyond the southern boundary of the application site will continue to provide some screening between the two, though this would be more successful during spring/summer months. It is recommended that a planning condition is imposed should members be minded to approve to ensure that measures are instigated to protect the root protection areas of these trees where they extend into the application site.
47. Although the upper storeys would appear in immediate views from existing properties at Timbrell Place, the set-back would be less imposing than the scheme dismissed at appeal and the top of the building is now lower than the ridge of the extant 2017 scheme. It is noted that the top of the building of the proposed scheme would be taller than the eaves height of the consented scheme, but the current scheme has the taller elements set further back from Timbrell Place. This reduces this building further. Furthermore, as the scheme is a formation of cubed blocks it creates a stepped profile on the rear. This rhythm creates a different profile at roof height and therefore has a slightly different impact on the views from Timbrell Place compared to the extant 2017 scheme.
48. The revised scheme also proposes the removal of the deck access at the rear which would reduce some of the bulk especially at first floor level. There are small windows on the first and third floor serving bedrooms and living rooms, but these are screened by the large mature trees and are small in size.
49. While the roof profile is different to the consented scheme which was pitched, the overall design, coupled with the protection of the existing trees would result in a building that would not significantly harm neighbours' outlook. Furthermore, the green walls on the rear elevation would soften the appearance of the building and provide a better outlook. It is considered that the proposal would be consistent with Southwark Plan policy 3.2 in this regard.
50. In addition to the aspects discussed the windows on the south elevation are obscure glazed. As a note while screening can be implemented to limit overlooking, overlooking of the existing gardens at Timbrell Place existed from the accommodation at the first floor of the pub.. Therefore, the impact from this scheme is considered to be acceptable. This measure adequately addresses any concern about loss of privacy.

Daylight/sunlight

51. The reduction in daylight for residents at Timbrell Place formed a reason for refusal of the dismissed appeal scheme. However, a subsequent application was approved whereby minor impacts have been recorded and found to be acceptable. The submitted daylight

assessment for the current application considers the impacts on all of the residential properties around the perimeter of the Clipper site: Timbrell Place (564 Rotherhithe Street), 269-279 Rotherhithe Street, 1-3 Filigree Court and 14-16 Patina Road.

52. The applicant has submitted a revised daylight and sunlight assessment for the amended scheme. Local residents have also appointed daylight consultants on their behalf to review the submitted assessment and have made comments on the results.
53. The Building Research Establishment (BRE) guidelines 'Site Layout Planning and Daylight and Sunlight' (2011) has been used to assess the impact on daylight and sunlight. The daylight assessment uses the Vertical Sky Component (VSC) methods. Absolute VSC considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the residential windows which look towards the site. The BRE target figure for VSC is 27% or greater to maintain good levels of daylight (the maximum value being 40% for a completely unobstructed wall).
54. The BRE advises that acceptable levels of daylight can still be achieved if VSC levels are within 0.8 (or 80%) of their original value. Any greater loss (i.e. loss of 20% or more) would mean there would be a noticeable reduction in the amount of daylight received.

564 Rotherhithe Street (Timbrell Place)

55. 43 windows of Timbrell Place have been assessed using the VSC test. The report states that ten windows experience reductions in excess of 20%, five of these are secondary windows, meaning five primary windows are impacted due to the proposal. This improvement is as a result of the reduction in the building's height and bulk on the previous iteration of this scheme (see table below). Whilst it is noted that there is an impact on the five primary windows, this is due to some of the windows that are over hung by balconies and therefore a factor influencing this outcome which are not attributed to the proposal site.
56. The BRE guide acknowledges that when a window has an obstruction which limits the amount of daylight received, a larger relative reduction in VSC may be unavoidable. This is because the existing building contributes to its poor daylighting. A test can be applied to assess whether the existing building is the main factor as to why poor daylight is received.
57. The residents' daylight consultant made a comment that guidance for the balconies is normally used when judging the VSC of a newly designed scheme. However, the BRE guide is clear that additional tests can be carried out without the balconies in place for existing developments. Once this test has been undertaken it is evident that the majority of windows would have acceptable levels of VSC and have a low impact upon existing levels. In an urban location the impact on daylight may be unavoidable and the BRE guidance acknowledges this. In these circumstances it is whether the impact is so detrimental that it would be harmful to the existing occupiers. It is not considered in this case that the small number of windows impacted upon would be detrimental to the occupiers given the situation set out. Not to mention that given the reduction in height of the proposed building and that many of these effected windows were only marginally impacted that some may no longer notice any effect.
58. The greatest VSC loss is to Window 63, which serves a first floor bedroom in Flat 14 and has a ratio of 0.69 (loss of 31%) of its former value. As such, the applicant was asked to carry out further tests by looking at the daylight distribution of the windows at 564 Timbrell Place. It is acknowledged that this window (Number 63) would lose a high proportion of daylight distribution (ratio of 0.67 or 33%). While this cannot be overcome it is recognised that the window serves a bedroom where light is typically less important given the nature and general

time of use. Furthermore, as demonstrated below, the detailed analysis including the ‘without balconies’ scenario shows that it is the balconies that restrict the daylight levels. Also, when compared to the extant 2017 scheme the resultant VSC level is only very marginally lower.

59. As set out in the BRE Guide, this particular daylight distribution test can only be undertaken where room layouts are known. The above has been based on best estimates rather than accurate floorplans. As such, the VSC is generally recommended as the appropriate parameter to use and should be given more weight.
60. The table below summarises the change to the VSC levels on Timbrell Place. The first column is the ratio of loss for the extant scheme 17/AP/1766. The second column is the ratio of loss for the first iteration of this application and the final column is the result for the second (current) iteration of this application. The figures in bold are those that do not meet the BRE recommendations. The figures in italics and marked as ‘S’ are secondary windows.

Window reference	Extant scheme 17/AP/1766 Ratio of loss		First iteration current application Ratio of loss		Second iteration current application Ratio of loss	
	With balconies	Without balconies	With balconies	Without balconies	With balconies	Without balconies
44	1.0		0.99		0.99	
45	1.0		0.98		0.98	
49	0.99		0.92		0.95	
46	1.0		0.99		0.99	
50	0.99		0.98		0.99	
58	0.99		0.98		0.99	
47	1.0		0.99		1.0	
48	0.98		0.98		0.96	
48a	1.0		0.98		0.98	
51	1.0		0.99		1.0	
60	1.0		0.99		1.0	
52	0.95		0.89		0.88	
56	0.99		0.95		0.96	
53 (S)	0.8		0.65		0.74	
54	0.8		0.65	0.66	0.74	0.74
55 (S)	0.8		0.65		0.74	
57	0.84		0.7	0.71	0.8	
59	0.88		0.77		0.87	
61	0.94		0.86		0.95	
62	0.8		0.66	0.68	0.76	0.77
63	0.74	0.84	0.53	0.72	0.69	0.82
64	0.88		0.78		0.88	
65	0.94		0.86		0.95	
66	0.8		0.64	0.71	0.74	0.8
67	0.82		0.68	0.74	0.79	0.84
68	0.87		0.76	0.8	0.86	
69	0.94		0.85		0.95	
70 (S)	0.75		0.56		0.69	
74	0.82		0.67	0.75	0.73	0.83
78 (S)	0.84		0.72		0.81	
79	1.0		1.0		1.0	
71 (S)	0.83		0.69		0.8	

75	0.84		0.71	0.77	0.78	0.85
80	0.89		0.8		0.87	
81	1.0		1.0		0.87	
72	0.89		0.79		0.88	
76	0.9		0.8		0.89	
73	0.94		0.87		0.95	
77	0.95		0.88		0.96	
82	0.91		0.83		0.9	
83	1.0		1.0		1.0	
84	0.95		0.89		0.96	
85	1.0		1.0		1.0	

269-279 Rotherhithe Street

61. 42 windows of 269-279 Rotherhithe Street were assessed using the VSC test. None of the windows received a greater loss (i.e. loss of 20% or more) meaning there would be no noticeable reduction in daylight.

1-3 Filigree Court

62. 16 windows of 1-3 Filigree Court were assessed using the test. None of the windows received a greater loss (i.e. loss of 20% or more) meaning there would be no noticeable reduction in daylight.

14-16 Patina Road

63. 27 windows of 14-16 Patina Road were assessed using the VSC test. With the submission of the revised scheme none of the windows received a greater loss (i.e. loss of 20% or more) meaning there would be no noticeable reduction in daylight.
64. It is considered that overall there are good levels of daylight and the individual shortfalls, which are associated to single windows are less of a critical factor and taking into account that many reductions result from the presence of balconies. The residual light levels would also be relatively high for an urban location and are therefore considered acceptable.
65. The residents' own daylight consultant questioned the use of Average Daylight Factor (ADF) in the applicant's assessment, but this is inaccurate as the ADF test has not been used. The residents have also questioned the applicant's claim that the results are acceptable given the urban location context. The residents note that the site is in fact within the 'Suburban zone' as designated in the local plan. This however, refers to the general character of the area. The site within this part of Rotherhithe does indeed have a more suburban character, but it is also within inner London, which is very much an urban location.

Sunlight

66. The applicant has tested the surrounding windows to assess the impact on sunlight received. Those windows which are 90 degrees due south of the proposal site all pass the annual sunlight hours and winter sunlight hours test. In this regard the proposal satisfies the BRE direct sunlight to window recommendations.

Overshadowing

67. The proposal would not lead to areas of any existing garden or open space receiving less

than two hours of sunlight on 21 March.

Impacts during construction

68. The proposal only represents a modest amount of development and it is considered that the potential disturbance that might arise during the construction process, such as noise, dust or highway safety concerns, can be adequately dealt with under existing environmental and highways legislation, respectively. The applicant is encouraged to contact the Highway Authority prior to implementing any planning permission and an informative is recommended.

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

69. The site is surrounded by residential uses and therefore would be compatible with the new development. To protect future residents from sound transmission from the commercial unit, conditions are recommended.
70. Concerns were raised by local occupiers that the proposed commercial unit (A1 retail use) would take away their custom, leading to loss of their own business. This area is mainly residential and the provision of modest sized A1 retail use would be beneficial in providing additional service to the local community. Competition for an existing commercial use is not a material planning consideration in this case.

Car Parking

71. Plans show that five car parking spaces would be provided within the basement and access would be gained from Patina Walk. The access point is in a similar position to previous proposals and considered acceptable. Though concerns were raised about vehicles blocking Patina Walk while waiting for the car lift, it is considered that the flow of vehicles in and out of the car lift would be low and the likelihood of vehicles dwelling would be small. It takes less than one minute for the car lift to go from the ground to the basement level, cars could potentially pass or would be waiting for the gates in Timbrell Place to open anyway. The car park is only for five parking spaces which is a low number and the movements expected would be low. There is unlikely to be a high level of conflict between cars entering Timbrell Place and the new development. Car parking on the site would reduce the pressure for on-street parking and on balance, the impact of waiting for the lift and its impact on the traffic coming in and out of the car park on Timbrell Place would be acceptable. A section 278 agreement for highway works is required to reinstate the crossover and make good the pedestrian footway.
72. In terms of the parking proposed the Core Strategy and Southwark Plan make clear that car parking should be minimised. It is acknowledged that the site has relatively poor public transport accessibility (2) and is not located within a Controlled Parking Zone. An absence of car parking could therefore lead to additional pressure on kerbside parking, which has been raised as a concern. The provision of car parking spaces is considered a reasonable response in this location. It is not considered that the inclusion of car parking spaces would generate a high number of vehicle movements such that highway safety would be compromised.

Cycle parking

73. Long-stay cycle parking storage areas are provided for residents at the rear of the site which would be beneath the first floor overhang. Any customer cycle parking on the highway would require separate approval from the Highways Authority. A condition is recommended

requiring two cycle spaces for visitors.

Servicing

74. Six residential units and a small retail unit are only likely to generate very modest trip generation for servicing and this can be adequately dealt with at the kerbside. Servicing for the retail unit would be on the street, it is not considered that this would block the access from Silver Walk to Filigree Court, which was a concern s raised by residents. A refuse storage area is proposed at the north western corner on the ground floor. These are shown to be separate between residential and the commercial use.

Design issues

75. This scheme would be an improvement on the extant permission for a rather pastiche building, which references one or two types of building in the vicinity but by no means is the defining characteristic of the area.
76. The scheme has been revised since the quashed decision and the proposal would offer a lower building to that approved and it would be less deep, although it takes up the entire site.
77. Concerns have been raised by residents over the design of the building. In contrast to the extant scheme, however, the presently proposed design is striking with a series of staggered projecting bays on each façade. These are not arbitrary but are a product of the plan form. This arrangement of maisonettes is designed to create interesting internal spaces but restricts views over the properties to the rear by providing side windows. This helps reduce overlooking. The result is a much more lively rear façade and a more characterful façade at the front, facing towards a small park. This is welcomed as it adds to the diverse character of the area.
78. The imposing form of the building is such that it will stand out locally in what is otherwise a residential area that was part of the London Docklands Development Corporation (LDDC) development, but retains its richness by the roof profile. This prominence of the design is acceptable partly because of the building's ground floor retail use which means it will become a destination in a residential area and partly the townscape prominence of the site next to a park.
79. The façade materials are predominantly London stock brick, glazed brick, chamfered brick, cladding with folded metal reveals and soffits to the double height bays at the front of the building. At the top of the building and between the bays, a white glazed brick is to be used. All of this will emphasise the geometry of the building and is supported. The green wall facade variant is perhaps the most interesting and has the additional advantage of appearing a little softer where it faces neighbours and a condition is recommended for details of this to be submitted.
80. The scheme has separate residential and commercial accesses. The dwellings would be accessed via a gate on Patina Walk and Rotherhithe Street. This would lead to a walkway on ground floor and three sets of external stairwells which would provide access to the flats. The external stairwells extend from ground to first floor levels after which access would become internal. The privacy of neighbours has been raised as a concern by local residents, but the external stairwell is limited and is for access only from ground to first floor level. The individual entrances to the flats are screened from the neighbours' gardens, thereby limiting opportunity for overlooking. A vehicular access is proposed from Patina Walk, this would provide access to the basement car park. A separate pedestrian lift would provide access back to ground level where the residential entrance is.

81. Some neighbours have raised the issue about the historic character of the area and the loss of the existing pub. As noted earlier in this report the pub has been demolished pursuant to the prior approval. The area has a mix of character, and whilst there is a general warehouse type of architecture in the area, it is not the defining characteristic of the area.
82. Overall the scheme proposes a well-designed block which contributes to the visual appeal of the area. It has carefully been designed to minimise the impact on neighbours by maintaining a slim profile and reduced in height compared to the approved scheme. On this basis it is considered the design is thought-out and contributes to the townscape.

Quality of accommodation

Space Standards

83. The proposal is for 6 units in a maisonette formation. Each of the units would comply with the Nationally Described Space Standards. All rooms would meet the requirements in the Residential Design Standards SPD. All units are dual aspect which helps with natural ventilation.

Unit Number	Unit Type	Residential Design Standards SPD requirement (sqm)	Proposed size (sqm)
Unit 1	2b4p	70	76
Unit 2	2b4p	70	79
Unit 3	2b3p	61	76
Unit 4	2b4p	70	78
Unit 5	2b4p	70	81
Unit 6	2b4p	70	78

Outlook

84. The outlook from each unit would be excellent with each unit overlooking the park. In addition at the rear, the side windows would allow oblique views whilst also allowing light into the units. The overall outlook from the building is considered to be excellent.

Amenity space

85. The proposal offers all units private terraces which meet the Residential Design Standards and London Plan requirements. Each dwelling would have a view which looks over the park which is beneficial. The Residential Design Standards SPD stipulates that there should be a minimum of 50sqm of communal amenity space for each flatted development. The current scheme does not provide this. As such, the applicant has agreed to offset this with a s106 contribution. The shortfall is 50sqm and the council's S106 Planning obligations and CIL SPD states that any shortfall in the required provision of amenity space will be charged at £205 per square metre. In this instance, this would equate to £10,250.

Daylight/sunlight

86. All residential developments should maximise sunlight and daylight within the new development. The Residential Design Standards SPD states that all development must have acceptable natural daylight and ventilation to all habitable rooms to the following standards: An area of glazing which is equivalent to at least 10% of the internal floorspace of each

habitable room must be provided. In this proposal the units would all have more than 10% glazing based on the overall floorspace. Further, most rooms have access to terraces which provides large doors for ventilation. In this regard the proposal meets the daylight test and overall would have very good levels of daylight/sunlight due to the very large openings.

Impact on trees

87. Objectors have raised concerns about the impact of the development on the existing large mature trees. Though there are no trees within the application site, a number of trees are just beyond the southern boundary of the site, particularly the two prominent Norwegian Maple trees between the site and Timbrell Place. These trees provide important screening for residents and through their size and maturity have amenity value that warrants their protection. The root protection areas for these trees extend into the development site and it is recommended that a planning condition is included to secure appropriate protection measures during demolition/construction. This equally applies to the trees which are within the park on the north side of the site. The submitted Arboricultural Impact Assessment and the protection of the trees has been considered by the Urban Forester who has recommended the attached conditions in order to protect the surrounding trees.

Mayoral and Southwark Community Infrastructure Levy (CIL)

88. The proposal is defined as a minor application and by virtue of not meeting the thresholds of 10+ units or a total of 1000sqm it would trigger limited s106 planning obligations.
89. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
90. In this instance the scheme is liable for both Mayoral and Southwark CIL payments. Mayoral CIL is approximately £48,251.08 with Southwark CIL at £193,047.28.

S106 Obligations

91. As outlined above, the applicant has agreed to pay £10,250 to offset the shortfall in communal amenity space. The s106 agreement will also require the applicant to enter into a s278 highways agreement with the council for the works to the highway. In the event that an agreement has not been completed by 16 June 2020, the Committee is asked to authorise the Director of Planning to refuse permission, if appropriate, for the following reason:

In the absence of a signed S106 legal agreement there is no mechanism in place to secure mitigation for the lack of communal amenity space and to ensure that highway works are satisfactory and it would therefore be contrary to Saved Policy 2.5 Planning Obligations, 4.2 Quality of Residential Accommodation of the Southwark Plan 2007, Strategic policy 12 Design and Conservation and Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy 8.2 Planning Obligations of the London Plan (2015) and the Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Sustainable development implications

92. Lighting

An external lighting strategy would be conditioned to protect against intrusive lighting both in terms of amenity and for the protection of the neighbouring fauna/flora.

Flood risk

93. The site is within a Flood Zone 3. Whilst the Environment Agency commented that the data was out of date, it also noted that there would be no residential at ground level which would overcome any concern about the risk of flooding. An informative requiring a flood risk evacuation plan would be attached.

Other mattersArchaeology

94. An archaeological assessment has been undertaken, which demonstrates that the site has low potential for archaeological remains on site. No further archaeological work is required because the materials found are river deposits.

Contamination

95. The proposal utilises the existing basement and proposes a relatively small enlargement. The council's environmental protection team have recommended a condition that requires an assessment and remediation in the event that contamination is discovered.

Conclusion on planning matters

96. The application for a new residential building with retail at ground floor is acceptable in principle. The proposed design and quality of accommodation is of a high quality and the scheme contributes to meeting the council's objectives by redeveloping a site that is vacant and provides needed housing. The proposal as such provides significant public benefit. The amenity impacts on the surrounding properties have been assessed and are also considered generally acceptable.

Consultations

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

Consultation replies

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

Community impact statement / Equalities Assessment

99. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:

- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

- b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
- Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low
- c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.

100. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
101. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.
102. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

103. 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.
104. This application has the legitimate aim of providing 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/ 271-562 Application file:18/AP/3420 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing 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 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Wing Lau, Planning Officer	
Version	Final	
Dated	6 January 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		4 March 2020

Consultation undertaken

Site notice date: 24/10/2018

Press notice date: 01/11/2018

Case officer site visit date: 24/10/2018

Neighbour consultation letters sent: 26/10/2018

Re-consultation letters sent: 12/09/2019

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
Thames Water - Development Planning

Neighbour and local groups consulted:

Room 3 15 Pattina Walk SE16 5HT	12 Timbrell Place Rotherhithe Street SE16 5HU
Room 2 15 Pattina Walk SE16 5HT	11 Timbrell Place Rotherhithe Street SE16 5HU
Room 1 15 Pattina Walk SE16 5HT	10 Timbrell Place Rotherhithe Street SE16 5HU
Room 4 15 Pattina Walk SE16 5HT	5 Timbrell Place Rotherhithe Street SE16 5HU
281 Rotherhithe Street London SE16 5EY	2 Timbrell Place Rotherhithe Street SE16 5HU
Room 6 15 Pattina Walk SE16 5HT	1a Timbrell Place Rotherhithe Street SE16 5HU
Room 5 15 Pattina Walk SE16 5HT	1 Timbrell Place Rotherhithe Street SE16 5HU
Room 6 14 Pattina Walk SE16 5HT	2a Timbrell Place Rotherhithe Street SE16 5HU
Room 1 14 Pattina Walk SE16 5HT	4 Timbrell Place Rotherhithe Street SE16 5HU
Living Accommodation 562 Rotherhithe Street SE16 5EX	3a Timbrell Place Rotherhithe Street SE16 5HU
Room 2 14 Pattina Walk SE16 5HT	3 Timbrell Place Rotherhithe Street SE16 5HU
Room 5 14 Pattina Walk SE16 5HT	14 Timbrell Place Rotherhithe Street SE16 5HU
Room 4 14 Pattina Walk SE16 5HT	25 Timbrell Place Rotherhithe Street SE16 5HU
Room 3 14 Pattina Walk SE16 5HT	24 Timbrell Place Rotherhithe Street SE16 5HU
1 Filigree Court London SE16 5HL	23 Timbrell Place Rotherhithe Street SE16 5HU
275a Rotherhithe Street London SE16 5EY	26 Timbrell Place Rotherhithe Street SE16 5HU
273a Rotherhithe Street London SE16 5EY	29 Timbrell Place Rotherhithe Street SE16 5HU
279 Rotherhithe Street London SE16 5EY	28 Timbrell Place Rotherhithe Street SE16 5HU
277a Rotherhithe Street London SE16 5EY	27 Timbrell Place Rotherhithe Street SE16 5HU
The Clipper 562 Rotherhithe Street SE16 5EX	22 Timbrell Place Rotherhithe Street SE16 5HU
281a Rotherhithe Street London SE16 5EY	17 Timbrell Place Rotherhithe Street SE16 5HU
279a Rotherhithe Street London SE16 5EY	16 Timbrell Place Rotherhithe Street SE16 5HU
277 Rotherhithe Street London SE16 5EY	15 Timbrell Place Rotherhithe Street SE16 5HU
4 Filigree Court London SE16 5HL	18 Timbrell Place Rotherhithe Street SE16 5HU
3 Filigree Court London SE16 5HL	21 Timbrell Place Rotherhithe Street SE16 5HU
2 Filigree Court London SE16 5HL	20 Timbrell Place Rotherhithe Street SE16 5HU
14 Pattina Walk London SE16 5HT	19 Timbrell Place Rotherhithe Street SE16 5HU
275 Rotherhithe Street London SE16 5EY	40 Lavender Road London SE16 5DZ
273 Rotherhithe Street London SE16 5EY	14 Filigree Court London SE16 5HL
15 Pattina Walk London SE16 5HT	7 Filigree Court London SE16 5HL

8 Timbrell Place Rotherhithe Street SE16 5HU
7 Timbrell Place Rotherhithe Street SE16 5HU
6 Timbrell Place Rotherhithe Street SE16 5HU
9 Timbrell Place Rotherhithe Street SE16 5HU

28 Timbrell Place London Se16 5HU
24 Timbrell Place Rotherhithe Street SE16 5HU
15 Filigree Court London SE16 5HL
Sophia Square London SE16 5XL

Consultation responses received**Internal services**

EPT - no objections.

Statutory and non-statutory organisations

Environment Agency
Thames Water - Development Planning

Neighbours and local groups

Representations have been received objecting and supporting the scheme. These are reported in the main section of the report.

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	Designer London Developments Ltd	Reg. Number	18/AP/3420
Application Type	Full Planning Application	Case Number	TP/271-562
Recommendation	Grant with legal agreement		

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Redevelopment of public house (Use Class A4) to provide a part one/part four storey building comprising ground floor retail space (Use Class A1) and 6 residential units of 1 x 1bed & 6 x 2bed (Use Class C3); basement car parking; private amenity space and associated works.

At: THE CLIPPER, 562 ROTHERHITHE STREET, LONDON SE16 5EX

In accordance with application received on 19/10/2018

and Applicant's Drawing Nos. Application form

Application: Covering letter

Air quality assessment

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Archaeology assessment - GEOARCHAEOLOGICAL DEPOSIT MODEL

Archaeology assessment - Historic Building Recording

ARBORICULTURAL IMPACT ASSESSMENT

Daylight/Sunlight assessment July 2019

Design and access statement

Public Planning Application Update

HERITAGE PART OF RPS

BREEAM PRE ASSESSMENT

Flood risk assessment

Photographs and photomontages - Thurlow Street Brick Treatment_Reference to A224&A22

Photographs and photomontages - 190118_Rear Visualisation for rev03

Photographs and photomontages - 190118_Comparison_Front Elevations

Planning statement

Site location plan

Tree survey and assessment

SP02 - CAR PARK SWEPT PATH ANALYSIS (2 OF 2)

SP01 - CAR PARK SWEPT PATH ANALYSIS (1 OF 2)

A002 Rev 04- BLOCK PLAN

A200 Rev 04 - PROPOSED BASEMENT

A201 Rev 06- GF PLAN

A202 Rev 04 - FF PLAN

A203 Rev 04_SF PLAN

A204 Rev 04_TF PLAN

A205 Rev 04_ROOF PLAN

A221 Rev 04 - SILVER WALK ELEVATION

A222 Rev 05 - PATINA WALK ELEVATION

A224 Rev 04 - ROTHERHITHE STREET ELEVATION

A223 Rev 05 - REAR ELEVATION

A241 Rev 04- SECTION AA

A242 Rev 04- SECTION BB

EXISTING PATINA WALK ELEVATION
 EXISTING SILVER WALK ELEVATION
 EXISTING ROTHERHITHE STREET ELEVATION
 EXISTING REAR ELEVATION (VIEW FROM TIMBRELL PLACE)
 A101 - EXISTING LOWER GROUND FLOOR
 A102 - EXISTING GROUND FLOOR
 A103 - EXISTING FIRST FLOOR
 A104 - EXISTING ROOF PLAN

Subject to the following nineteen 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:

A002 Rev 04- BLOCK PLAN
 A200 Rev 04 - PROPOSED BASEMENT
 A201 Rev 05- GF PLAN
 A202 REV 04 - FF PLAN
 A203 Rev 04_SF PLAN
 A204 Rev 04_TF PLAN
 A205 Rev 04_ROOF PLAN
 A221 Rev 04 - SILVER WALK ELEVATION
 A222 Rev 05 - PATINA WALK ELEVATION
 A224 Rev 04 - ROTHERHITHE STREET ELEVATION
 A223 Rev 05 - REAR ELEVATION
 A241 Rev 04- SECTION AA
 A242 Rev 04- SECTION BB

Reason:

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

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

Reason

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

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

- 3 Prior to works commencing, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
- a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.
- b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.
- c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 4
- a) Prior to the commencement of any development, a site investigation and risk assessment shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The phase 1 site investigation (desk study, site categorisation; sampling strategy etc.) shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations. The subsequent Phase 2 site investigation and risk assessment shall be conducted in accordance with any approved scheme and submitted to the Local Planning Authority for approval prior to the commencement of any remediation that might be required.
- b) In the event that contamination is present, a detailed remediation strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
- d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other 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 2019.

5 Cycle Storage

The development authorised by this permission shall not begin until the local planning authority has received confirmation of an arrangement approved by the Highway Authority for 2 cycle parking spaces to be provided on the public highway. Thereafter the cycle parking facilities including the long-stay cycle stores as shown on the approved ground floor plan shall be provided prior to occupation and 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 2019, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

- 6 Before any work hereby authorised begins details of the foundation works including changes to levels to be used in the construction of this development, showing how the tree roots will be protected, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the use of trial holes or trenches to check for the position of roots. The development shall not be carried out otherwise than in accordance with any such approval given. All works shall adhere to BS5837: Trees in relation to demolition, design and construction (2012) and National Joint Utility Group, Guidance 10 - Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2).

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 2019 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.

- 7 Vertical gardens and planters

Before any above grade work hereby authorised begins, details (including a specification and maintenance plan) of the living walls/ vertical gardens and planters to be used in the carrying out of this permission shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given, and the living walls/ vertical gardens and planters are to be retained for the duration of the use.

Cross sections of planters shall be provided to show sufficient soil volumes to sustain planting. Where these are at ground level planters they shall have their bottoms open to native soil beneath.

Details of irrigation and a maintenance plan shall be provided so that water is available for the maintenance of all planters by mains, grey water or other sustainable drainage specification such as attenuation tanks with automated irrigation system.

Reason

So that the Council may be satisfied with the details of the landscaping scheme in accordance with The National Planning Policy Framework 2019 Chapters 8, 12, 15 & 16 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

- 8 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 2019 Chapters 8, 12, 15 & 16 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.

- 9 Prior to above grade works commencing, section drawings of the front and rear external facing walls shall be submitted to and approved in writing by the Local Planning Authority; the development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the development 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 2018, 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.

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

Reason:

In order to ensure that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.

- 11 The retail unit on the ground floor hereby approved shall meet BREEAM rating of Excellent.

Reason

To ensure the proposal complies with The National Planning Policy Framework 2018, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.3 Sustainability and 3.4 Energy Efficiency of the Southwark Plan 2007.

- 12 Before any above grade work hereby authorised begins, details of the means of enclosure for all site boundaries shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

In the interests of visual and residential amenity in accordance with The National Planning Policy Framework 2018, Strategic Policy 12 Design and conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of amenity, 3.12 Quality in Design, and 3.13 Urban design of the Southwark Plan 2007.

- 13 Prior to the commencement of the use hereby granted permission, a Lighting Plan shall be submitted to and approved by the Local Planning Authority.

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.

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 Before the first occupation of the development hereby permitted begins, storing of domestic and/or commercial refuse facilities as shown on the approved drawing shall be provided and made available for use by the occupiers of the development 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 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007

- 15 Any deliveries, unloading and loading to the commercial unit shall only be between the following hours: Monday to Sunday - 08:00 - 20:00.

Reason

To ensure that and occupiers of the development and occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity of The Southwark Plan 2007

- 16 Hours of Use standard
The commercial use hereby permitted for the ground floors shall not be carried on outside of the hours of 07:00 to 23:00 on Monday to Sunday.

Reason

To safeguard the amenity of neighbours in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

- 17 Each dwelling hereby permitted shall be constructed to achieve at least the optional standard 36(2b) of Approved Document G of the Building Regulations (2015).

Reason

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, saved policies 3.3 Sustainability and Energy Efficiency of the Southwark Plan and Policy 5.15 of the London Plan 2015 (Water use and supplies).

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

Bedrooms - 30dB LAeq, T * and 45dB LAFmax
Living rooms - 30dB 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 2019.

- 19 The windows on the rear elevation of the building shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining premises at 564 Rotherhithe Road from undue overlooking in accordance with The National Planning Policy Framework 2019, Strategic Policy 13 - High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 'Protection of Amenity' of the Southwark Plan 2007.

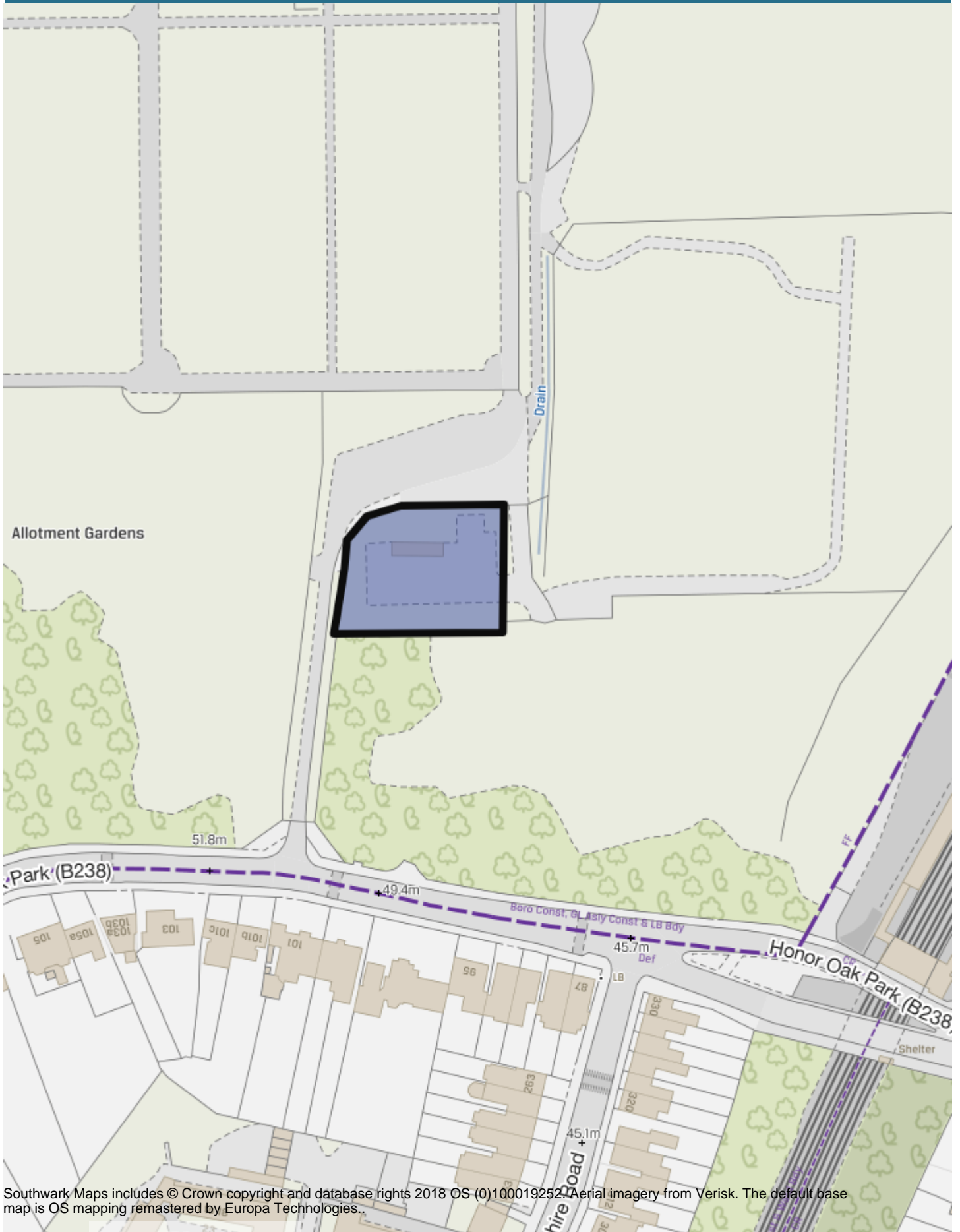
Statement of positive and proactive action in dealing with the application

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

Informatives

The application site lies within a flood risk zone and you are advised that a flood plan, for implementation in the event of a flood or likelihood of a flood, should be prepared by the property owners/occupiers as to how they will manage their own flood risk before the premises are occupied. Further information about flood risk zones and how to prepare a flood plan can be found at www.environment-agency.gov.uk/flood.

A positive pumped device (or equivalent reflecting technological advances) to avoid the risk of storm water backflow should be installed, on the assumption that the sewerage network may surcharge to ground level during storm conditions.



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Item No. 7.2	Classification: Open	Date: 16 March 2020	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 19/AP/7365 for: Full Planning Application Address: CAMBERWELL NEW CEMETERY, BRENCHLEY GARDENS, LONDON SOUTHWARK SE23 3RD Proposal: Retention of a new single storey modular unit for continued use by grounds maintenance staff of the Cemetery and demolition of the existing modular structure.		
Ward(s) or groups affected:	Peckham Rye		
From:	Director of Planning		
Application Start Date 16/12/2019		Application Expiry Date 10/02/2020	
Earliest Decision Date 28/01/2020			

RECOMMENDATION

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

BACKGROUND INFORMATION

Site location and description

2. The application site is within the grounds of Camberwell New Cemetery and comprises 1039 sq. m. of land to the southeast, which is accessible from Honor Oak Park (B238). Allotments are located immediately to the west of the site and a recreation ground, the cemetery and the chapel are located to the north. The site includes an existing messroom facility on a large area of hard standing surface.
3. The site is subject to the following designations:
 - Metropolitan Open Land (MOL)
 - Site of Importance for Nature Conservation (SINC)
 - Air Quality Management Area
 - Peckham and Nunhead Action Area
 - Suburban Density Zone – Middle
4. The application site is not in a conservation area, however the Honor Oak Rise Conservation Area is located approximately 350 metres to the west. There are no listed buildings within the site boundary although there are a number of listed buildings within the boundary of Honor Oak Park and Camberwell New Cemetery, the most notable being the Church of St Augustine to the west and the mortuary chapels which

are Grade II listed.

Details of proposal

5. This application has been submitted by the council's parks and leisure team for the retention of a single storey unit comprising a maximum of 4.1m in height, 12m in length and 3.6m in depth. The structure has been brought onto the site and placed on a plinth but is not in use at the moment. This steel structure would replace a dilapidated structure to the north of the newly constructed unit that on completion will be occupied by staff who carry out the grounds maintenance on London Borough of Southwark Cemeteries. The existing old unit is in a state of disrepair and will therefore be demolished when the new facility is completed.
6. The new modular structure is from the temporary library facility used as part of the Heygate Estate development. Re-use of this modular unit is therefore positive and considered a sustainable use of materials.
7. The erection or construction and the maintenance, improvement or other alteration by a local authority of any small ancillary building, works or equipment on land belonging to or maintained by them falls under Part 12 Class A of the General Permitted Development Order 2015. The applicant understood that the structure would comply with the height and volume requirements under this class but when it was brought to the site and placed on the plinth, it transpired it was 10cm higher than the 4m height restriction under this class.

Planning history

8. There is an extensive planning history within Camberwell New Cemetery, in relation to the crematorium and the chapel; however, there is no relevant planning history within the red line boundary of the site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

9. The main issues to be considered in respect of this application are:
 - a) Principle of development
 - b) Impact of proposed development on amenity of adjoining occupiers and park users
 - c) Environmental considerations
 - d) Trees and landscaping

Adopted planning policy

National Planning Policy Framework (NPPF)

10. The revised National Planning Policy Framework ('NPPF') was published in February 2019 which sets out the national planning policy and how this needs to be applied. The NPPF focuses on sustainable development with three key objectives: economic, social and environmental.
11. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Chapter 2 Achieving sustainable development
 Chapter 12 Achieving well-designed places
 Chapter 13 Protecting Green Belt land
 Chapter 15 Conserving and enhancing the natural environment

London Plan 2016

12. The London Plan is the regional planning framework and was adopted in 2016. The relevant policies of the London Plan 2016 are:

Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.17 Metropolitan open land
 Policy 7.18 Protecting open space and addressing deficiency

Core Strategy 2011

13. The Core Strategy was adopted in 2011 providing the spatial planning strategy for the borough. The strategic policies in the Core Strategy are relevant alongside the saved Southwark Plan (2007) policies. The relevant policies of the Core Strategy 2011 are:

Strategic Policy 1 Sustainable development
 Strategic Policy 11 Open spaces and wildlife
 Strategic Policy 12 Design and conservation
 Strategic Policy 13 High environmental standards

Southwark Plan 2007 (saved policies)

14. In 2013, the council resolved to 'save' all of the policies in the Southwark Plan 2007 unless they had been updated by the Core Strategy with the exception of Policy 1.8 (location of retail outside town centres). Paragraph 213 of the NPPF states that existing policies should not be considered out of date simply because they were adopted or made prior to publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework. The relevant policies of the Southwark Plan 2007 are:

Policy 3.2 Protection of amenity
 Policy 3.12 Quality in design
 Policy 3.13 Urban design
 Policy 3.25 Metropolitan open land (MOL)

Draft New London Plan

15. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Minor suggested changes to the plan were published on 13 August 2018 and an Examination in Public (EIP) began on 15 January 2019 and closed in May 2019.
16. The Inspector's report and Panel Recommendations were issued to the Mayor of London in October 2019. The Mayor then issued his intentions to publish the London Plan along with a statement of reasons for not including all of the Inspector's recommendations to the Secretary of State. The Secretary of State will respond to the Mayor, due before 17 February 2020. Until the London Plan reaches formal adoption it can only be attributed limited weight.

New Southwark Plan

17. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019.
18. The New Southwark Plan Submission Version – Proposed Modifications for Examination was submitted to the Secretary of State in January 2020 for Local Plan Examination. It is anticipated that the plan will be adopted in late 2020 following an Examination in Public (EIP). As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

Consultations

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

Summary of consultation responses from internal, statutory and non-statutory consultees

20. Environmental Protection Team – No objection.

Ecology – Satisfied with the proposed application. Soft removal of the existing messroom roof materials is advised in case any bats are present.

Urban Forester – No objection.

Summary of public consultation responses

21. No public comments have been received.

Principle of development

22. The proposed development involves the retention of a single storey modular unit within the grounds of Camberwell New Cemetery to provide an office, toilet and small kitchen for staff that carry out the grounds maintenance. The location of the unit, following the removal of the existing unit, would allow for a more efficient working space within the yard, which is supported. The unit replaces an existing unit on site and as such, the land use has already been established on site. The principle of development in land use terms is therefore supported.
23. The application site falls within Metropolitan Open Land (MOL) designation and accordingly, any development must comply with the requirements of Policy 7.17 of the London Plan and Saved Policy 3.25 of the Southwark Plan. Saved Policy 3.25 of the Southwark Plan states that within MOL, planning permission will only be permitted for appropriate development which is considered to be the following purposes:
 - i) Agriculture and forestry; or
 - ii) Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of MOL and which do not

- conflict with the purposes of including land within MOL; or
- iii) Extension of or alteration to an existing dwelling, provided that it does not result in disproportionate additions over and above the size of the original building; or
- iv) Replacement of an existing dwelling, providing that the new dwelling is not materially larger than the dwelling that it replaces.

This is also carried forward within emerging draft Policy P56 of the draft New Southwark Plan.

24. The proposal is an essential facility for cemeteries and in line with Saved Policy 3.25 of the Southwark Plan the unit must preserve the openness of MOL. The existing use of the site is being occupied as a hard standing yard. By virtue of its scale, height and siting and location to the south eastern corner of the MOL designation, it is considered that the unit would not impact on the wider openness of the MOL, with no alteration to the existing use and hardstanding of the yard. Furthermore, the existing unit would be removed and therefore the proposal would not result in the cumulative impact of development.
25. The application site also falls within a Site of Importance for Nature Conservation (SINC). Saved Policy 3.28 of the Southwark Plan states that development will not be permitted which would damage the nature conservation value of Sites of Importance for Nature Conservation (SINC) and that where, exceptionally, such developments are permitted, and the Council will seek mitigation and/or compensation for the damage to biodiversity.
26. The scope of the works would not adversely impact on the nature conservation value of the site; due to the existing use of the yard the site does not have any ecological significance and the scale of the development is minimal.

Impact of proposed development on amenity of adjoining occupiers and users of the park

27. The development would be limited to the grounds of Camberwell New Cemetery itself and as such, would not directly impact on the properties surrounding the cemetery. The nearest residential properties are located approximately 92 metres from the constructed ancillary building.
28. The building would ensure that appropriate facilities are provided for the staff maintaining the grounds of the cemetery and can therefore be considered a public benefit.

Design issues

29. The minimal scale and form of the proposed modular unit, at a maximum of 4.1m in height, 12m in length and 3.6m in depth, is not considered to impact the wider openness of the MOL. The retention of the steel structure, clad with light grey aluminium faced panels is acceptable in design terms, and is considered to be a more durable proposal that is a significant improvement on the existing dilapidated unit. A ramp is also included within the proposal to ensure increased accessibility for users.

Environmental considerations

30. Ecology

The development has not adversely affected the nature conservation value of the site

because the yard itself is a working area and of very limited ecological significance added to which, the scale of the development is minimal. Southwark's Ecology officer has advised for a soft removal of the existing messroom roof materials in case any bats are present. A compliance condition has been recommended to ensure the protection of any bats.

Trees and landscaping

31. The proposal does not include the removal of any trees; it is therefore deemed that the proposal would not cause any significant impacts on the existing trees within the site.

Conclusion on planning issues

32. The proposed development would involve the retention of a single storey messroom unit to facilitate the Cemeteries grounds maintenance staff. The principle of such development on MOL is considered acceptable as the proposed works are essential facilities for Cemeteries and would not retract from the openness of the area. Furthermore, the proposal would not adversely impact on the amenity of adjoining occupiers or users of the park and would provide a public benefit by improving staff facilities.
33. The application is therefore recommended for approval, subject to the recommended conditions.

Community impact statement / Equalities Assessment

34. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it
 - Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
 - c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
35. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
36. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights.

37. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application. No matters pertaining to the impact of this development on people with protected characteristics have been raised through the consultation and no impact above in that detailed above in the 'planning assessment' is expected.
38. Throughout the consultation process no information was received to indicate that any members of the public falling under the protected characteristics would be affected by the development, and thus no specific mitigation measures are required in this regard.

Human rights implications

39. 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.
40. This application has the legitimate aim of providing improvement works to Peckham Rye Park and Common. 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/ 2339-A Application file:19/AP/7365 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing 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 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Relevant planning history
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Jessica Potter, Planning Officer	
Version	Final	
Dated	20 February 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		4 March 2020

Consultation undertaken

Site notice date: 07/01/2020

Press notice date: n/a.

Case officer site visit date: n/a

Neighbour consultation letters sent:

Internal services consulted

Urban Forester
Ecology
Environmental Protection

Statutory and non-statutory organisations

N/A

Neighbour and local groups consulted:

N/A

Re-consultation:

N/A

Consultation responses received**Internal services**

Ecology
Environmental Protection
Urban Forester

Statutory and non-statutory organisations

N/A

Neighbour and local groups consulted:

N/A

Relevant planning history

No relevant planning history

There is an extensive planning history within Camberwell New Cemetery, in relation to the crematorium and the chapel; however, there is no relevant planning history relating to an application for the construction of a messroom facility.

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 Matthew Hill Southwark Council Parks and Leisure	Reg. Number	19/AP/7365
Application Type Recommendation	Local Authority Development	Case Number	2339-A

Draft of Decision Notice

Planning Permission was GRANTED for the following development:

Retention of a new single storey modular unit for continued use by grounds maintenance staff of the Cemetery and demolition of the existing modular structure.

Camberwell New Cemetery Brenchley Gardens London Southwark

In accordance with application received on 13 December 2019

and Applicant's Drawing Nos.:

Existing Plans

Site Location – The Location Plan received 13/12/2019

Proposed Plans

Plans - Proposed Slab Setting-Out/Construction 267/02 Rev C1 received 13/12/2019

Plans - Proposed Proposed Plans & Sections AA & BB 267/03 Rev P1 received 13/12/2019

Plans - Proposed Proposed Elevations 267/04 Rev P1 received 13/12/2019

Plans – Compound Layout received 13/12/2019

Other Documents

Design and access statement Design & Access Statement received 13/12/2019

Photographs and photomontages Photographs of Existing & Proposed Buildings received 13/12/2019

Permission is subject to the following Compliance condition

1. The existing mess room shown on drawing 267/01 Revision p1 shall be removed within six months from the date of this decision and its removal shall be through a soft removal process of the roof materials.

Reason:

To ensure there is no adverse impact on bats and to reduce the impact on Metropolitan Open Land in accordance with London plan (2016) Policy 7.17 Metropolitan Open Land and 7.19 Biodiversity and Access to Nature, Core Strategy (2011) Strategic Policy 11 Open Spaces and Wildlife and Southwark Plan (2007) Saved Policies 3.25 Metropolitan Open Land and 3.28 Biodiversity.

PLANNING SUB-COMMITTEE A AGENDA DISTRIBUTION LIST (OPEN) MUNICIPAL YEAR 2019-20

NOTE: Original held by Constitutional Team all amendments/queries to Gerald Gohler Tel: 020 7525 7420

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Councillor Sunil Chopra	1		
Councillor David Noakes	1		
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Margaret Foley, Legal Services Hub 2 Level 2, Tooley St.	1		
		Dated: 6 March 2020	