

Planning Committee

Monday 14 October 2019

6.30 pm

Ground Floor Meeting Room G01C - 160 Tooley Street, London SE1 2QH

Membership

Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Adele Morris
Councillor Margy Newens
Councillor Damian O'Brien
Councillor Catherine Rose
Councillor Cleo Soanes

Reserves

Councillor Eleanor Kerslake
Councillor Sarah King
Councillor Richard Livingstone
Councillor James McAsh
Councillor Hamish McCallum
Councillor Darren Merrill
Councillor Jason Ochere
Councillor Jane Salmon

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

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

Members of the committee are summoned to attend this meeting

Eleanor Kelly

Chief Executive

Date: 4 October 2019



Planning Committee

Monday 14 October 2019

6.30 pm

Ground Floor Meeting Room G01C - 160 Tooley Street, London SE1 2QH

Order of Business

Item No.	Title	Page No.
	PART A - OPEN BUSINESS	
	PROCEDURE NOTE	
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	CONFIRMATION OF VOTING MEMBERS	
	A representative of each political group will confirm the voting members of the committee.	
3.	NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT	
	In special circumstances, an item of business may be added to an agenda within five clear days of the meeting.	
4.	DISCLOSURE OF INTERESTS AND DISPENSATIONS	
	Members to declare any personal interests and dispensation in respect of any item of business to be considered at this meeting.	
5.	MINUTES	3 - 5
	To approve as a correct record the Minutes of the meeting held on 17 September 2019.	

Item No.	Title	Page No.
6.	DEVELOPMENT MANAGEMENT	6 - 9
	6.1. 32 - 36 LOMAN STREET, LONDON SE1 0EH	10 - 63
	6.2. LAND BOUNDED BY RUBY STREET, MURDOCK STREET AND 685-695 OLD KENT ROAD, LONDON SE15 1JS	64 - 210

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

EXCLUSION OF PRESS AND PUBLIC

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

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

PART B - CLOSED BUSINESS

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

Date: 4 October 2019



Planning Committee

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

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

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

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

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

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

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

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

Planning Committee Clerk, Constitutional Team
Finance and Governance
Tel: 020 7525 5485



Planning Committee

MINUTES of the OPEN section of the Planning Committee held on Tuesday 17 September 2019 at 6.30 pm at Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1 2QH

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Kath Whittam
 Councillor Barrie Hargrove
 Councillor Margy Newens
 Councillor Damian O'Brien
 Councillor Catherine Rose
 Councillor Jane Salmon (Reserve)
 Councillor Cleo Soanes

OTHER MEMBERS PRESENT: Councillor Helen Dennis (ward member capacity)

OFFICER SUPPORT: Simon Bevan, Director of Planning
 Sadia Hussain, Legal Services
 Yvonne Lewis, Group Manager, Strategic Applications Team
 Alex Oyebade, Team Leader, Transport Policy
 Michael Tsoukaris, Group Manager, Design Conservation
 Everton Roberts, Constitutional Team

1. APOLOGIES

Apologies for absence were received from Councillor Adele Morris.

2. CONFIRMATION OF VOTING MEMBERS

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

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

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

- Addendum report relating to item 6.1
- Members' pack relating to item 6.1

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were no disclosures of interests or dispensations.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 17 June 2019, 29 July 2019 and the amended minutes of 2 July 2019 be approved as correct records and signed by the chair.

6. DEVELOPMENT MANAGEMENT

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the agenda 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 reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

6.1. 5-9 ROCKINGHAM STREET & 2-4 TIVERTON STREET, LONDON SE1 6PF

PROPOSAL:

Demolition of existing buildings and erection of a 21-storey building (Maximum height 70.665m AOD) with basement to provide 6,042.3sqm (GIA) of new commercial floor space and redevelopment of 3 railway arches to provide 340.1sqm of flexible commercial space (Use Classes A1,B1,D1,D2) with associated cycle parking storage, waste/recycling stores and new public realm.

The committee heard the officers' introduction to the report. Members of the committee asked questions of the officers.

Objectors to the application addressed the committee, and answered questions from the committee.

The applicant's agents addressed the committee, and answered questions from the committee.

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

Councillor Helen Dennis addressed the meeting in her capacity as ward councillor, and answered questions by the committee.

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

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

RESOLVED:

- 1(a). That planning permission be granted, subject to conditions in the report and addendum report and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than 22 November 2019.
- 1(b). That in the event that the requirements of (a) are not met by 22 November 2019, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 126 of the report.

The meeting ended at 8.07pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 14 October 2019	Meeting Name: Planning Committee
Report title:		Development Management	
Ward(s) or groups affected:		All	
From:		Proper Constitutional Officer	

RECOMMENDATIONS

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

BACKGROUND INFORMATION

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

KEY ISSUES FOR CONSIDERATION

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

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

Community impact statement

11. Community impact considerations are contained within each item.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Law and Democracy

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

development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published, as the case may be (s38(5) Planning and Compulsory Purchase Act 2004).

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

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

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

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

BACKGROUND DOCUMENTS

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

APPENDICES

No.	Title
None	

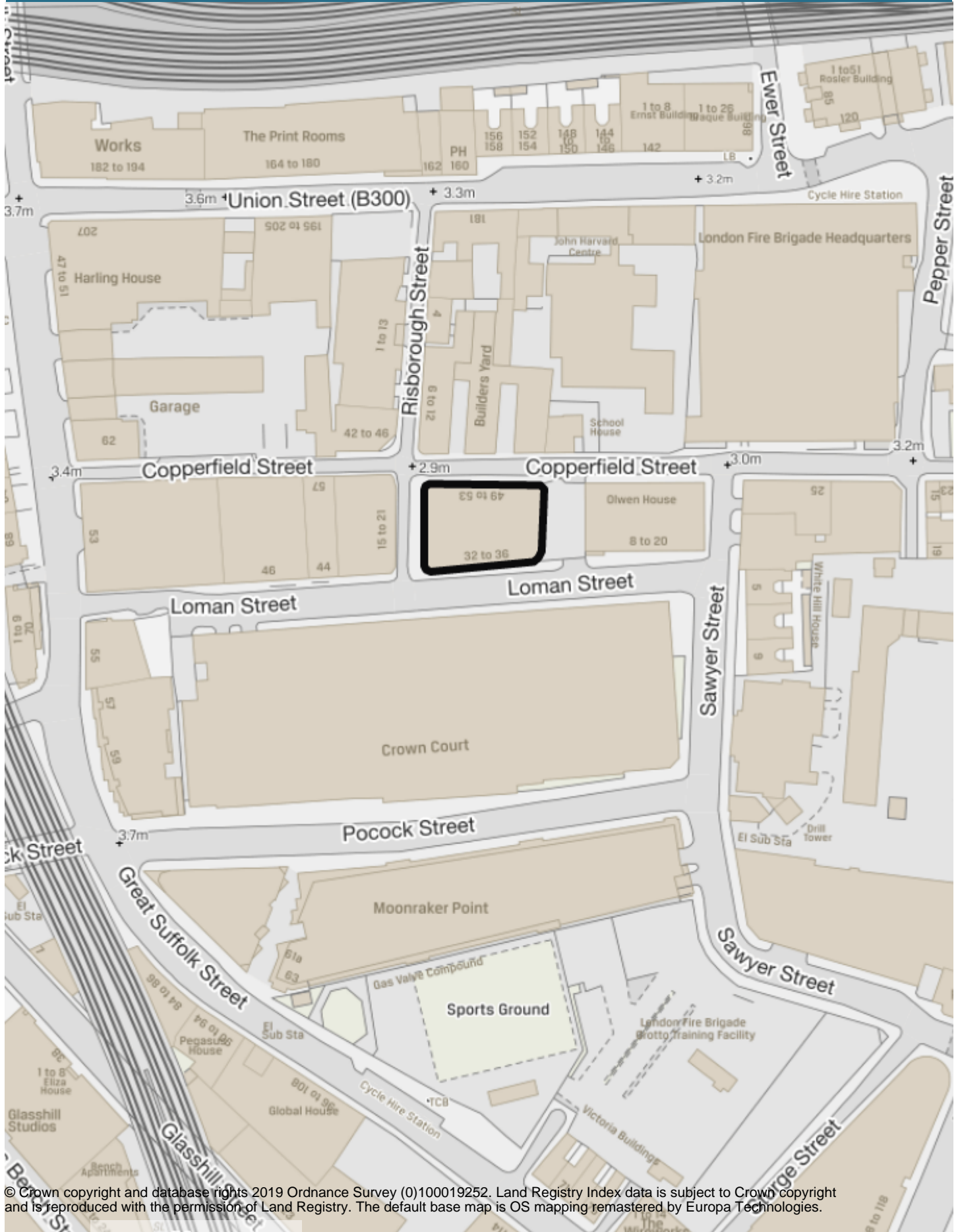
AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services	
Report Author	Everton Roberts, Principal Constitutional Officer Jonathan Gorst, Head of Regeneration and Development	
Version	Final	
Dated	4 October 2019	
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		4 October 2019

Agenda Item 6.1



ITEM 6.1 32-36 LOMAN STREET, LONDON, SE1 0EH



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Scale = 1250

1-Oct-2019

Item No. 6.1	Classification: Open	Date: 14 October 2019	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 19/AP/1404 for: Full Planning Application Address: 32-36 LOMAN STREET, LONDON, SE1 0EH Proposal: Demolition of the existing four storey office building with basement and redevelopment of the site to provide a new seven storey office building plus basement (Use Class B1)		
Ward(s) or groups affected:	Borough & Bankside		
From:	Director of Planning		
Application Start Date 25/04/2019		Application Expiry Date 25/07/2019	
Earliest Decision Date 22/06/2019			

RECOMMENDATION

1. (a) The planning permission be granted, subject to conditions and the applicant entering into an appropriate legal agreement; and
 (b) That, in the event that the requirements of (a) are not met by 10th January 2020 that the Director of Planning is authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 148 of this report.

EXECUTIVE SUMMARY

2. The proposal comprises the redevelopment of the site to provide a new 7 storey office building with basement for office (Class B1) use to house CAN Mezzanine, a registered charity operating to provide workspace to charitable and social enterprise organisations.
3. The existing building provides 2,361sqm of office and ancillary floor space over four storeys. The proposed building would provide 4,675sqm of office space, an uplift of 2,314sm over the existing building.
4. The increase in employment space would meet the development plan requirement to re-provide Class B1 floorspace in the central area, and the uplift would make a contribution towards jobs target for the Opportunity Area as set out in the London Plan. The development would enable CAN to offer more affordable office space, and better, more inclusive facilities for its charity tenants and users. As such it complies with the development plan, and makes a positive contribution to the objective to support the economic health of the borough and central London.
5. The development would provide desk space plus meeting rooms, cycle storage with associated showers and lockers, and bin stores. A central core will provide lift access to all floors.

6. At the time of writing a total of 11 consultation responses have been received in objection to the proposed development. There have also been three letters of support.
7. The main concerns raised relate to the scale of the development and loss of amenity in terms of daylight and sunlight to residential properties on Copperfield Street
8. A series of energy efficiency measures and renewable technologies are proposed to reduce its carbon dioxide emissions making the building notably more energy efficient than the existing building.
9. The benefits of providing low cost office space in the central area should be given weight; whilst the CAN model is different to that set out in the emerging New Southwark Plan it has clear benefits in terms of the quantum of space which can be provided, and the shared facilities which benefit the occupiers. However it is recommended that, in the event that CAN dispose of the building within 30 years, that any successor be obliged to provide at least 10% of the floorspace as affordable for the balance of the 30 year period.

Having taken all issues into account, it is recommended that planning permission be granted, subject to conditions and the signing of a S106 legal agreement

BACKGROUND INFORMATION

Site location and description

10. The existing building has four storeys plus basement towards Loman Street and a lower two storey plus basement section towards Copperfield Street. The existing building provides 2,361sqm of Class B1 office floorspace and is bounded by Copperfield Street to the north, Loman Street to the south and Risborough Street to the west. To the east it is bounded by the external service yard to the adjacent building known as Olwen House.
11. The building entrance is on Loman Street with a secondary entrance/emergency exit on Copperfield Street. There is no vehicular access to the site; servicing currently takes place on-street, in Loman Street.



View from Loman Street

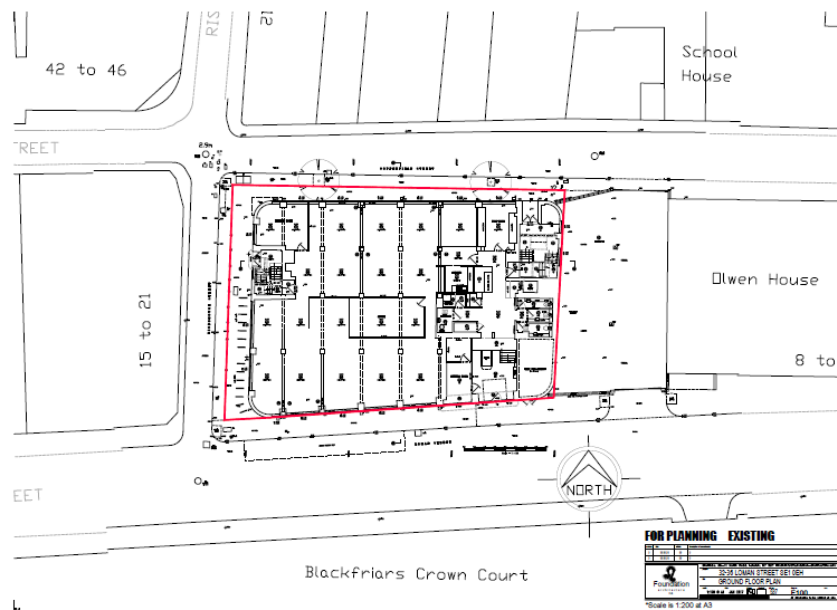
12.



View from Copperfield Street

13. Existing ground floor plan

GROUND FLOOR PLAN SHOWING SITE OWNERSHIP



Existing building

14. The existing building is thought to have been constructed in the 1930's for a light industrial use. It has various deficiencies for its users including poor disabled access, a lift too small for wheelchair access and a core that could not be modified, and ageing plant.
15. The site is located within the following designations.:
 - a) Central Activities Zone (CAZ)
 - b) Bankside, Borough and London Bridge Opportunity Area
 - c) Borough, Bermondsey and Rivers Archaeological Priority Zone
 - d) Air Quality Management Area
 - e) Bankside Borough and District Town Centre
 - f) Bankside, Borough, London Bridge Strategic Cultural Area
16. There are no heritage assets within the site boundary area however there are heritage assets in the surrounding area including:
 - a) Union Street Conservation area; and
 - b) 55 Great Suffolk Street (Grade II listed).
 - c) Kings Bench Conservation Area;
17. The Site is occupied by The Helen Thompson Taylor Foundation (operating as "CAN Mezzanine"), a registered charity and Company Limited by Guarantee set up in Southwark 20 years ago which provides workspace to charitable organisations.
18. CAN Mezzanine's primary objective is to provide high quality collaborative office space and to build communities of social interest for third sector organisations in prime locations.
19. The Helen Thompson Taylor Foundation's Charitable objectives are:

"1. To promote and improve efficiency and effectiveness of charities and voluntary groups, community groups and not for profit organisations in the London Borough of Southwark by the provision and management for such organisations of office accommodation, conferences, training and other facilities, services and support.

20. 2. To improve the efficient administration of charities in direct pursuit of their objectives by the provision of training and information, particularly in the field of information technology”
21. CAN delivers on its objectives by tackling the three key barriers for charities. These are the availability of premises, skill and finance.
22. The tenants of the building have recently been relocated to other CAN properties, but at maximum capacity the building accommodated around 274 users covering 50 organisations overall.

The surrounding area

23. The surrounding area is mixed use comprising offices, warehouses and some residential buildings. Building styles are varied however there is a predominance of former industrial buildings and conversions. Brick is the dominant material employed on most buildings within the area, and the immediate context has maximum building heights of around six storeys, albeit there are taller buildings in the wider area including the student and residential developments on Pocock Street. Immediately to the south of the site is Blackfriars Crown Court building which occupies the entire urban block that it sits within.
24. Surrounding area and scale of buildings



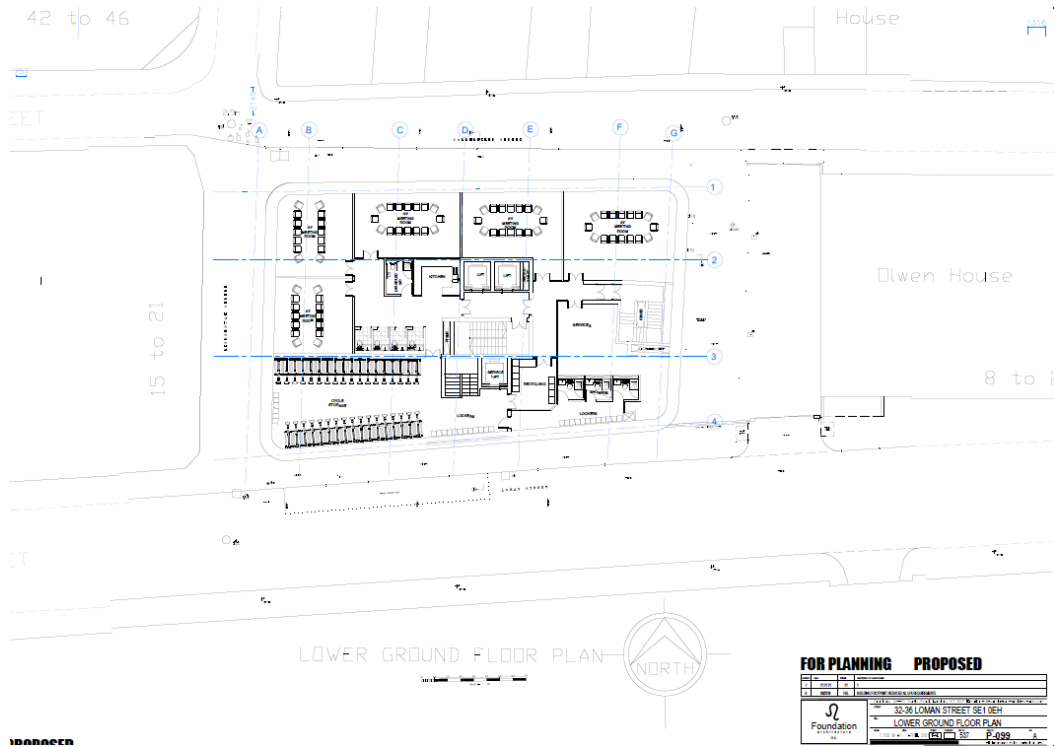
Loman Street Building heights - No floors based on 3.8 F/F
Approx measured from model.



Details of proposal

25. The application seeks to demolish the existing building and construct a new 7 storey office building with basement for office (Class B1) use. This will result in 4,675sqm of office space, an uplift of 2,314sm over the existing building. The sixth floor will be setback by over 2 metres on the Copperfield, Risborough and Loman Street elevations, and by 0.45m on the western boundary adjacent to Olwen House. This set back would be used as an outdoor amenity space for the office workers on the Loman Street and Risborough Street frontages, but on the Copperfield Street frontage it is limited to service/maintenance access only.
26. The building will provide open plan office space from ground floor to fifth floor level, accessed from Loman Street. The basement/lower ground floor level will provide meeting rooms plus cycle storage with associated showers and lockers, and bin stores. A central core will provide lift access to all floors.

27. Basement floor showing cycle storage, showers and refuse stores



28.



View of western elevation

29.



View from Loman Street

Planning history

17/EQ/0433: Pre-application advice was sought for the development of a 7 storey office building. The advice given stated that the use was supported, and the massing was broadly acceptable. Comment was made about the narrow footpaths, and the need for clarification on the cycle stores. The initial design was found unacceptable, and was changed significantly during the pre-application discussions.

Planning history of nearby sites

30. Application 00/AP/0329 for: Full Planning Application

Address:

46 LOMAN STREET LONDON SE1

Proposal:

Demolition of two existing part 1/2 storey buildings. Erection of a new part four, part three storey office building.

Decision:: Permission Granted

31. Application 00/AP/1575 for: Full Planning Application

Address:

46 LOMAN STREET LONDON SE1

Proposal:

Demolition of two existing buildings and erection of a new part five, part three storey office building

Decision: Granted

32. Application 02/AP/2220 for : Full Planning Application

Address:

UNIT 5, 38 COPPERFIELD STREET, LONDON, SE1 0EA

Proposal:

Subdivision of the existing live/work unit to form two separate live/work units

Decision: Granted

33. Application 11/AP/3893 for Cert. of Lawfulness - existing

Address:

UNIT 5, 38 COPPERFIELD STREET, LONDON, SE1 0EA

Proposal:

Use as residential dwelling (Class C3)

Decision: Granted

34. Application 18/AP/3462 for: Full Planning Application

Address:

46 LOMAN STREET, LONDON, SE1 0EH

Proposal:

Erection of an infill extension at 3rd and 4th floors and the construction of an additional storey 5th floor level (with lift shaft and staircore above) for office use, together with changes to the Loman Street and Copperfield Street facades and the installation of a roof terrace at 6th floor level

Decision: Granted

35. Application 18/AP/3462 for: Full Planning Application

Address:

46 LOMAN STREET, LONDON, SE1 0EH

Proposal:

Erection of an infill extension at 3rd and 4th floors and the construction of an additional storey 5th floor level (with lift shaft and staircore above) for office use, together with changes to the Loman Street and Copperfield Street facades and the installation of a roof terrace at 6th floor level

Decision: Granted**Summary of consultation**

36. Consultation letters were sent to over 130 nearby and a number of site notices were also put mounted on columns along Loman Street, Risborough Street and Copperfield

Street.

37. At the time of writing a total of 11 consultation responses have been received in objection to the proposed development. There have also been three letters of support.
38. Re-consultation letters were issued on the 08 August 2019 to clarify the following changes to the application :
 - The building line to Risborough Street was adjusted to create a pavement width of 1.8m,
 - The existing lighting columns would be relocated onto the new building at 32-36 Loman St
 - There would be an extension of the 6th floor at the eastern side of the building (adjacent to Olwyn House) resulting in a 450mm setback from the main building edge.

The consultation raised the following concerns

Height , Scale, massing and impacts on the character of the streetscape.

39.
 - A seven storey new build will have a huge negative impact onto Risborough St which is already a narrow road.
 - The bulk and size of the proposed development is unacceptable in its proposed location. It is disproportionate to the site and height of local buildings and sets a dangerous precedent for such development works.
 - The proposed building would be 3 storeys higher and potentially 2 metres closer than where the existing building sits, this would reduce the width of the street even further.
 - There is no building this high, unless abutting larger roads outside the area. If this proposal is accepted, it will set a precedent, which will affect the character of the area.
 - The height of this site, and those surrounding it, should remain at 4 storeys.
40. Officer response
 - It is noted that the building is higher than that of the immediate neighbouring buildings such as 15-21 Risborough Street and 8 -20 Olwen House or the properties to the rear including 38 and 42-46 Copperfield Street which range from 3 to 4 storeys, however the height is not out of keeping with the wider townscape, and the set-back top storey means that in most views the building will be read as 6 storeys. In the context of the Central Activities Zone this height appears reasonable. It is recognised that local context is an important factor in assessing scale, but when taken as a whole it is not considered that this building would appear oppressive or out of character..

Daylight

41.
 - There is concern regarding the rights of light and the lack of daylight and sunlight into the adjacent buildings, including 15-21 Risborough Street.
 - These significant changes are unlikely to comply with BRE daylight standards. The applicants have submitted a daylight study that contends that the BRE guidance for daylight does not apply to office accommodation to justify its finding that the development will not comply with the guidance with respect to our buildings. In fact, the BRE guidance indicates that it can be applied to some offices. It is suggested that it should be applied to the existing small offices in Risborough Street.

- An attempt should have been made to contact neighbouring properties residents affected by the development to explore the room layout to get a more accurate measurement of daylight distribution.

42. Officer response

- The daylight assessment has been considered in full in this report. The majority of residential windows do meet the BRE tests for daylight. It is noted that a small number of windows do not meet the VSC test but the shortfall in most cases are only slightly beyond the recommendations of the BRE. It is noted that, particularly on Risborough Street several windows to commercial premises do fall below the 0.8 retention of VSC; this is assessed in the report, and should be set in the context of the area and the land use.

Sunlight

43. • Sunlight impacts to neighbouring properties have been unfairly disregarded due to attributing less importance to terraces as a form of amenity than private gardens.

44. Officer response

- The sunlight assessment has been considered in full in the paragraphs below. A number of windows do not meet the BRE thresholds for sunlight, particularly during winter when the sun is lower in the sky.
- Although the applicant's submitted report does refer to the terraces not being conventional back gardens, for the purposes of this report officers have assessed the impact in the same way as would have been done for rear gardens.

Loss of amenity caused by the construction process

45. • The loss and damage as a result of this proposed development and disruption to surrounding businesses throughout the construction period needs to be taken into account.
- The environmental impact of the construction works on buildings in Risborough Street and the adjoining areas needs to be taken into account.
 - Temporary structures for two to three years will reduce light and access to Risborough Street for the duration of the build. This needs to be carefully managed and presented.
 - The proximity of the building works to the properties in Risborough Street will make occupation of these properties unacceptably disturbed.
 - Vehicular management needs to be put forward in the form of a plan both for demolition and construction.

46. Officer response

- The impacts which would arise during construction are noted and will be carefully managed by a construction environmental management plan to ensure that neighbouring properties do not suffer a significant loss of amenity by reason of noise, pollution and nuisance,
- Remedy of any damage caused as a result of the construction would be a private matter between the developer and any neighbouring owner.

Sense of enclosure

- 47.
- The rear (north side) of the proposal is approximately 7 metres from the end of 38 Copperfield's terrace. The design of the 7 storey flat fronted building will be like having a prison wall 12 metres away and all the associated windows will result in a loss of privacy.□
 - The height and mass of this structure will have a huge impact on Copperfield Street as the street is so narrow, making the impact even greater. It would also be the tallest building within a large radius this could also result in a wind tunnel effect.
48. Officer response
- The building maintains the existing main building line on Copperfield Street and Loman Street. The height of the building is discussed elsewhere in this report.

Consultation comments in support of the proposal

49. Three consultation comments offering general support to the application have been submitted, from charities which use CAN offices to deliver their services. They comment that CAN Mezzanine's provision of affordable work space rental is essential for their organisations whose desk space requirements are based on available funding streams. A larger building could also provide more conference and meeting facilities.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

50. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use;
 - Design, layout, heritage assets
 - Transport and highways;
 - Noise and vibration;
 - Energy and sustainability;
 - Ecology and biodiversity;
 - Air quality;
 - Ground conditions and contamination;
 - Water resources and flood risk;
 - Archaeology;
 - Socio-economic impacts;
 - Planning obligations (S.106 undertaking or agreement);
 - Mayoral and borough community infrastructure levy (CIL);
 - Community involvement and engagement;
 - Consultation responses, and how the application addresses the concerns raised;
 - Community impact and equalities assessment;
 - Human rights, and;
 - Other matters
51. These matters are discussed in detail in the 'Assessment' section of this report.

Legal Context

52. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
53. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

National Planning Policy Framework (NPPF)

54. 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.
55. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications.

Section 2 – Achieving sustainable development

Section 6 – Building a strong, competitive economy

Section 7 – Ensuring the vitality of town centres

Section 11 – Making effective use of land

Section 12 – Achieving well designed places

Section 14 – Meeting the challenge of climate change, flooding and coastal change

Section 16 – Conserving and enhancing the historic environment

London Plan 2016

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

Policy 2.5 Sub-regions

Policy 2.10 Central Activities Zone - strategic priorities

Policy 2.11 Central Activities Zone - strategic functions

Policy 2.13 Opportunity areas and intensification areas

Policy 4.1 Developing London's economy

Policy 4.2 Offices

Policy 4.3 Mixed use development and offices

Policy 4.12 Improving opportunities for all

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.3 Sustainable design and construction

Policy 5.12 Flood risk management

Policy 5.13 Sustainable drainage

Policy 5.15 Water use and supplies

Policy 5.18 Construction, excavation and demolition waste

Policy 5.21 Contaminated land

Policy 6.1 Strategic approach (Transport)

Policy 6.2 Providing public transport capacity and safeguarding land for transport

Policy 6.9 Cycling

Policy 6.10 Walking

Policy 6.11 Smoothing traffic flow and tackling congestion
 Policy 6.12 Road network capacity
 Policy 7.3 Secured by design
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.7 Location and design of tall and large buildings
 Policy 7.8 Heritage assets and archaeology
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing and managing noise
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

Core Strategy 2011

57. 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 Targets Policy 1 - Achieving growth
 Strategic Targets Policy 2 - Improving places
 Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable transport
 Strategic Policy 10 - Jobs and businesses
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (saved policies)

58. 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 1.1 Access to Employment Opportunities
 Policy 1.4 Employment Sites
 Policy 1.7 Development within Town and Local Centres
 Policy 2.5 Planning Obligations
 Policy 3.1 Environmental Effects
 Policy 3.2 Protection of Amenity
 Policy 3.3 Sustainability Assessment
 Policy 3.4 Energy Efficiency
 Policy 3.6 Air Quality
 Policy 3.7 Waste Reduction
 Policy 3.9 Water
 Policy 3.11 Efficient Use of Land
 Policy 3.12 Quality in Design
 Policy 3.13 Urban Design
 Policy 3.14 Designing Out Crime
 Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 Policy 3.19 Archaeology
 Policy 3.28 Biodiversity
 Policy 3.31 Flood Defences
 Policy 5.1 Locating Developments

Policy 5.2 Transport Impacts
 Policy 5.3 Walking and Cycling
 Policy 5.6 Car Parking

Southwark Supplementary Planning Documents

59. Sustainable Design and Construction (SPD, 2009)
 Sustainable Transport (SPD, 2010)
 Section 106 Planning Obligations and CIL (SPD, 2015)
 Sustainability Assessment (SPD, 2009)
 Design and Access Statements (SPD, 2007)

Greater London Authority Supplementary Guidance

Mayor of London: Sustainable design and construction (Saved SPG, 2006)
 Mayor of London: Accessible London, achieving an inclusive environment (Saved SPG, 2004)
 Mayor of London: Central Activities Zone (SPG, 2016)
 Greater London Authority: Use of planning obligations in the funding of Crossrail (SPG, Updated 2016)
 Mayor of London: Character and Context (SPG, 2014)

Emerging planning policy

Draft New London Plan

60. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. The examination in public commenced on 15th January 2019 and concluded in May 2019. At this stage of the assessment it can only be attributed limited weight. Key policies include:
61. D1 London's form and characteristics
 E3 Affordable workspace

New Southwark Plan

62. For the last 5 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 consultation on the New Southwark Plan Proposed Submission Version: Amended Policies January 2019 was completed on 17 May 2019. It is anticipated that the plan will be adopted in 2020 following an Examination in Public (EIP). As the NSP is not 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.

ASSESSMENT

Principle of the proposed development in terms of land use

63. The proposed development would increase the amount of Class B1 office space and as such would comply with policies in the Core Strategy and saved Southwark Plan, as well as the London Plan, to support business and employment in the Central Activities Zone. It would also contribute to meeting the target for 25,000 new jobs in the Borough Bankside and London Bridge Opportunity Area, CAN have indicated that,

dependent on the desk space arrangement used by their tenant charities, the new building could provide between 540 and 650 jobs.

64. Although the site lies within a designated town centre, it is not considered appropriate to require active retail frontages on this site. It is some distance from the main road frontages where the service and retail activities are concentrated. Given the more limited footfall in this location, it is more appropriate to maximise the office space within the building.
65. Similarly, there is general support in the London Plan for providing housing as part of new office developments in the CAZ. However, given the limited size of this site, and the priority to create workspace, the inclusion of residential use would severely compromise the layout of the site. Given the scale of the building, and in recognition that it is not an allocated site under the development plan, it is reasonable to support a purely office development on this site.

Affordable workspace

66. Both the emerging New London Plan (at policies E2 and E3) and the New Southwark Plan (at policy P28) require new Class B1 developments to provide a proportion of the floor space as affordable workspace.
67. As noted above, The Helen Thompson Taylor Foundation (operating as "CAN Mezzanine") are the occupiers and are delivering affordable workspace in accordance with their social enterprise aims.
68. CAN Mezzanine specifically provide affordable workspace for the charitable sector under their charitable objectives. The council's Local Economy Team are satisfied that the operation of the building under the terms proposed by CAN would be a positive response to the emerging policies, and enable not for profit organisations to access workspace and support facilities in central London. However in the event that CAN decided to dispose of the building, any planning permission issued would, unless controls were in place, allow the building to be used without reference to affordable workspace. It is therefore recommended that the s106 agreement contain a clause that in the event the building is disposed of within 30 years of the permission, 10% of the office floor space would have to be provided as affordable workspace for the balance of the 30 year period. 30 years is the term being suggested as an appropriate period to secure affordable workspace under the emerging policy P28 of the New Southwark Plan.

Business relocation

69. CAN Mezzanine have confirmed that the existing employees have already been relocated to their other buildings.
70. Prior to the development plans CAN Mezzanine initiated a consultation with all customers, advising of the plans. They saved space in their nearby Borough building and offered to assist customers with moving costs, and to keep their rent as per Loman Street. They agreed to continue design engagement and return them to the new building on completion. 90% of the existing customers moved to the Borough or Old Street buildings. One organisation chose to move to a building closer to Loman Street with a request to advise them on redevelopment, allowing them to return in the future. Two customers chose to relocate. The Borough building is currently full. CAN envisages the new building will be able to house all of the existing customers in Borough on completion and hope to have the ability to house some more based on fire assessment and desk size preferred by customers.

Conclusion on land use

71. The proposed office use would accord with relevant planning policies. The increase in employment space would make a contribution towards the floor space required to meet the existing and emerging jobs target for the Opportunity Area as set out in the London Plan. The development would enable CAN to offer more affordable office space, and better, more inclusive facilities for its charity tenants and users. As such it complies with the development plan, and makes a positive contribution to the objectives to support the economic health of the borough and central London.

Environmental impact assessment

72. The development is not considered to constitute EIA development, based on a review of the scheme against the EIA Regulations 2017 and the European Commission guidance. In summary, the proposed development would not be likely to have significant effects upon the environment by virtue of factors such as its nature, size or location of more than local significance, and therefore an EIA would not be required.

Design, layout, heritage assets

73. The area is a mixed area with a mixture of former industrial buildings of different heights up to maximum of about six storeys. Brick is prevalent as the main building material and buildings are in general built right up to the edge of pavement. The Crown Court forms a bulky and somewhat relentless presence on the other side of Loman Street.

74.



View looking east on Loman Street

75. The proposed building follows broadly the same footprint as the existing building, although on Risborough Street, the building does step forward of the current building line, although the effective pavement width is maintained because the street currently contains cycle stands on the private forecourt land.
76. The building has a brick 'warehouse style' with the same curved corners as existing to a height of ground plus five storeys. A lightweight metal and glass sixth floor is set back a little from the main façades below. Above this and set back again is a plant

enclosure. Due to the narrowness of surrounding streets, the sixth floor will not be conspicuous with limited visibility from street level in short range views, whilst the plant enclosure is unlikely to be visible from street level.

77. The height and bulk of the main brick building is not out of character with the surrounding context and follows a warehouse style. As such, it will fit into the surrounding streetscape without being overbearing.



View looking South on Risborough Street.

79. The main facades feature deep-set crittal-style windows, with a 'giant order' of glazed openings providing some interest at ground floor. Stone plat bands divide the facades into a base, a middle and a top. The topmost sixth floor is deliberately lightweight in order to distinguish it from the main masonry facades below.
80. The entrance will be formed by a recessed double height bay facing onto Loman Street. This will again fit in with the warehouse aesthetic.
81. Overall, the design will create a credible warehouse feel that compliments the townscape of the area. It is therefore acceptable. Bay studies within the Design and Access statement indicate that the building facades will have sufficient depth to create the deep reveals and modelling that will be essential for a convincing façade. A condition requiring the submission of typical facade construction details at a scale of 1/5 should nevertheless be applied to ensure the quality of the finer detailing.

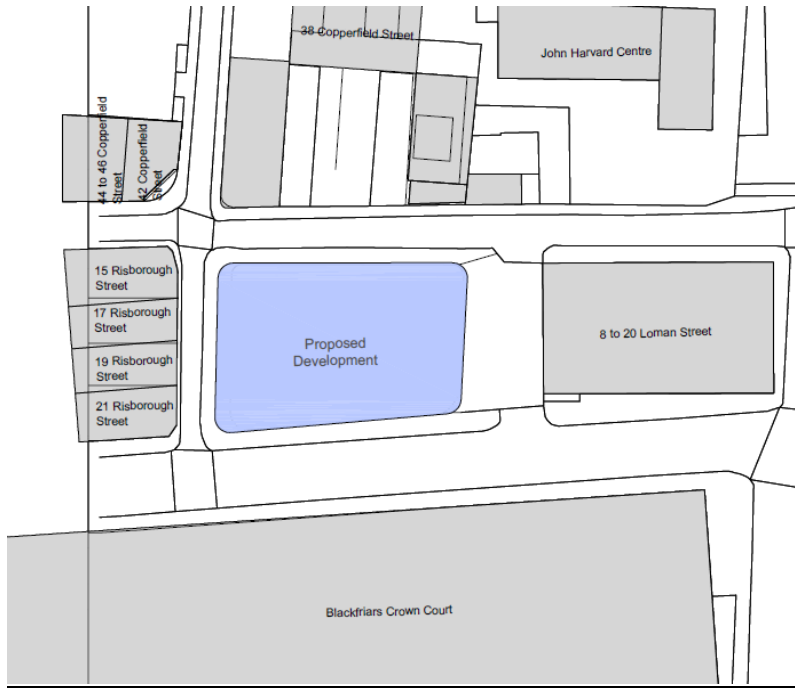
Impact of proposed development on amenity of adjoining occupiers and surrounding area

82. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work. Saved Policy 3.2 relates to the protection of amenity and states that permission would not be granted where a loss of amenity to present occupiers would be caused.

Daylight/Sunlight

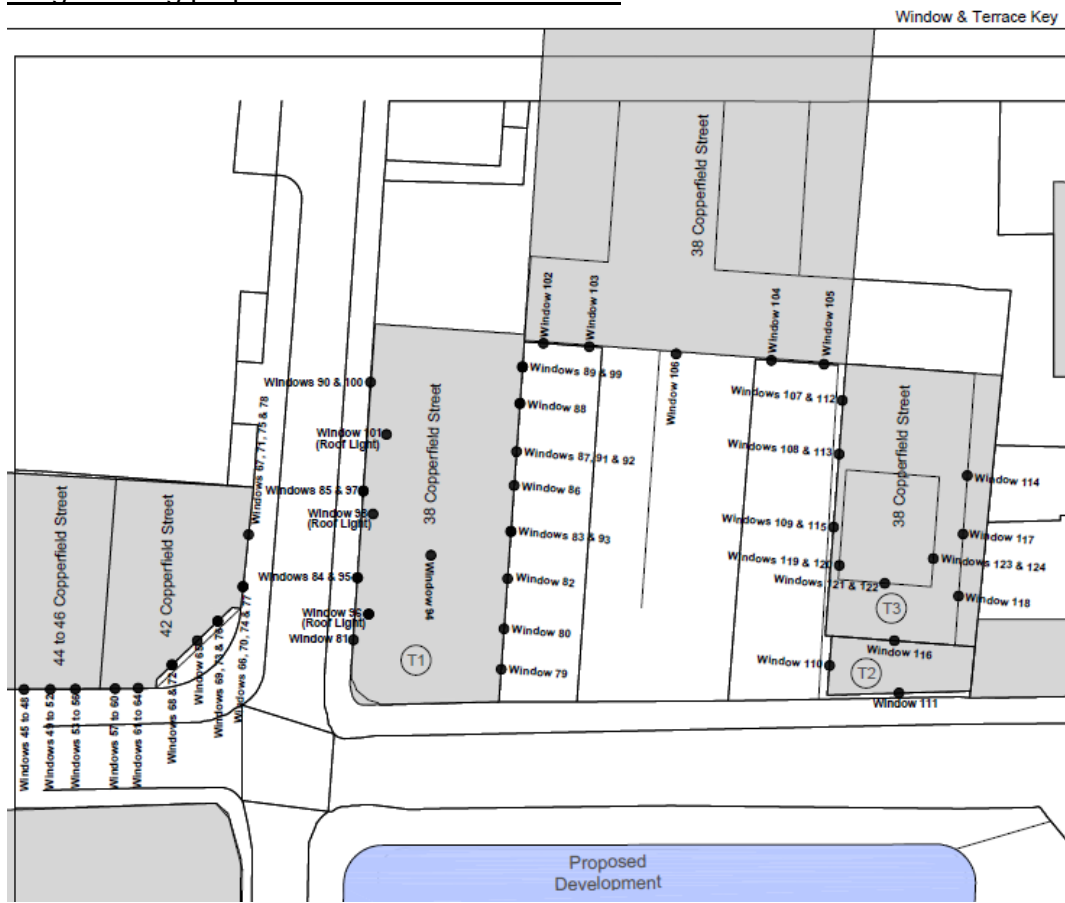
83. A daylight and sunlight report has been submitted with the application. The report assesses the scheme based on the Building Research Establishments (BRE) guidelines on daylight and sunlight. The daylight assessor did not visit interiors of neighbouring properties, but did have access to layouts of some of the properties from the planning records for the sites.

84. Location plan of neighbouring properties



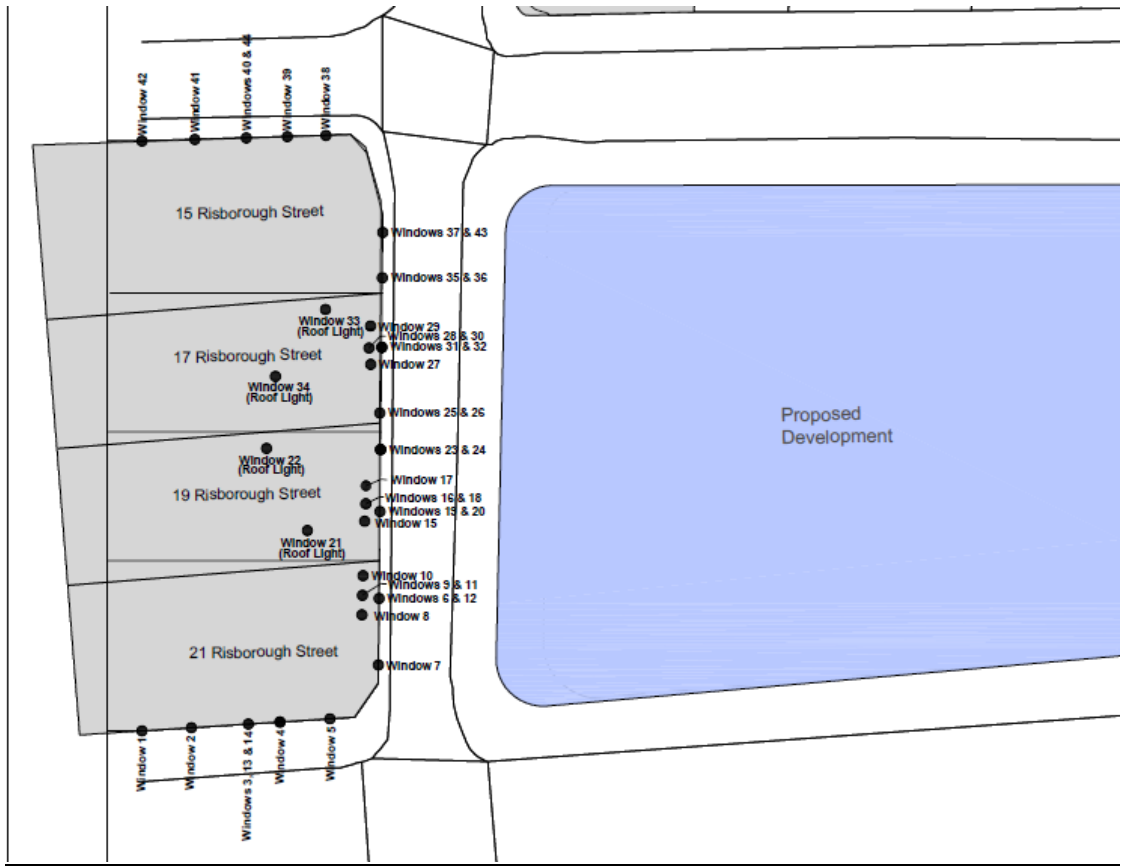
85. Neighbouring properties windows and terraces.

86.



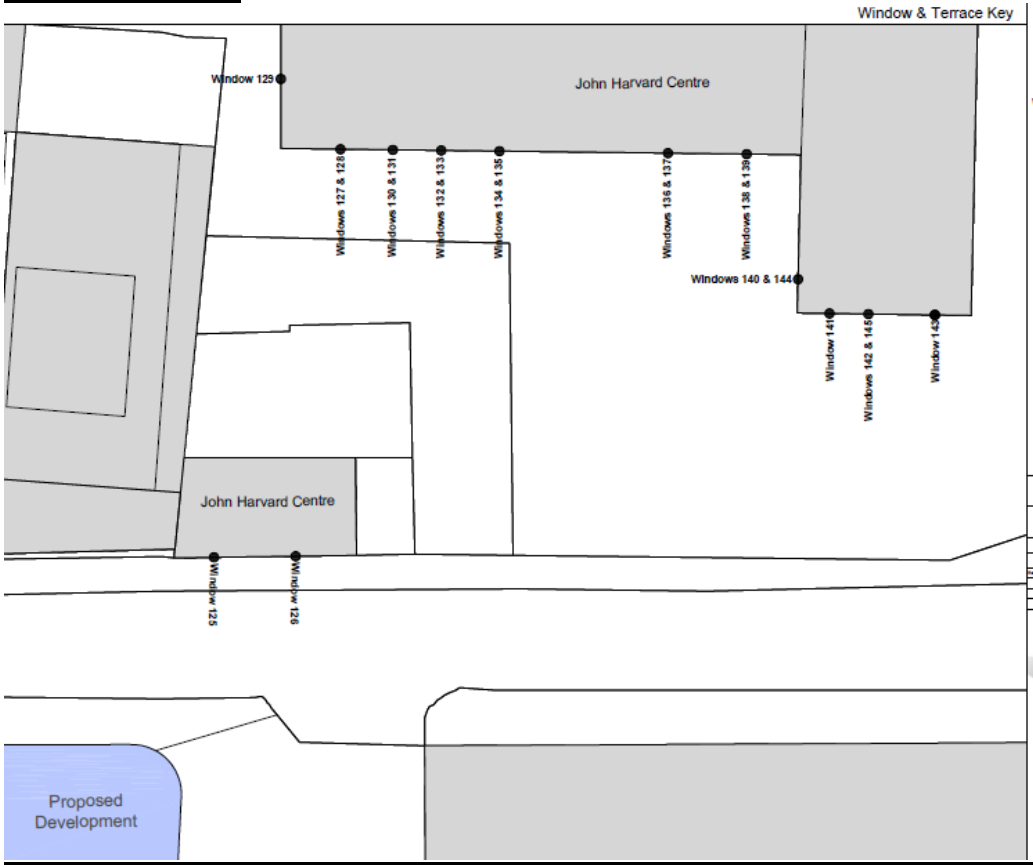
Copperfield Street

87.



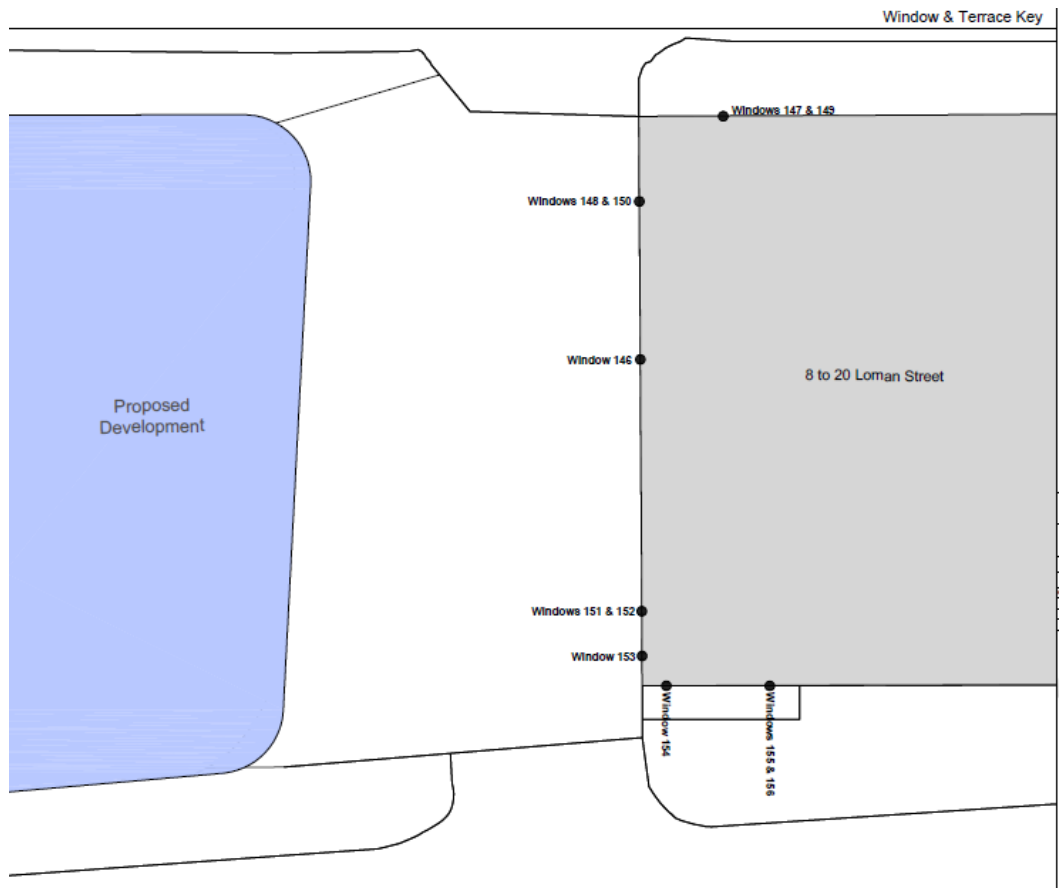
Risborough Street

88.



John Harvard Centre

89.



8 to 20 Loman Street.

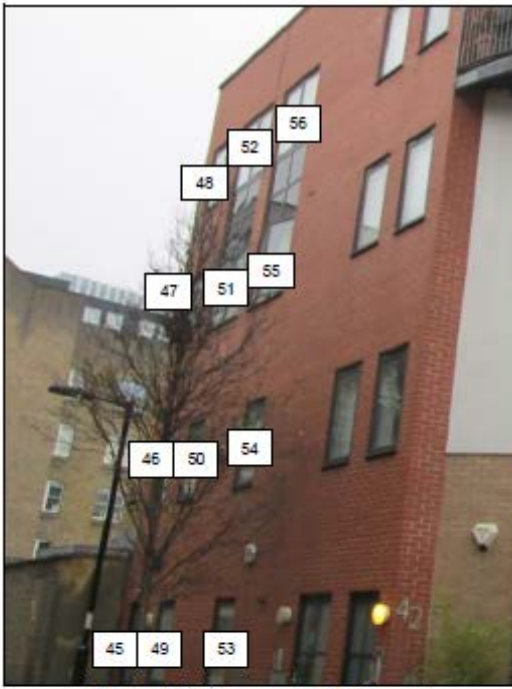
90. The BRE Guidance provides technical reference for the assessment of amenity relating to daylight, sunlight and overshadowing. The guidance within it is not mandatory and the advice within the guide should not be seen as an instrument of planning policy.
91. The BRE sets out detailed daylight tests. The first is the Vertical Sky Component test (VSC), which is the most readily adopted. This test considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows on principal elevations. The BRE have determined that the daylight can be reduced by about 20% (or retain 0.80) of their original value before the loss is noticeable.
92. The second method is the No Sky Line (NSL) or Daylight Distribution method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
93. The daylight and sunlight report submitted focuses on the VSC test and the daylight distribution method. However it is noted that the VSC test provides the most certainty in this instance as the room layouts for most of neighbouring properties were not known as part of the assessment.
94. The daylight distribution test was only carried out where layouts were known from statutory records, and in any event where these have not been verified on site the conclusions would be given less weight in the determination of the application.

95. In relation to sunlight, the test is to calculate the annual probable sunlight hours (APSH) taking into account the amount of sun available in both the summer and winter for each given window which faces within 90 degrees of due south. The assessment requires that a window should receive a quarter of annual probable sunlight hours in the summer and at least 5% of sunlight hours during the winter months.
96. The NPPF (2018) states that planning decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development.
97. The daylight and sunlight impacts on the following adjoining residential properties have been considered in the submitted daylight report. The residential windows which were assessed are shown on the images below.

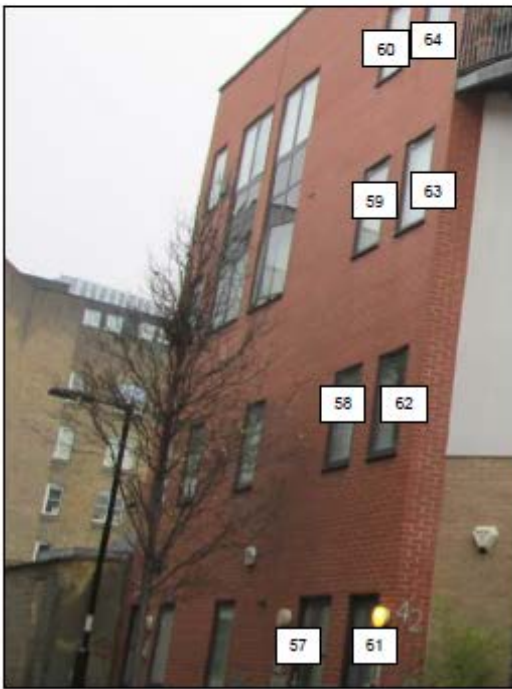
98.

Residential Buildings Assessed	Windows Tested	Non-BRE Compliant (VSC)	Non-BRE Compliant (NSL)	
38 Copperfield Street	49	10	2	
42 Copperfield Street	22	5	0	
44-46 Copperfield Street	12	0	0	

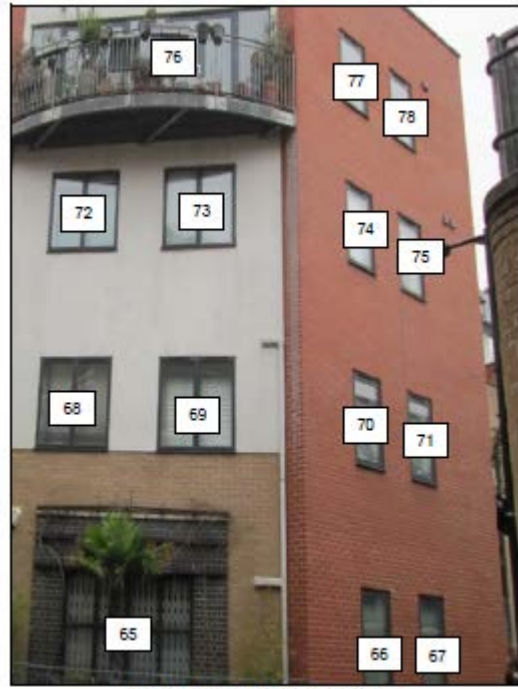
99.



44 to 46 Copperfield Street



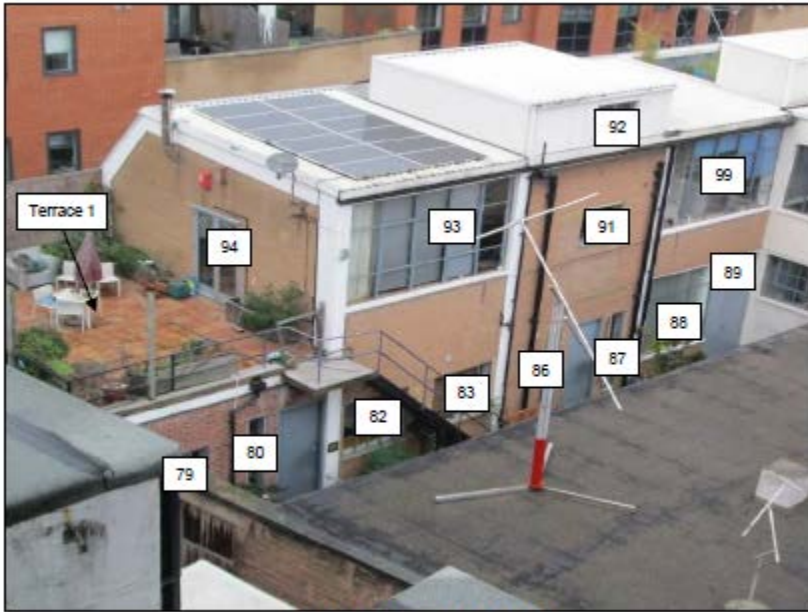
42 Copperfield Street



42 Copperfield Street

100.

101.



38 Copperfield Street

102.



38 Copperfield Street

103.



38 Copperfield Street

104.



38 Copperfield Street



38 Connerfield Street

105.



38 Copperfield Street

106. 15 to 21 Risborough Street, 8 to 20 Loman House according to the report appear to be non-residential buildings. The John Harvard Centre and Blackfriars Court are not residential properties.
107. BRE can be applicable to non-residential premises, however judgement needs to be exercised as to how to apply the standards reflecting the expectations for daylight for specific non-residential uses

Vertical sky component

38 Copperfield Street

108. All main habitable room windows tested pass the Vertical Sky Component test with the exception of windows 82, 94, 102 to 105, 111, 116, 121 and 122. The report suggests that four of these windows (82, 94, 111 and 116) are either non-habitable or secondary. It is not clear whether this assumption has been verified by internal inspection, but in any case the four windows retain between 0.64 and 0.78 of their former value. Windows 102-105, which according to one of the neighbour responses serve two living rooms, all have VSCs of between 0.73 to 0.76 of it's original value. The applicants report suggests that part of the reason for this level is the impact of the side wings of the building, although given that this is just part of the main building layout this should be accorded limited weight. However, it is noted that the reduction is only slightly beyond the 0.8 threshold in the BRE where the reduction is expected to be noticeable.
109. For windows 121 & 122, these windows appear to be part of an open plan room, and each retains a level of 0.64 of the existing value
110. Appendix 3 of the report shows that had the obstructions caused by wings of 38 Copperfield Street not been in place windows 102-105 would have been retained at least 0.8 of the former value of the daylight following implementation of the development; as stated above, this conclusion should be given limited weight.

42 Copperfield Street

111. All main habitable room windows tested pass the Vertical Sky Component test with the exception of windows 68, 69, 72, 73, plus window 65 which according to the report serves a non-habitable space. The retained levels range from 0.61 to 0.75 of the existing values. If tested without the balconies above, windows 68, 69 and 71 only fall marginally short of the 0.8 BRE recommendation.

44 to 46 Copperfield Street

112. All main habitable room windows tested pass the Vertical Sky Component test.

Daylight Distribution

113. The Daylight Distribution test was undertaken but it is not clear how far the assumptions around room layouts have been verified.. All rooms tested at the properties pass the Daylight Distribution test with the exception of one room served by windows 102 & 103 at 38 Copperfield Street, which achieved a distribution of 0.78 of it's former value, which is marginal shortfall compared to the 0.8 minimum required.

Sunlight to Windows

114.	Residential Buildings Assessed	Windows Tested	Non-BRE Compliant Annual probable hours	
	38 Copperfield Street	29	12	
	42 Copperfield Street	22	14	

38 Copperfield Street and 42 Copperfield Street

115. A number of windows at this property fall short of the sunlight recommendations. At 42 Copperfield Street these include windows 68, 69, 72 and 73. It is however important to note that all four windows marginally fall short of the 0.8 of their former value ranging from 0.67 to 0.76.
116. At 38 Copperfield Street there are a larger number of windows that do not meet the BRE requirements for annual probable hours, these range from 0.56 to 0.78.
117. A larger number of rooms fail the winter sun tested, when the sun is lower in the sky and buildings will cast a longer shadow.
118. All windows tested at 44-46 Copperfield Street passed in terms of annual sunlight hours, although there were some very minor failures in terms of winter sun hours.

Overshadowing to Gardens and Open Spaces

119. The BRE guide recommends that at least 50% of the area of each amenity space listed above should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21 March is less than 0.8 times its former value, then the loss of light is likely to be noticeable.
120. The report suggests that terraces should not be treated in the same way as rear gardens; however, in a city where few have the benefit of conventional gardens, terraces are an important amenity so suggest they should be recognised as such.
121. The results of the overshadowing test show that sunlight availability after the development for two of the terrace areas (gardens 2 & 3) at 38 Copperfield Street will be reduced to less than 0.8 times the former value (before/after ratios of 0.78 and 0.74 respectively). This indicates a marginal shortfall. This is deemed acceptable in urban environments.
122. Since the level of overshadowing is relatively small in absolute area terms, It is deemed that the proposed development will not have a significantly harmful effect.
123. In addition to the above buildings, the tests did consider the neighbouring non-residential buildings at Risborough Street, Loman Street and the Crown Court. The impacts on neighbouring amenity are a material consideration, but must be read in the context of the character of the area and the reasonable expectation of daylight and sunlight in this type of area. It is note that the majority of windows to neighbouring residential building do retain daylight levels in compliance with BRE recommendations. Where reductions occur beyond the BRE threshold levels, the shortfalls are relatively modest. The BRE cautions that its guidance should be applied flexibly and the retained daylight and sunlight levels for the residential properties are not untypical for a central area. On balance, the impact on neighbours amenity is not sufficiently harmful to warrant refusal of the application when balanced against the benefits of the scheme.

Noise and vibration

124. Proposed plant will result in consequential noise increase as such noise mitigation is required this will be covered by condition.
125. The proposal would also result in a more intensive use on the site with the potential for vehicular and pedestrian movement to and from the site. Whilst the nature and usage of the site would be more intensively used, it is not considered that this would be unreasonable. As such any deliveries or collections to the commercial units shall only be between the following hours: 08.00 – 20.00hrs on Mon – Sat and 10.00 – 16.00hrs on Sun & Bank Holidays to limit the amenity of neighbouring properties.
126. Given the proximity of the roof top terrace to 15-21 Risborough Street the use of the terrace will also be limited to restricted hours between the hours of 08:00 – 22:00, unless used as a means of escape where the restrictions do not apply.

Transport Issues

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

Accessibility

128. The site has PTAL (public transport accessibility level) of 6b indicating excellent access to public transport. This proposed development is within short walking distances of Southwark tube station, Waterloo East national rail station and the bus routes on Blackfriars Road at its western side plus the bus routes on Marshalsea Road at its immediate eastern side. Concerning the vehicular trips relating to this development, analysis of comparable sites' travel survey using TRICS database has shown that in the morning or evening peak hours, around 3 net additional two-way vehicle movements would be generated by this development.

Servicing

129. Servicing and delivery activity is proposed to be maintained as on-street from Loman Street. Refuse will be stored at basement level and operatives and will have access to the basement via a lift to transfer waste to the refuse vehicle. The applicant has provided a detailed Construction Management Plan which includes a commitment for its transport contractors to have a 'Silver' standard FORS which covers pedestrian/cyclist safety. A final construction management plan will be submitted for review by condition.

Cycling

130. Cycle parking is required in line with the Draft London Plan standards for long stay spaces. This equates to 1 space per 75 sqm (Long Stay) and 1 space per 500 sqm for visitors. Based on the proposed floor area this equates 65 long term spaces and 10 visitor spaces. A total of 5 visitor spaces are provided is a slight reduction on the visitor standards. Given that the visitor parking is provided in the same location, there is plenty of opportunity for visitor demand to be accommodated on the site. Two tiered racks are provided which are on balance acceptable although the council's preferred 'Sheffield' style racks have not been provided. A condition is recommended to secure the full level of visitor parking on site.

Energy and sustainability

131. Policy 5.2 of the London Plan Minimising Carbon Dioxide Emissions that requires development proposals should make the fullest contribution to minimising carbon dioxide and that they should provide an assessment of their energy demands and demonstrate how they have taken steps to apply the Mayor's energy hierarchy. The policy requires commercial development to achieve a 35% saving in regulated carbon emissions relative to the baseline in Part L of the Building Regulations 2013.L. An Energy Strategy and Sustainability Statement has been submitted as part of the application.
132. A series of energy efficient measures are proposed for the development; these include building fabric and optimal g-values to reduce the cooling load, an air handling plant, maximised use of LED and low energy fixtures elsewhere, the use of Air Source Heat Pumps (ASHP) to provide low energy and low carbon heat to the building and Provision of onsite Photovoltaic's.
133. In accordance with the revised GLA carbon factors as used in their calculations, the development is shown to achieve a total cumulative 45% reduction (see following table) in carbon emissions compared to the Part L 2013 baseline scheme.
134. In addition to the 45% reduction, the Energy statement also confirms a further 22% reduction in carbon saving is achieved via the use of on-site photovoltaic's and the use of Air source heat pumps.
135. An initial BREEAM pre-assessment has been undertaken to develop a strategy for achieving the relevant targets for the proposed building. It has been demonstrated that the development has a strategy in place to achieve a BREEAM 'Excellent' rating with a number of additional initiatives identified to potentially elevate the performance pending further investigations and detailed development. The development is currently targeting a BREEAM score of circa 71% equating to an 'Excellent' rating.

Ecology and biodiversity

136. Due to the nature of the development which is for a larger office building there is limited scope for a range of biodiversity measures, however the applicant has agreed to install either a blue roof or a combination of a blue and green roof to both manage urban water sustainable as well as encourage natural habitat.

Trees

137. There are two existing trees located on Copperfield Street, these will be retained as part of the development. To ensure damage is avoided to these trees, an arboricultural statement is required showing the means as to how these trees will be protected from harm caused by the demolition, excavation and all related works associated with the development

Air quality

138. Policy 3.6 of the Southwark Plan states that permission will not be granted for a development that would lead to a reduction in air quality. The site falls within an Air Quality Management Area (AQMA) due to high levels of nitrogen dioxide concentrations attributable to road traffic emissions. Accordingly, an Air Quality Assessment has been submitted which assesses the impact of the scheme in terms of its effect on local air conditions and neighbouring amenity. The council's Environmental Protection Team have advised that any external doors are fitted with automatic closers and that any air intake for ventilation purposes is situated on the

rear façade of the development or the façade furthest from emissions sources such as busy roads, this is for the protection of users of the facility.

Ground conditions and contamination

139. An Applied Geology Desk Study Report (ref: AG2977-19-AH53, dated: March 2019) has been submitted as part of this application. Based on available information, including the presence of an existing partial depth basement which is likely to have resulted in previous removal of at least some of any plausible historic site contamination, there is considered to be a low to medium risk with regard to human health and Controlled Waters.
140. A phase 2 intrusive report is required to fully assess the ground conditions. 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

Water resources and flood risk

141. The site is located within Flood Zone 3a which is considered to be an area of high risk of flooding due to the proximity of the tidal River Thames. A flood risk assessment has been submitted for and recommendations have been made to effectively manage water management as part of the development. Surface water and foul water is to drain by gravity and connect onto the existing combined sewers. Building Floor Levels will also be 300mm higher than the adjacent minimum road channel level where possible to mitigate against localised flooding caused by heavy/intense rain. The use of SUDS is recommended to reduce discharge rates. The applicant has agreed for a green roof to be installed underneath the PV panels to enable effective water management.

Archaeology

142. The site is not within a current Archaeological Priority Zone (APZ) or within the soon to be adopted new Archaeological Priority Area (APA) of 'North Southwark and Roman Roads', but it is immediately adjacent to it. This area of Southwark is known to contain several post-medieval burial grounds and recent excavations at the Old Fire Station on Southwark Bridge Road by PCA (2016) have revealed human burials associated with the St Saviour's Workhouse 'Burying Ground' (shown on Horwood's map of 1813. There are a cluster of burial grounds in the immediate area and some caution must be exercised. On the Old Fire Station site the Chancellor of the Diocese has claimed Faculty jurisdiction..
143. An archaeological desk based assessment has been submitted. The assessment shows evidence that '*previous development activities on the Site may have removed the archaeological potential*' and the risk of finding archaeology in this location is reduced. The evidence for this is that the current building is basemented and the site is located on a former feature known as 'Lowmans Pond' - which appears to have been a large gravel extraction quarry, the 'pond' is shown on several historic maps including Morgan (1682), Rocque (1746) and John Strype, in his 1720 Survey of the Cities of London and Westminster refers to 'Lowmans Pond' "*as so called as dug at his Charges, out of a large Peece of Ground*". On Horwood's map of 1799 the pond appears to be infilled and the site is covered by tenements. The late 18th century infilling of the pond is not deemed to be of high archaeological significance. The historic map evidence does not suggest that any of the nearby burial grounds extend into the site area.

144. In conclusion, appraisal of this application using the submitted desk based assessment, historic map regression, and the Greater London Historic Environment Record (GLHER) indicates that, in this instance, it can be concluded that the archaeological resource would not be compromised by these works. As such no further archaeological assessment, fieldwork or conditions are required because the site lies outside of an APZ, has seen significant development from the historic map record and is outside of the area where significant burial archaeological remains are anticipated.

Planning obligations (S.106 undertaking or agreement)

145. A section 106 agreement is required to ensure that should CAN Mezzanine cease to operate according to their existing charitable objectives to provide affordable workspace to charities and the third sector within a period of 30 years, any subsequent occupier would be obligated provide at least 10% of the floorspace as affordable for the remainder of the 30 year term.
146. The applicant will also be required to enter into a s278 agreement with the Council to renew surfacing on the adjoining footways following construction, including dropped kerbs where needed to facilitate waste collection. An agreement will be required to locate street lamps on the face of the building.
147. Future occupiers would be prevented from being able to obtain parking permits for on street parking (with the exception of Blue Badge holders).
148. In the event that a satisfactory legal agreement has not been entered into by 10th January 2020 it is recommended that the Director of Planning be authorised to refuse planning permission, if appropriate, for the following reason:

The proposal, by failing to secure appropriate planning obligations secured through the completion of a s106 agreement fails to ensure the protection of the affordable workspace in the event of disposal, and also the secure highway works to mitigate the impacts of development in accordance with saved policy 2.5 of the Southwark Plan 2007, strategic policy 14 of the Core Strategy and policy 8.2 of the London Plan, and the Planning Obligations and Community Infrastructure Levy SPD 2015.

Mayoral and borough community infrastructure levy (CIL)

149. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration, however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
150. In this instance it is likely that the proposal would not generate MCIL or SCIL as the applicant is a charity and the affordable workspace provision meets their charitable objectives. However, the applicant must submit CIL charitable claim after the grant of planning permission in order to benefit from CIL charitable relief

Community involvement and engagement

151. Community engagement has focused on residents who lived near or around the site, local councillors, other key stakeholders and CAN customers prior to the submission of the this application. This included three days of public consultation from Thursday 14th February until Saturday 16th February, individual meetings and local media

activity to raise the profile of the project.

152. Letters were issued to over 1179 households, inviting feedback through a questionnaire to be filled on the day or to send via a freepost address.
153. CAN Mezzanine offered 30 immediate neighbours individual appointments to discuss the plans with the CEO of CAN, the architect and other members of the project team.
154. All ward members, Planning Committee members and relevant Cabinet Members were also invited to informal briefings in advance of the exhibitions, and to the exhibitions themselves. Details of the consultation have been appended to the report.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from internal and divisional consultees

155. Summarised below are the material planning considerations raised by internal and divisional consultees..
156. Environmental Protection Team:
 - A condition is requested to manage the levels of plant noise so that it does not cause unacceptable to noise to amenity.
 - The external terrace(s) shall not be used, other than for means of escape, between the hours of 08:00 – 22:00.
 - Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012)
 - Any deliveries or collections to the commercial units shall only be between the following hours: 07.00 – 22.00hrs on Mon – Sat and 10.00 – 17.00hrs on Sun & Bank Holidays.
 - A Phase 1 sampling strategy shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.
157. Highways and Development Team:
 - The applicant will be required to enter into a section 278 agreement to undertake the highway works as stated in detail below.
 - All developers are required to renew and upgrade the kerb and footway adjacent to their development to the appropriate materials as specified in our regulating plan and materials palette.
 - Repave the footway including new kerbing fronting the development on Copperfield Street, Risborough Street and Loman Street in accordance with the SSDM requirements.
 - Reconstruct exiting tree pits in accordance to Southwark Street Design Manual (SDSDM) requirements.
 - Change all utility covers on footway areas to recessed type covers.
 - Provide appropriate dropped kerbs at Loman Street for waste collection purposes.

- Upgrade street lighting to current LBS standards, including on private roads.
- Rectify any damaged footways, kerbs, inspection covers and street furniture due to the construction of the development.

158. Local Economy Team:

- The Local Economy Team confirm support of the redevelopment as it will provide additional affordable office workspace for charities.

159. Ecologist:

- A request has been made that a green roof is installed underneath pvs to encourage biodiversity and natural habitats within the area

Officer response to issue(s) raised:

The applicant originally proposed a blue roof, which would have sustainable urban drainage benefits, however agreement has being sought for a blue roof and green roof combination on the pavilion floor can be provided for the development.

Consultation responses from external consultees

160. Summarised below are the material planning considerations raised by external consultees, along with the officer's response.

161. Environment Agency:

- The Environment Agency were initially concerned that the finished floor levels were not provided for in the assessment and information on finished floor levels to be provided. These have now been provided.

Officer response to issue(s) raised:

The finished floor levels have now been provided and the proposed finished floor levels are now deemed acceptable.

162. Thames Water:

Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Officer response to issue(s) raised:

These comments are noted.

163. Historic England:

- No requirement for comment.

Officer response to issue(s) raised:

Noted.

164. Metropolitan Police:

- The development is suitable to achieve Secured By Design accreditation. It is requested that a '**Secured by Design**' condition for the whole development, is attached to any permission that may be granted in connection with this application and that the wording is such that 'The development must adhere to the principles and physical security requirements of Secured By Design'

Officer response to issue(s) raised:

This is noted and has been agreed by the applicant.

165. These matters are addressed comprehensively in the relevant preceding parts of this report.

Community impact and equalities assessment

166. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights

167. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

168. 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:

1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act
2. 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
3. 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.

169. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

170. 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.

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

Other matters

172. The proposal was subject to reconsultation on 08th August to consult on the amendments to pavement widths and the reduced setback along the boundary of Olwen House.

CONCLUSION

173. The proposal will would provide additional affordable workspace within the Central Activities Zone within the Borough.
174. The impacts of the scheme in relation to daylight and sunlight, are on balance considered acceptable, and whilst there would be departures from the BRE guidelines, the daylight and sunlight levels are still considered adequate for a dense urban area.
175. The scheme does not include any car parking and cycle parking would be provided in accordance with the London Plan (with the shortfall in visitor spaces rectified by condition).
176. A S106 agreement would be secured to ensure continuity of affordable workspace in the event that CAN vacated the premises, and to secure improvements to the neighbouring footways.
177. The development accords with the development plan in terms of providing re-providing and increasing workspace, and makes reasonable provision to protect neighbour amenity.
178. It is therefore recommended that planning permission be granted subject to conditions and the completion of a Section 106 Legal Agreement under the terms as set out above.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/1462-32 Application file: 19/AP/1404 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 5840 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Yvonne Sampoh, Planning Officer	
Version	Final	
Dated	25 September 2019	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director, Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	3 October 2019	

TP No	TP/1462-32	Site	32-36 LOMAN STREET, LONDON, SE1 0EH		
App. Type	Full Planning Application				
Date Started	25/04/2019	Target Decision Date	22/07/2019	Stat. Expiry Date	25/07/2019

Statutory Consultations

Date Printed	Consultee	Date Created
23/05/2019	Environmental Protection Team Formal Consultation [Noise / Air Quality / Land Contamination / Ventilation]	10/05/2019
23/05/2019	Flood and Drainage Team	10/05/2019
23/05/2019	Highway Development Management	10/05/2019
23/05/2019	Ecology Officer	10/05/2019
23/05/2019	Economic Development Team	10/05/2019
23/05/2019	Archaeology Officer	10/05/2019
23/05/2019	Design and Conservation Team	10/05/2019
23/05/2019	Planning Policy	10/05/2019
23/05/2019	Transport Planning Team	10/05/2019
23/05/2019	Urban Forester	10/05/2019
23/05/2019	Environment Agency	10/05/2019
23/05/2019	Thames Water - Development Planning	10/05/2019
23/05/2019	London Fire & Emergency Planning Authority	10/05/2019
23/05/2019	Metropolitan Police Service (Designing out Crime)	10/05/2019
23/05/2019	HIGHWAY LICENSING	21/05/2019
23/05/2019	Waste Management	21/05/2019
23/05/2019	Housing Regeneration Initiatives	21/05/2019
23/05/2019	Transport for London (referable & non-referable app notifications and pre-apps)	21/05/2019
23/05/2019	Network Rail (Planning)	21/05/2019
23/05/2019	Greater London Authority	21/05/2019
23/05/2019	UK Power Networks	21/05/2019
23/05/2019	Historic England	21/05/2019
23/05/2019	London Underground Limited	21/05/2019
23/05/2019	Natural England - London Region & South East Region	21/05/2019

Neighbour Notifications

Date Printed	Address	Date Created
23/05/2019	47-51 GREAT SUFFOLK STREET LONDON SE1 0SR	20/05/2019
23/05/2019	4 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	UNIT C 25 COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	46B COPPERFIELD STREET LONDON SE1 0DY	20/05/2019
23/05/2019	UNIT G 25 COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	UNIT F 25 COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	46A COPPERFIELD STREET LONDON SE1 0DY	20/05/2019
23/05/2019	44 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	5 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	9 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	7 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	PART FOURTH FLOOR HARPERS 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	1 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	24 PEPPER STREET LONDON SE1 0EB	20/05/2019
23/05/2019	FLAT 18 WHITEHILL HOUSE 9 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 17 WHITEHILL HOUSE 9 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 2 WHITEHILL HOUSE 5 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 19 WHITEHILL HOUSE 9 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 16 WHITEHILL HOUSE 9 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 14 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 12 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 15 WHITEHILL HOUSE 9 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 1 WHITEHILL HOUSE 5 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 9 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 8 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	OLWEN HOUSE 8-20 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	FLAT 7 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 4 WHITEHILL HOUSE 5 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 3 WHITEHILL HOUSE 5 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 6 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 5 WHITEHILL HOUSE 5 SAWYER STREET LONDON SE1 0EQ	20/05/2019

23/05/2019	BASEMENT AND GROUND FLOOR REAR 181 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	G32 JERWOOD SPACE 171 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	SECOND FLOOR 181 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	GROUND FLOOR 181 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	111 JERWOOD SPACE 171 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	PART GROUND FLOOR FRONT 47-51 GREAT SUFFOLK STREET LONDON SE1 0SR	20/05/2019
23/05/2019	BASEMENT AND GROUND FLOOR 47-51 GREAT SUFFOLK STREET LONDON SE1 0SR	20/05/2019
23/05/2019	THIRD FLOOR NORTH BLOCK 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	PART FIRST FLOOR 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	GROUND FLOOR 195-205 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	BASEMENT AND FIRST TO FIFTH FLOORS 195-205 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	UNIT E THE COPPERFIELDS COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	UNIT 3 38 COPPERFIELD STREET LONDON SE1 0EA	20/05/2019
23/05/2019	UNIT 2 38 COPPERFIELD STREET LONDON SE1 0EA	20/05/2019
23/05/2019	UNIT 5 38 COPPERFIELD STREET LONDON SE1 0EA	20/05/2019
23/05/2019	UNIT 4 38 COPPERFIELD STREET LONDON SE1 0EA	20/05/2019
23/05/2019	UNIT 1 38 COPPERFIELD STREET LONDON SE1 0EA	20/05/2019
23/05/2019	13 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	ROGER KING HOUSE 44 COPPERFIELD STREET LONDON SE1 0DY	20/05/2019
23/05/2019	FLAT 11 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	183-185 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	UNIT A THE COPPERFIELDS COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	FIFTH FLOOR FLAT 47-51 GREAT SUFFOLK STREET LONDON SE1 0SR	20/05/2019
23/05/2019	THIRD FLOOR SOUTH BLOCK 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	UNIT D 25 COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	171 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	169 UNION STREET LONDON SE1 0LL	20/05/2019
23/05/2019	6 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	SECOND FLOOR 1 RISBOROUGH STREET LONDON SE1 0EH	20/05/2019
23/05/2019	SECOND FLOOR AND THIRD FLOOR FLAT 13 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	FIRST FLOOR 1 RISBOROUGH STREET LONDON SE1 0EH	20/05/2019
23/05/2019	GROUND FLOOR 1 RISBOROUGH STREET LONDON SE1 0EH	20/05/2019
23/05/2019	FOURTH FLOOR SOUTH BLOCK 47-51 GREAT SUFFOLK STREET LONDON SE1 0SR	20/05/2019
23/05/2019	FLAT 1 25B COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	SECOND FLOOR SOUTH BLOCK 47-51 GREAT SUFFOLK STREET LONDON SE1 0SR	20/05/2019
23/05/2019	PART FIRST FLOOR NORTH BLOCK AND PART FIRST FLOOR SOUTH BLOCK 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	FIRST FLOOR 46 COPPERFIELD STREET LONDON SE1 0DY	20/05/2019
23/05/2019	GROUND FLOOR 46 COPPERFIELD STREET LONDON SE1 0DY	20/05/2019
23/05/2019	FIRST FLOOR 5 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	GROUND FLOOR 5 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	FLAT 4 25B COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	1M03 JERWOOD SPACE 171 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	PART FOURTH FLOOR TRIGRAM PARTNERSHIP 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	FLAT 3 25B COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	FLAT 2 25B COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	FIRST FLOOR 181 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	SECOND FLOOR 46 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	GROUND FLOOR 46 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	THIRD FLOOR 46 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	FOURTH FLOOR 46 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	GROUND FLOOR 53 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	UNIT 7 38 COPPERFIELD STREET LONDON SE1 0EA	20/05/2019
23/05/2019	FIRST FLOOR 46 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	SECOND FLOOR 53 GREAT SUFFOLK STREET LONDON SE1 0DB	20/05/2019
23/05/2019	SECOND FLOOR 7 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	BASEMENT 181 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	113 JERWOOD SPACE 171 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	FIRST FLOOR 7 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	12 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	GROUND FLOOR 11 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	SECOND FLOOR NORTH BLOCK 47-51 GREAT SUFFOLK STREET LONDON SE1 0SR	20/05/2019
23/05/2019	PART BASEMENT AND PART FIRST FLOOR 169 UNION STREET LONDON SE1 0LL	20/05/2019
23/05/2019	SECOND FLOOR AND MEZZANINE 19 RISBOROUGH STREET LONDON SE1 0HG	20/05/2019
23/05/2019	CELLS CROWN COURT 1 POCOCK STREET LONDON SE1 0BT	20/05/2019
23/05/2019	PART BASEMENT GROUND PART FIRST AND SECOND FLOORS 169 UNION STREET LONDON SE1 0LL	20/05/2019
23/05/2019	GROUND AND FIRST FLOOR 19 RISBOROUGH STREET LONDON SE1 0HG	20/05/2019
23/05/2019	FIRST AND SECOND FLOORS 21 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	GROUND FLOOR 21 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	SECOND FLOOR AND MEZZANINE 17 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	GROUND AND FIRST FLOOR 17 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	55 GREAT SUFFOLK STREET LONDON SE1 0BB	20/05/2019
23/05/2019	32-36 LOMAN STREET LONDON SE1 0EH	20/05/2019
23/05/2019	FLAT 11 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	FLAT 10 WHITEHILL HOUSE 7 SAWYER STREET LONDON SE1 0EQ	20/05/2019
23/05/2019	CROWN COURT 1 POCOCK STREET LONDON SE1 0BT	20/05/2019
23/05/2019	UNIT 1 3 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	MAISONETTE FLAT 5 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	FLAT 3 3 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019

23/05/2019	FLAT 2 3 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	201 195-201 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	GROUND FLOOR 15 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	UNIT F THE COPPERFIELDS COPPERFIELD STREET LONDON SE1 0EN	20/05/2019
23/05/2019	SECOND FLOOR FLAT 15 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	FIRST FLOOR 15 RISBOROUGH STREET LONDON SE1 0HG	20/05/2019
23/05/2019	FIRST FLOOR 53 GREAT SUFFOLK STREET LONDON SE1 0DB	20/05/2019
23/05/2019	FRONT 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	G38 171 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	GROUND FLOOR FRONT 181 UNION STREET LONDON SE1 0LN	20/05/2019
23/05/2019	19 RISBOROUGH STREET LONDON SE1 0HE	20/05/2019
23/05/2019	ADVOCATES CROWN COURT 1 POCOCK STREET LONDON SE1 0BT	20/05/2019
23/05/2019	JURY RESTAURANT CROWN COURT 1 POCOCK STREET LONDON SE1 0BT	20/05/2019
23/05/2019	FIRST FLOOR 9 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
23/05/2019	FOURTH FLOOR MAIN PART 47-51 GREAT SUFFOLK STREET LONDON SE1 0BS	20/05/2019
23/05/2019	21 RISBOROUGH STREET LONDON SE1 0HG	20/05/2019
23/05/2019	SECOND FLOOR 9 RISBOROUGH STREET LONDON SE1 0HF	20/05/2019
10/06/2019	108 Great Guildford St London SE1 0ES	10/06/2019
12/06/2019	Els Correls La Cortinada Ordino, Principat d'Andorra XXXX	12/06/2019
14/06/2019	Brightside 7-14 Great Dover Street SE1 4YR	14/06/2019
14/06/2019	CAN Mezzanine 7-14 Great Dover Street London SE1 4YR	14/06/2019
18/06/2019	5a 38 Copperfield Street London SE1 0EA	18/06/2019
18/06/2019	Studio 4 38 Copperfield Street London SE1 0EA	18/06/2019
18/06/2019	Unit 1 38 Copperfield Street London SE1 0EA	18/06/2019
20/06/2019	Unit 4 38 Copperfield Street London SE1 0EA	20/06/2019
20/06/2019	Fosse House 182 High Street Tonbridge TN9 1BE	27/06/2019

Neighbour Consultee Response List for Application Reg. No. 19/AP/1404

TP No	TP/1462-32	Site	32-36 LOMAN STREET, LONDON, SE1 0EH
App. Type	Full Planning Application	Printed:	03/10/2019 Total: 16

Total number of representations: 14			
In favour:	3	Against:	10
Petitions in favour:	0	Petitions against:	0
		Neutral:	1

Date Received	Address	
17/06/2019	111 JERWOOD SPACE 171 UNION STREET LONDON SE1 0LN	General Comments
13/06/2019	UNIT 3 38 COPPERFIELD STREET LONDON SE1 0EA	Objects
13/06/2019	UNIT 5 38 COPPERFIELD STREET LONDON SE1 0EA	Objects
13/06/2019	UNIT 1 38 COPPERFIELD STREET LONDON SE1 0EA	Objects
17/06/2019	171 UNION STREET LONDON SE1 0LN	
20/08/2019	19 RISBOROUGH STREET LONDON SE1 0HE	Objects
06/06/2019	108 Great Guildford St London SE1 0ES	Objects
10/06/2019	Els Correls La Cortinada Ordino, Principat d'Andorra XXXX	Objects
16/08/2019	Els Correls La Cortinada Ordino, Principat d'Andorra XXXX	Objects
14/06/2019	Brightside 7-14 Great Dover Street SE1 4YR	Supports
14/06/2019	CAN Mezzanine 7-14 Great Dover Street London SE1 4YR	Supports
13/06/2019	5a 38 Copperfield Street London SE1 0EA	Objects
13/06/2019	Studio 4 38 Copperfield Street London SE1 0EA	Objects
14/06/2019	Unit 1 38 Copperfield Street London SE1 0EA	Objects
20/06/2019	Unit 4 38 Copperfield Street London SE1 0EA	Objects
24/06/2019	Fosse House 182 High Street Tonbridge TN9 1BE	Supports

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Applicant The Helen Taylor Thompson Foundation Limited

Planning Permission was GRANTED WITH LEGAL AGREEMENT for the following development:

Demolition of the existing four storey office building with basement and redevelopment of the site to provide a new seven storey office building plus basement (Use Class B1)

At 32-36 Loman Street London SE1 0EH

In accordance with the valid application received on 25 April 2019 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

CONDITIONS

Permission is subject to the following Approved Plans Condition:

- 1 The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.	Received on:
P-300 PROPOSED EAST ELEVATION	
P-201 PROPOSED SECTION B-B	
P-200 PROPOSED SECTION A-A	
P-101 FIRST FLOOR PLAN (Rev: REV B)	
P-102 SECOND FLOOR PLAN (Rev: REV A)	
P-103 THIRD FLOOR PLAN (Rev: REV A)	
P-104 FOURTH FLOOR PLAN (Rev: REV A)	
P-105 FIFTH FLOOR PLAN (Rev: REV A)	
P-106 SIXTH FLOOR PLAN (Rev: REV A)	
P-107 PLANT ROOM LEVEL (Rev: REV A)	
P-108 ROOF LEVEL RENEWABLES (Rev: REV A)	
P-200 SECTION AA (Rev: REV B)	
P-301 PROPOSED NORTH ELEVATIONS (Rev: REV A)	

Continued overleaf...

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P-303 PROPOSED SOUTH ELEVATION (Rev: REV A)
P-100 GROUND FLOOR PLAN (Rev: REV C)
P_099 LOWER GROUND FLOOR (Rev: REV A)
P-304 PROPOSED ELEVATION (Rev: REV A)

Reason:

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

Permission is subject to the following Time Limit:

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.

Permission is subject to the following Pre-Commencements Condition(s)

3. SITE CONTAMINATION - PRE-APPROVAL

a) Prior to the commencement of any development (excluding demolition), 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.

i) A Phase 1 sampling strategy shall be submitted to the Local Planning Authority for approval before the commencement of any intrusive investigations.

ii) Any 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 will 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 works 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.

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c) Prior to the occupation of the development and following the completion of any required remediation works and measures identified in the approved remediation strategy, a verification report providing evidence that all works required by the remediation strategy have been completed shall be submitted to and approved in writing by the Local Planning Authority.

d) In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

4. TREE PROTECTION MEASURES AND WORKS

Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey 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.

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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 or 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.

5. CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:

- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
- o Site perimeter continuous automated noise, dust and vibration monitoring;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
- o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.)
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
- o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations.

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To follow current best construction practice, including the following:-

- o Southwark Council's Technical Guide for Demolition & Construction at <http://www.southwark.gov.uk/noise-and-antisocial-behaviour/construction-noise>
- o S61 of Control of Pollution Act 1974,
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition',
- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites',
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites',
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration,
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting,
- o Relevant EURO emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards <http://nrmm.london/>
- o The Party Wall Act 1996
- o Relevant CIRIA practice notes, and
- o BRE practice notes.

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with Strategic Policy 13 'High environmental standards' of the Core Strategy (2011), Saved Policy 3.2 'Protection of amenity' of the Southwark Plan (2007), and the National Planning Policy Framework (2019).

Permission is subject to the following Grade Condition(s)**6. SAMPLE MATERIALS/PANELS/BOARDS**

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.

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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.

7. CONSTRUCTION DETAILS

Prior to commencement of works above grade (excluding demolition), detail drawings at a scale of 1:5 or 1:10 through:

- i) all facade variations; and
- ii) all parapets and roof edges

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2019, Policy 7.7 Location and Design of Tall Buildings of the London Plan 2016, Strategic Policy SP12 'Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

8. GREEN AND BLUE ROOFS

i) Before any above grade work (excluding demolition) hereby authorised begins, details of the green and blue roofs proposed for that Block shall be submitted to and approved in writing by the Local Planning Authority. The green or blue roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency. The green, or blue roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter. Discharge of this condition will be granted on receiving the details of the green, brown and blue roofs and Southwark Council agreeing the submitted plans.

ii) Once the roofs are completed in full in accordance to the agreed plans a post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation

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of habitats and valuable areas for biodiversity in accordance with policy 5.11 of the London Plan 2016, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

9. HARD AND SOFT LANDSCAPING

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: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2019; Strategic Policies 11 (Open Spaces and Wildlife), 12 (Design and conservation) and 13 (High Environmental Standards) of The Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design) 3.13 (Urban Design) and 3.28 (Biodiversity) of the Southwark Plan 2007.

10. CYCLE STORAGE

Before any above grade work hereby authorised begins (excluding demolition), the following shall be submitted to and approved in writing by the Local Planning Authority:

a) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles.

Thereafter the cycle parking facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

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

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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.

11. SECURE BY DESIGN APPLICATION

Prior to any works above grade, evidence of the submission of an application for Secure By Design Accreditation from the Metropolitan Police, along with details of security measures proposed, shall be submitted and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

Permission is subject to the following Pre-Occupation Condition(s)

12. SECURE BY DESIGN ACCREDITATION

Before the first occupation of the building hereby permitted evidence that Secure By Design Accreditation has been awarded by the Metropolitan Police and that all approved security measures have been implemented shall be submitted to and approved by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

Permission is subject to the following Compliance Condition(s)

13. PLANT NOISE - PRE-APPROVAL

The Rated sound level from any plant, together with any associated ducting shall not

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exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014. Prior to the plant being commissioned a validation test shall be carried out following completion of the development. The results shall be submitted to the LPA for approval in writing. The plant and equipment shall be installed and constructed in accordance with the approval given and shall be permanently maintained thereafter.

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 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).

14. **SERVICING HOURS**

Any deliveries or collections to the commercial units shall only be between the following hours:

07.00 - 22.00hrs on Mon - Sat, and;

10.00 - 17.00hrs on Sun & Bank Holidays.

Reason:

To safeguard the amenity of neighbouring residential properties 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.

15. **COMMERICAL TERRACE HOURS OF USE**

The external terrace(s) shall not be used, other than for means of escape, between the hours of 08:00 - 22:00.

Reason:

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

16. **ENERGY EFFICIENCY**

The development hereby permitted shall be constructed to include the energy

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efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied.

Reason:

To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2016.

17. EXTERNAL LIGHTING

Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

Reason:

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 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.

Permission is subject to the following Special Condition(s)

18. BREEAM REPORT AND POST-CONSTRUCTION REVIEW

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

ii) Before the first occupation of the commercial use within the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed standards have been met.

Reason:

To ensure the proposal complies with The National Planning Policy Framework 2019, 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

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2007.

Signed:

Simon Bevan

Director of Planning

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IMPORTANT NOTES TO THE APPLICANT RELATING TO THE COUNCIL'S DECISION	
<u>Conditions</u>	
1.	If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
2.	Further information about how to comply with planning conditions can be found at: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12
3.	Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal
<u>National Planning Policy Framework</u>	
4.	In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.
<u>Appeal to the Secretary of State</u>	
5.	If you are aggrieved by this decision of the council as the local planning authority to grant permission subject to conditions you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
6.	If you appeal you must do so within six months of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
7.	If you do decide to appeal you can do so using The Planning Inspectorate's online appeals service. You can find the service through the appeals area of the Planning Portal at www.planningportal.gov.uk/pcs . You can also appeal by completing the appropriate form which you can get from The Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN [tel. 0117-3726372]. The form can also be downloaded from the Inspectorate's website at www.planning-inspectorate.gov.uk . The Planning Inspectorate will publish details of your appeal on the internet on the appeals area of the

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	<p>Planning Portal. This may include a copy of the original planning application form and relevant supporting documents supplied to the council by you or your agent, together with the completed appeal form and information you submit to The Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you, that you are happy to be made available to others in this way. If you supply information belonging to someone else please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.</p>
	<p><u>Purchase Notice</u></p>
8.	<p>If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.</p>
	<p><u>Provisions for the Benefit of the Disabled</u></p>
9.	<p>Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:</p> <ul style="list-style-type: none"> (i) Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act]. (ii) Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act]. (iii) Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
10.	<p>Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.</p>
	<p><u>Other Approvals Required Prior to the Implementation of Planning Permission</u></p>
11.	<p>The granting of planning permission does not relieve the developer of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities [including the London Borough of Southwark] entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property.</p>
	<p><u>Works Affecting the Public Highway</u></p>
12.	<p>You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.</p>

DRAFT

PLANNING PERMISSION

LBS Registered Number: 19/AP/1404

Date of issue of this decision:



www.southwark.gov.uk

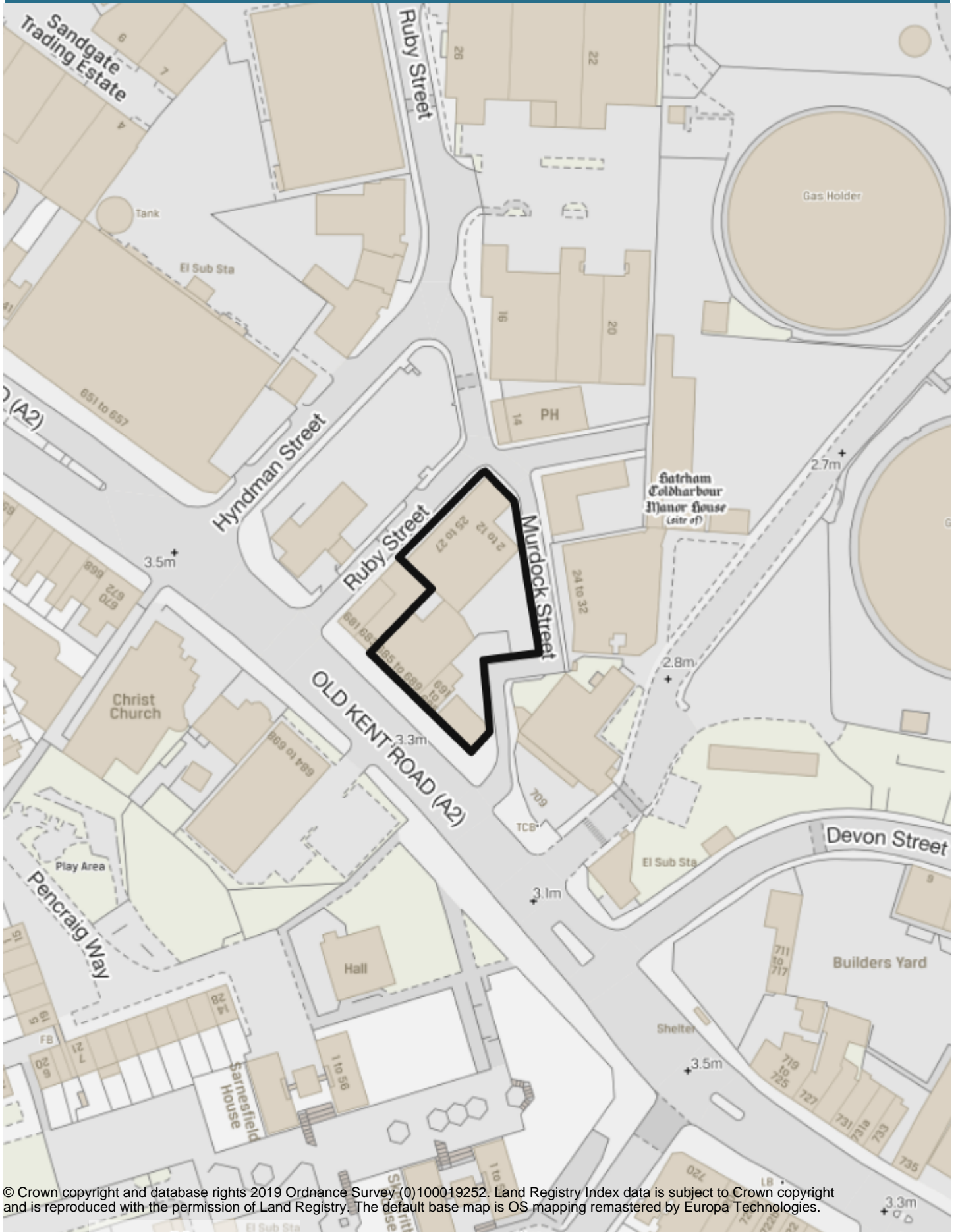
<u>The Dulwich Estate Scheme of Management</u>	
13.	Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].
<u>Building Regulations</u>	
14.	You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].
<u>The Party Wall Etc. Act 1996.</u>	
15.	You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].
<u>Important:</u>	
16.	This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

32-36 Loman Street London SE1 0EH (ref 19/AP/1404) ;

Agenda Item 6.2



ITEM 6.2 LAND BOUNDED BY RUBY STREET, MURDOCH STREET AND 685-695 OLD KENT ROAD, LONDON SE15 1JS



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Item No.	Classification:	Date:	Meeting Name:	1
6.2	OPEN	14 October 2019	PLANNING COMMITTEE	
Report title:	<p>Development Management planning application: Application 18/AP/0196 for: Full Planning Application</p> <p>Address: LAND BOUNDED BY RUBY STREET, MURDOCK STREET AND 685-695 OLD KENT ROAD, LONDON SE15 1JS</p> <p>Proposal: Demolition of existing buildings and erection of and construction of a part 3, part 7, part 22 storey building (76.6m) from ground level with roof top level amenity space, comprising 111 dwellings, 1,151 sqm (GIA) of D1 floorspace for a church with ancillary communal facilities, 2,173 sqm (GIA) of workspace (B1a and B1c) Use Class) and 87 sqm (GIA) of A1/A2/B1 floorspace, with associated landscaping, car and cycle parking, servicing and refuse and recycling facilities.</p> <p>(This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).</p>			
Ward(s) affected:	Old Kent Road			
From:	DIRECTOR OF PLANNING			
Application Start Date	04/04/2018	Application Expiry Date	04/07/2018	
Earliest Decision Date	06/05/2018	Extension until 8 April 2020		

RECOMMENDATION

2

1. That planning permission be granted, subject to conditions and referral to the Mayor of London and the applicant entering into an appropriate legal agreement by no later than 8 April 2020.
2. In the event that the requirements of (a) are not met by 8 April 2020 that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 415 of this report.

3. EXECUTIVE SUMMARY

4. The proposal comprises the redevelopment of the site. The site measures 0.16 hectares and apart from the Holy Ghost Zone (HGZ) church occupying the building at 685-695 Old Kent Road, is currently a vacant site.
5. Following the redevelopment, 111 new homes would be provided, which would contribute to helping the borough meet its housing need. The scheme would deliver 36.2% affordable housing overall measured by habitable rooms, with 25.4% social rented homes and 10.8% intermediate. In total, 39 new affordable homes would be provided.
6. The scheme would provide a brand new facility for the church as well as new workspace, and retail use. The new church would be almost double the size of the existing. A total of 78 supports have been received supporting the redevelopment and the provision of a new church facility. This redevelopment would allow the church to offer additional facilities such as a crèche, a youth holiday club as well as education based activities. The ground floor commercial floorspace would be specifically designed for B1(c) light industrial purposes, and a condition has been included on the draft decision to ensure this. The first and second floor workspaces have been designed to appeal to a wide range of small and medium enterprises as office or co-working space which would include being suitable for office use (B1a) as well as B1c.
7. 11% affordable floorspace has been secured, which would be used to support existing or new businesses and the legal agreement can specify that this floorspace is offered to Old Kent Road businesses first, to benefit the existing business community.
8. The proposed development would include a three storey frontage onto the Old Kent Road to provide a human scale and contribute positively to the streetscape on Old Kent Road. The building would be of an irregular shape but would achieve a sculptural form, with the right solidity, weight and robustness for the character of the Old Kent Road and would contribute positively to the London skyline. Overall, the development would be of a high quality of design. The proposed development is not considered to result in any harm to surrounding conservation areas or heritage assets.
9. The new homes would offer a very good standard of accommodation for future occupiers as well as high quality communal amenity spaces and play spaces for children. All communal and children's play space requirements would be met on site. A s106 would be collected to off set the shortfall in public open space which could go towards the delivery of the council's new Livesey Park.

10. Overall, 60.4% of the new homes would be dual aspect which is considered a very good level of compliance. A policy compliant mix of dwellings would be provided and 10% wheelchair housing (rounded from 9.9%) would also be provided.
11. There would be some impacts on some neighbouring residents in terms of daylight and sunlight however these are considered to be acceptable within the context of the BRE guidelines and the surrounding townscape.
12. The proposed development includes the provision of an on site servicing bay and two disabled parking spaces to serve the new residents.
13. The development would encourage residents to utilise sustainable modes of transport with the provision of secure cycle parking for all residents and commercial occupiers. A s106 contribution would be required to improve local bus capacity in advance of the Bakerloo Line Extension.
14. The proposed development has been subject to two rounds of consultation. The first receiving 10 objections and 48 supports and the second receiving 4 objections and 30 supports. The main concerns raised were around the scale of the development, the impacts on the amenity of the residents at 681 Old Kent Road, 683 Old Kent Road and 2a Ruby Street as well as noise and disturbance concerns from the proposed church and during construction. The concerns raised have been addressed in the report.
15. The proposal would incorporate measures to reduce its carbon dioxide emissions, and a contribution to the council's carbon off-set green fund would be secured through a s106 agreement. Overall, it is recommended that planning permission be granted, subject to conditions and the signing of a S106 agreement and referral to the GLA.

BACKGROUND INFORMATION

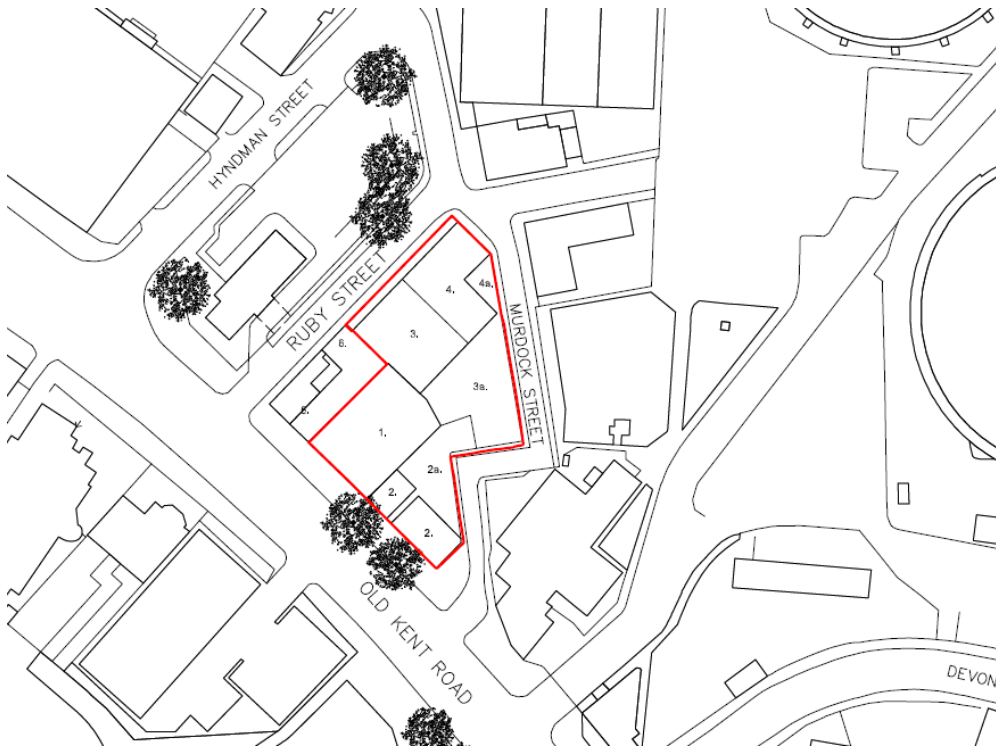
Site location and description

16. The site is currently occupied by low rise commercial buildings fronting Ruby Street, Murdoch Street and Old Kent Road ranging in height from single storey to three storey. These previously provided accommodation for an MOT Centre (Unit 1, 2-12 Ruby Street), Van Hire business (691-695 Old Kent Road), two existing churches at Unit 2, 2-12 Ruby Street (not in lawful use) and 685-689 Old Kent Road as well as two 1-bed flats. However, as of December 2018, the site is vacant apart from the Holy Ghost Zone church occupying 685-689 Old Kent Road.
17. A forecourt is located within the northern portion of the site, with access off Murdock Street, which provided parking facilities associated with the previous MOT Centre and Van Hire business which has now left the site. In total, the site area is approximately 0.16 hectares.
18. The Christ Apostolic Church was unlawfully occupying a former industrial building on the site (at Unit 2, 2-12 Ruby Street) until December 2018 but has now moved to a new premise in Camberwell. The Holy Ghost Zone, however, would be re-provided for in the new proposal with an increase in their current floor area to allow for additional community activities to be provided.

19. The existing site provides approximately 1,187.2sqm of employment floorspace (B Class/Sui-Generis), whilst the church uses comprise 659.5sqm of floorspace. The buildings are of considered to be of low architectural merit and make very little contribution to the character of the area.

Image: Existing site plan

20.



21.

KEY:

1. Holy Ghost Zone Church; 685 - 689 Old Kent Road
2. Van Hire Centre and 2 flats above (1st & 2nd floor); 691- 695 Old Kent Road
- 2a. Van Hire Centre - Yard
3. MOT Centre; 2-12 Ruby Street
- 3a. MOT Centre - Yard
4. Christ Apostolic Church; 2 Ruby Street
- 4a. Parking
5. 681-689 Old Kent Road - Outside site boundary
6. 2A Ruby Street - Outside site boundary

——— Site Boundary Line

22. The application site immediately abuts several residential properties situated to the west of the site at 681 Old Kent Road, 683 Old Kent Road and 2a Ruby Street. The impacts upon these properties is discussed later in the report. A KFC drive-thru store is situated beyond these properties on the opposite side of Ruby Street.

23. To the north of the application site, on the junction of Murdock Street and Ruby Street, there is a three-storey former public house building which has now been converted to a nightclub at ground floor with residential properties above. 709 Old Kent Road is in use as a church.

24. To the east, on the opposite side of Murdock Street, there are 2 three-storey commercial buildings with the recently Grade II listed gasholder beyond. Further south along Murdock Street and fronting Old Kent Road, there is a single storey church building. Opposite the application site, on the south side of Old Kent Road, is the

Grade II listed Livesey Museum and the neighbouring Christ Church Peckham. The Ledbury Estate is also located to the south.

Details of proposal

25. The proposal includes the demolition of all existing buildings and redevelopment of the site through the provision of a mixed use redevelopment. The redevelopment would include 111 new homes above three stories of workspace along with a church and community centre and a retail unit, in a part 3, part 7, part 22 storey building. The proposed development would have a three storey height along the Old Kent Road, behind which it would rise to seven storeys and then again to 22 storeys. The building would have a sculpted form and would be of a brick construction.
26. The proposed development would be a mixed use building with four distinct uses.

Retail unit

27. A shallow ground floor small retail unit measuring 87sqm fronting the Old Kent Road to provide an active frontage.

Church and community uses

28. A three storey church and community centre fronting Old Kent Road and Murdoch Street for the Holy Ghost Zone Church (HGC). The HGC currently occupy one of the existing buildings on the site. The main entrance to the church would be from the Old Kent Road/ Murdoch Street corner, and would have a double height main hall with an additional hall at second floor level with associated meeting rooms, offices and kitchens. The congregation of the church is currently 250 members and this figure is growing by 7% per annum. The HGZ has an ambitious programme which they are keen to expand. The current services provided by the church include:

- Breakfast club for the homeless
- Job group for the unemployed

29. The future planned services would include:

- Crèche/nursery
- Youth holiday club
- Local community group hire
- Education based activities

Workspace

30. Like the church, the workspace would be located over the first three floors of the building. At ground floor, a large light industrial B1(c) unit would be located on the junction of Ruby Street and Murdock Street. It could operate independently from the rest of the work space with loading directly from Murdock Street. A café would be located in the north eastern corner fronting onto Murdock Street and would operate as a lively entrance foyer and concierge for the work space.
31. The upper floor workspace units would range in size and would be flexible to accommodate a number of uses including SME use. The goods lift allows for access

to the upper levels. The units would support office, studio, light industrial or co-working space. Communal kitchens and toilets would serve the two upper levels.

Image: Ground floor plan

32.

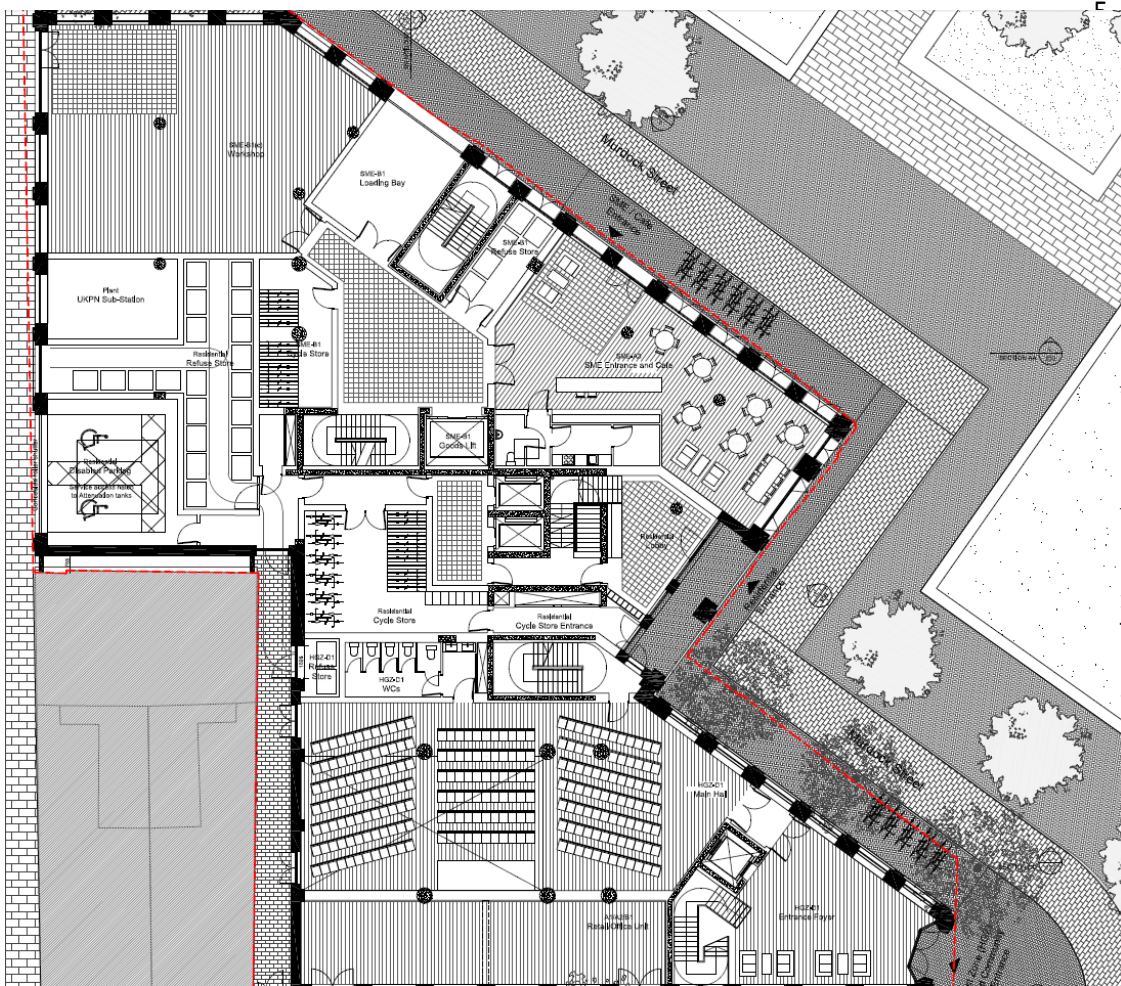


Table: Existing and proposed floorspaces

	Existing floorspace (including uncovered areas)	Proposed floorspace (GIA)
Church/Community Use (Class D1)	659.5sqm	1,151sqm
Employment (B Class)	305.1sqm	2,173sqm
Sui generis	882.1sqm	0sqm
Retail (Class A1/A2)	0sqm	87sqm
Residential	83.1sqm (two flats)	10,726sqm (111 flats)
Total	1,929.8 sqm	14,137 sqm

Residential accommodation

33. The upper floors of the proposed building would provide a total of 111 new homes. Originally the homes were proposed as private rented sector (PRS) units but they were switched to traditional for sale units during the course of the application. A total of 39 affordable homes would be provided with 27 social rented and 12 intermediate.
34. A mix of roof terraces, inset balconies and inset winter gardens would be provided for the residents. Communal roof terraces would be provided at 3rd, 7th and 21st level providing external amenity space and children's play space. In addition, a communal "residents room" would be provided to be used as a shared internal amenity space opening onto the roof terrace.

Servicing and car parking

35. An on-site loading bay was introduced to the scheme as an amendment to the application. The loading bay would be accessed from Murdoch Street. Two on-site residential disabled spaces would also be provided, accessed from Ruby Street.

Amendments

36. The following changes were made to the scheme:
- the housing type was revised from the private rented sector to build for sale;
 - an affordable housing offer was increased to 36.2% by habitable room;
 - an additional 2 residential storeys were added, and a level of roof level amenity space, taking the height to 22 storeys;
 - an increase in the overall number of new homes from 107, to 111;
 - the provision of two on site disabled spaces and a service bay at ground floor level;
 - all of the commercial accommodation designed to accommodate a B1(c) light industrial use;
 - the submission of an Equalities Impact Assessment;
 - the submission of a Development Consultation Charter;
 - a revised basement, ground, roof, and residential level floor plans to revise the layouts of the spaces; and
 - a revised Ruby Street elevation.

The amendments were subject to a 14 day reconsultation.

Planning history

37.

Address	Ref	Status	Description
2-12 Ruby Street	54/AP/3423	10.05.54 (Granted)	Erection of an industrial building having a floor area 4,900 square foot and use as manufacture of clothing.

	93/AP/0905	08.12.93 (Granted)	Change of use of part of building from light industrial to tyre and exhaust centre install roller shutter to ruby street elevation.
	94/AP/0692	19.09.94 (Granted)	M.O.T Testing Centre.
2 - 12 Ruby Street (and Murdock Street)	71/AP/7364	01.02.71 (Granted)	Use of land rear 2-12 Ruby Street as storage of vehicles.
685 - 687 Old Kent Road	54/AP/8180	02.02.55 (Granted)	Erection of a new building on the site 685-687 Old Kent Road Camberwell to to exceed 5,000 sqft in floor area for general industrial use.
685 - 689 Old Kent Road	55/AP/9259	09.12.56 (Granted)	Erection of a two storey building on the sites of 685-689 Old Kent road Camberwell for general industrial use.
	57/AP/3360	03.05.57 (Granted)	Erection of a two storey building together with single storey building at rear on the sites of 685-689 Old Kent Road Camberwell to be used for general industry class IV of the town and country planning order 1950.
	98/AP/1454	29.10.98 (Refused)	Change of use from Light Industrial to Gymnasium Sports Hall and construction of additional second floor.
	99/AP/0431	30.07.99 (Granted)	Construction of a second floor and change of use to light industrial on the ground floor and gymnasium/sports hall on first and proposed second floor.
	00/AP/1372	14.12.00 (Granted)	Change of use of first floor from light industrial(Class B1) to residential, construction of an extension at rear of building to provide additional work space on ground floor with roof garden at first floor level.

	07/AP/1427	15.08.07 (Granted)	Removal of Condition 2 of planning permission 0001372 dated 14/12/2000, to allow the ground floor Class B1 (office/light industrial) use and the first floor residential use to be occupied separately.
	08/AP/2054	09.07.09 (Granted)	Change of use of the ground and part of the first floor to provide a mix of business (Class B1) and community/education (Class D1) uses: particularly, continued Class B1 use during weekdays 8am to 6pm and Class D1 use in the evenings and on Sundays.
691 – 695 Old Kent Road	67/AP/000		Use of site for limited period for the sale of motor cars.
	04/AP/1827	28.01.05 (Refused)	Redevelopment of site to provide a mixed use building comprising commercial and residential uses [Outline application - access only to be determined at this stage]. Refused on grounds of lack of on site parking for service delivery vehicles and associated impact on pedestrian safety.

Planning history of adjoining sites

38. The council has received a number of planning applications recently in the Old Kent Road Opportunity Area. These include the following:

18/AP/0897 Ruby Triangle Site, Land bounded by Old Kent Road, Ruby Street and Sandgate Street

Application type: FULL

Full planning permission is sought for demolition of existing buildings and structures on the site, and redevelopment consisting of three buildings at maximum heights of 17 storeys (including mezzanine) (+64.735m AOD), 48 Storeys (+170.830m AOD) and 40 storeys (including mezzanine) (+144.750m AOD), plus single storey basement under part of the site. Development would provide 1,152 residential dwellings (Class C3), retail, business and community spaces (Classes A1, A2, A3, A4, B1(a),(b),(c) and D1), public sports hall and gym (Class D2), public and private open space, formation of new accesses and alterations to existing accesses, energy centre, associated car and cycle parking and other associated works.

Decision: Planning permission granted with legal agreement on 6 June 2019.

17/AP/4596 13-14 Frensham Street, (Nyes Wharf)

Application Type: FULL

Demolition of existing buildings and erection of mixed-use scheme comprising 321sqm (GIA) of flexible A1, A2, A3, A4, B1, D1 and D2 floorspace and 882sqm (GIA) of B1 floorspace at ground and mezzanine levels; with 153 Residential units (Class C3) above in two blocks ranging from 9 to 18 storeys with hard and soft landscaping and associated infrastructure works, including three disabled spaces and cycle parking.

Decision: Resolution to grant, subject to a legal agreement and referral to the GLA (3 September 2018).

18/AP/3246 Land at Cantium Retail Park, 520 Old Kent Road

Application type: FULL

Demolition of existing buildings and redevelopment of the site to provide a new basement level and buildings ranging from 3 to 48 storeys in height (max height 159.05m above ground level) comprising up to 1,113 residential units (Class C3), up to 5,659 sq. m of office floorspace (Class B1(a)), up to 2,228 sq. m of retail floorspace (Class A1), up to 2,336 sq. m of flexible space including use within Classes A1, A3, B1(a), B1(b), D1, D2 and / or Sui Generis (Theatre) within Block B and up to 596 sq. m of flexible space within Classes A1, A2 and / or A3 within Block C together with associated access, car parking, landscaping and infrastructure works.

Decision: Resolution to grant, subject to a legal agreement, referral to the GLA and Secretary of State (5 March 2019).

17/AP/2773 Malt Street Regeneration SiteApplication: FULL and OUT

Hybrid application comprising a full planning application for Phase 1 (the "Detailed Component") and outline planning permission (the "Outline Component") for Phases 2 & 3:

Detailed Component (Phase 1):

Full planning permission for the demolition of existing buildings and structures and redevelopment of the central area for the erection of a total of 4 buildings, two at 7 storeys (Buildings B9&B12), one at 15 storeys (Building B10), and one at 44 storeys (Building B4) (max height 147.12m AOD) to provide 420 homes, 1,197 sqm GEA of Class B1(c) floorspace and 785 sqm GEA of non-residential floor space within classes A1-A4 (retail), Class B1 (business) and Class D1 (public services) and D2 (entertainment and leisure) use, an energy centre (750 sqm) and new public open space and public realm with on street and basement car parking spaces and cycle spaces.

Outline Component (Phase 2 & 3):

Outline planning permission (scale, layout, landscaping, access and appearance reserved) for the demolition of existing buildings and structures and the erection of a seven buildings (B1, B2, B3, B5, B6, B7, B11) ranging in height from 5 to 35 storeys (max height 132.9m AOD) to provide up to 88,052sqm floorspace GEA, comprising up to 880 residential units, up to 3,316 sqm GEA of Class B1(c) floorspace and up to 1,702sqm GEA of non-residential floor space within Classes A1-A4 (retail), Class B1 (business), Class D1 (public services) and D2 (entertainment and leisure) use and car parking spaces at ground level and cycle spaces, with associated new open space, public realm, car parking and associated works.

Totals: Up to 1,300 homes and up to 7,000sqm commercial floorspace.

Decision: Resolution to grant, subject to a legal agreement, referral to the GLA and Secretary of State (3 June 2019).

17/AP/4508 6-12 Verney Road

Application type: FULL

Redevelopment of the site for a mixed use development comprising three buildings (Building 1: basement, ground, ground mezzanine plus 17 storeys (AOD 66.975m); Building 2: basemviabient, ground, ground mezzanine plus 22 storeys (AOD 81.975m); Building 3: basement, ground, ground mezzanine plus 16 storeys (AOD 62.675m) to accommodate 338 residential units, B1 and B1c office use/workspace (5234.15sqm GEA), associated cycle and car parking, servicing, refuse and recycling, landscaping including contribution towards the new Surrey Canal linear park, and private and communal residential amenity space and children's playspace. (This application represents a departure from strategic policy 10 'Jobs and businesses' of the Core Strategy (2011) and saved policy 1.2 'strategic and local preferred industrial locations' of the Southwark Plan (2007) by virtue of proposing to introduce residential accommodation in a preferred industrial location).

Decision: Resolution to grant, subject to a legal agreement and referral to the GLA (17 June 2019).

18/AP/3284 596-608 Old Kent Road and Land at Livesey Place (the Civic Livesey site)

Application type: FULL

Mixed-use redevelopment comprising the demolition of all existing buildings and structures (listed mural to be removed and stored prior to demolition, and incorporated into proposed development); construction of three buildings arranged around a central plinth ranging in height from 10 to 38 storeys (maximum height +144.2m AOD) above single basement, ground and mezzanines floors, to provide a range of uses including 372 residential units (Use Class C3), place of worship (Use Class D1), retail (Use Classes A1-A4), and office / light industrial (Use Classes B1(a)/B1(c)); means of access, public realm and landscaping works, parking and cycle storage provision, energy centre / plant and servicing areas, and associated ancillary works.

Decision: Yet to be determined.

19/AP/1239 747-759 & 765-775 Old Kent Road

Application type: FULL

Hybrid application consisting of:

Full planning permission for the demolition of all existing structures on site, the stopping up of the existing Devonshire Grove major arm (IWMF egress road) and redevelopment to include formation of a new road reconfiguration and widening of Devonshire Grove, widening of the foot ways on Sylvan Grove and Old Kent Road, construction of Building A at ground plus 38 storeys (137.26m AOD) to provide 264 residential units (Class C3), flexible retail/employment floorspace (Class A1/A2/A3/A4/B1a-c), creation of a new public realm including new public squares and spaces, associated landscaping and highways works and a new substation and all associated works.

Outline planning permission (all matters reserved) for comprehensive mixed-use development for the following uses in four Buildings (B, C, D and E) up to a maximum height of 81.3m AOD, and a basement level shared with Building A: Up to a maximum of 301 residential units (Class C3); employment workspace floorspace (Class B1a-c); flexible retail, financial and professional services, food and drink uses (Class A1/A2/A3/A4/A5), flexible non-residential institutions (Class D1) and Assembly and leisure uses (Class D2); Storage, car and cycle parking; Energy centre; Substations; Formation of new pedestrian and vehicular access and means of access and circulation within the site together; and new private and communal open space.

Decision: Yet to be determined.

19/AP/2307 Daisy Business Park, 19-35 Sylvan Grove

Application type: FULL

Demolition of existing buildings and redevelopment of the site to provide a mixed use development comprising of 219 residential dwellings (Use Class C3) and 3,088 sqm (GIA); commercial workspace (Use Class B1) within two buildings of 5 storeys (24.55m AOD) and 32 storeys (106.43m AOD); and associated car and cycle parking, landscaping, and public realm and

highways improvements.

Decision: Yet to be determined.

19/AP/1710 Carpetright, 651-657 Old Kent Road

Application type: FULL

Full planning permission is sought for the demolition of existing buildings on the site and the comprehensive mixed-use redevelopment of the site comprising of two buildings of 10-storeys plus mezzanine (up to 38.900m AOD) and 19-storeys plus mezzanine (up to 71.500m AOD), comprising 262 residential units (Use Class C3 use), 2,736sqm GEA of flexible retail and commercial floorspace (Class A1/A2/A3/A4/B1 uses) at ground and mezzanine level, new public park, private and communal amenity space, associated car and cycle parking, access and servicing arrangements, plant and other associated works.

Decision: Yet to be determined.

19/AP/0994 812 Old Kent Road

Application type: FULL

Demolition of existing building and construction of new part 6, part 7, part 12, part 19 storey building plus basement to provide 154 residential units (Use Class C3) and 1,950 sq.m of commercial floorspace (Use Class B1). The provision of public and private open space, landscaping, car and cycle parking a service area and other associated works.

Decision: Yet to be determined.

19/AP/1322 Aldi Store, 840 Old Kent Road

Application type: FULL

Demolition of existing building and redevelopment of the site to provide a new building of up to 13 and 21 storeys in height (maximum height 73.60m above ground level). Redevelopment to comprise 170 residential units (Class C3), a 1,778 sqm (GIA) retail unit (Class A1) and a 52 sqm (GIA) flexible retail unit (Class A1/A3), with associated landscaping, car parking, servicing, refuse and plant areas, and all ancillary or associated works.

Decision: Yet to be determined.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

39. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use and the release of the site from its industrial designation;
 - Equalities issues;
 - Affordable housing;
 - Design, layout and impact on townscape views and heritage assets;
 - Public realm, landscaping and trees;
 - Housing mix;

- Quality of accommodation;
- Outdoor amenity space, children's play space and public open space;
- Density;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area;
- Transport;
- Flood risk and water resources;
- Noise and vibration;
- Archaeology;
- Wind;
- Air quality;
- Ground conditions and contamination
- Fire safety;
- Planning obligations (S.106 undertaking or agreement);
- Mayoral and Borough community infrastructure levy (CIL);
- Sustainable development implications;
- Statement of community involvement.

Legal context

40. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007.
41. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning policy

42. The statutory development plans for the Borough comprise the National Planning Policy Framework 2019, London Plan 2016, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The site falls within the area covered by the draft Old Kent Road Area Action Plan (draft OKR AAP).

Planning Policy Designations

- 43.
- The Old Kent Road Opportunity Area;
 - The northern half of the site falls within the Old Kent Road Preferred Industrial Location (Strategic);
 - The Urban Density Zone;
 - The Bermondsey Archaeological Priority Area;
 - The Air Quality Management Area;
 - The site is allocated within the draft OKR AAP as falling within Sub Area 3 Sandgate Street, Verney Road and Old Kent Road as forming part of proposal site OKR 13; and
 - Public transport accessibility level of 3 on a scale of 1-6 where 1 is

the lowest level and 6 represents the highest.

44. The nearest conservation area is the Caroline Gardens Conservation Area approximately 215m away from the site. There are also a number of listed buildings within the surrounding area which include the Grade II Listed Gasholder No. 13, the Livesey Museum building and the former Kentish Drivers Public House (now renamed to house a restaurant).
45. This application should be determined in accordance with the development plan unless material considerations indicate otherwise; and the following national framework, regional and local policy and guidance are particularly relevant.

Adopted Policy

National Planning Policy Framework (the Framework)

46. 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.
47. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The council is preparing the New Southwark Plan (NSP) and OKR AAP which are emerging policy documents. The new London Plan is also in draft form. The weight that can be afforded to these emerging documents is discussed in greater detail in paragraphs 79-82 of this report.
48. Section 2 - Achieving sustainable development
 Section 5 - Delivering a sufficient supply of homes
 Section 6 - Building a strong, competitive economy
 Section 7 - Ensuring the vitality of town centres
 Section 8 - Promoting healthy and safe communities
 Section 9 - Promoting sustainable transport
 Section 11 - Making effective use of land
 Section 12 - Achieving well-designed places
 Section 14 - Meeting the challenge of climate change, flooding & coastal change
 Section 15 - Conserving and enhancing the natural environment
 Section 16 - Conserving and enhancing the historic environment
49. National Planning Policy Guidance (2014). (Web-based resource which brings together planning guidance on various topics into one place).

The London Plan 2016

50. The London Plan is the regional planning framework and was adopted in 2016. The most relevant policies are those listed below.
51. Policy 2.17 Strategic Industrial locations
 Policy 3.3 Increasing housing supply
 Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and informal recreation facilities
 Policy 3.8 Housing choice
 Policy 3.9 Mixed and balanced communities
 Policy 3.10 Definition of affordable housing
 Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 4.3 Mixed use development and offices
 Policy 4.4 Managing industrial land and premises
 Policy 5.7 Renewable energy
 Policy 5.8 Innovative energy technologies
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.21 Contaminated land
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

52. The London Plan 2016 identifies the Old Kent Road as an Opportunity Area with “significant potential for residential – led development along the Old Kent Road corridor”. Opportunity areas are described in the London Plan 2016 as London’s major reservoirs of brownfield land with significant capacity to accommodate new housing, commercial and other development linked to existing or potential improvements to public transport accessibility.
53. Policy 2.13 in the London Plan 2016 sets out the strategic policy for the development and intensification of opportunity areas. Annex 1 includes an indicative capacity for Old Kent Road of 2,500 homes and 1,000 jobs and supports the development of a planning framework to realise the area’s full growth potential. It goes on to state that the employment and minimum homes figures should be explored further and refined in a planning framework for the area and through a review of the Strategic Industrial Location and capacity to accommodate a phased rationalisation of its functions in the opportunity area or a provision elsewhere.

Core Strategy 2011

54. 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 2 - Sustainable transport
 Strategic policy 3 - Shopping, leisure and entertainment
 Strategic policy 4 - Places for learning, enjoyment and healthy lifestyles
 Strategic policy 5 - Providing new homes
 Strategic policy 6 - Homes for people on different incomes
 Strategic policy 7 - Family homes
 Strategic policy 10 - Jobs and businesses
 Strategic policy 11 - Open spaces and wildlife
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards
 Strategic policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

55. The Council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.
56. 1.1 - Access to employment opportunities
 1.2 - Strategic and local preferred industrial locations
 1.5 - Small businesses
 2.2 - Provision of new community facilities
 2.5 - Planning obligations
 3.2 - Protection of amenity
 3.3 - Sustainability assessment
 3.4 - Energy efficiency
 3.6 - Air quality
 3.7 - Waste reduction
 3.9 - Water
 3.11 - Efficient use of land
 3.12 - Quality in design
 3.13 - Urban design
 3.14 - Designing out crime
 3.15 - Conservation of the Historic Environment
 3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 3.19 – Archaeology
 3.20 – Tall Buildings
 3.22 – Important Local Views
 3.28 - Biodiversity
 4.2 - Quality of residential accommodation
 4.3 - Mix of dwellings
 4.4 - Affordable housing
 4.5 - Wheelchair affordable housing
 5.2 - Transport impacts
 5.3 - Walking and cycling

5.6 - Car parking

5.7 - Parking standards for disabled people and the mobility impaired

Supplementary Planning Documents (SPDs)

57. Development Viability SPD (2016)
 Technical Update to the Residential Design Standards SPD (2015)
 Section 106 Planning Obligations/CIL SPD (2015)
 Affordable housing SPD (2008 - Adopted and 2011 - Draft)
 Residential Design Standards SPD (2011)
 Sustainable Transport SPD (2010)
 Sustainable design and construction SPD (2009)
 Sustainability assessments SPD (2009)

Greater London Authority Supplementary Guidance

58. Housing SPG (2016)
 London View Management Framework (2012)
 London's World Heritage Sites SPG (2012)
 Providing for Children and Young People's Play and Informal Recreation (2008)
 Use of planning obligations in the funding of Crossrail (2010)
 Affordable Housing and Viability SPG (2017)

Emerging policy

Draft New London Plan

59. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. Minor suggested changes to the plan were published on 13th August 2018 and an Examination in Public (EIP) began on 15th January 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 EIP continued until May 2019 and until the London Plan reaches formal adoption it can only be attributed limited weight. The draft New London Plan identifies the Old Kent Road as having a minimum capacity for housing of 12,000 and a jobs target of 5,000, which increases the capacity of the adopted London Plan of 2,500 homes and 1,000 jobs.

Old Kent Road Area Action Plan (draft OKR AAP)

60. The council is preparing an Area Action Plan/Opportunity Area Planning Framework for Old Kent Road (AAP/OAPF) which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. Consultation has been underway for 3 years, with a first draft published in 2016. A further preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2017 and concluded consultation on 21st March 2018. As the document is still in draft form, it can only be attributed very limited weight.

61. Whilst acknowledging this very limited weight, members are advised that the draft OKR AAP places the application site within the proposed Action Area Core, and within proposal site OKR 13 which covers the Sandgate and Verney Road area. Requirements for this allocation site include requiring existing employment and retail floorspace to be replaced and frontages along Old Kent Road activated through provision of retail (A Class), business (B Class) or community uses (D Class) as discussed further below.

New Southwark Plan (NSP)

62. For the last 5 years the council has been preparing the New Southwark Plan 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 is being consulted on until 17 May 2019. It is anticipated that the plan will be adopted in late 2019 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.

Principle of development in terms of land use

63. The National Planning Policy Framework offers a number of key principles that emphasise a focus on driving and supporting sustainable economic development to facilitate the delivery of new homes and commercial business units etc. The site is located within the Old Kent Road Opportunity Area. In locations such as these, the London Plan and Southwark Plan policies strive for higher density, high quality mixed use developments which assist in addressing the need for new homes and ranges of employment opportunities.
64. The site is identified as falling within proposal site OKR13 within the draft OKR AAP. The draft site allocation states that redevelopment on this site must:
- Replace existing employment floorspace (B use class) and provide a range of employment spaces which is consistent with the building and land use types shown in Figure SA3.3 and;
 - Replace existing retail space (A class use) and activate frontages on Old Kent Road through provision of retail (A use class), business (B use class) or community uses (D use class);
 - Provide housing;
 - Provide for a new secondary school and 6th form. The precise area required will be confirmed at AAP submission stage. An enlarged site would be subject to a relocation strategy for existing tenants and businesses;
 - Provide a new sports hall; and;
 - Explore the potential for a new health hub on Verney Way, and;
 - Provide a new park on the alignment of the Surrey Canal; and

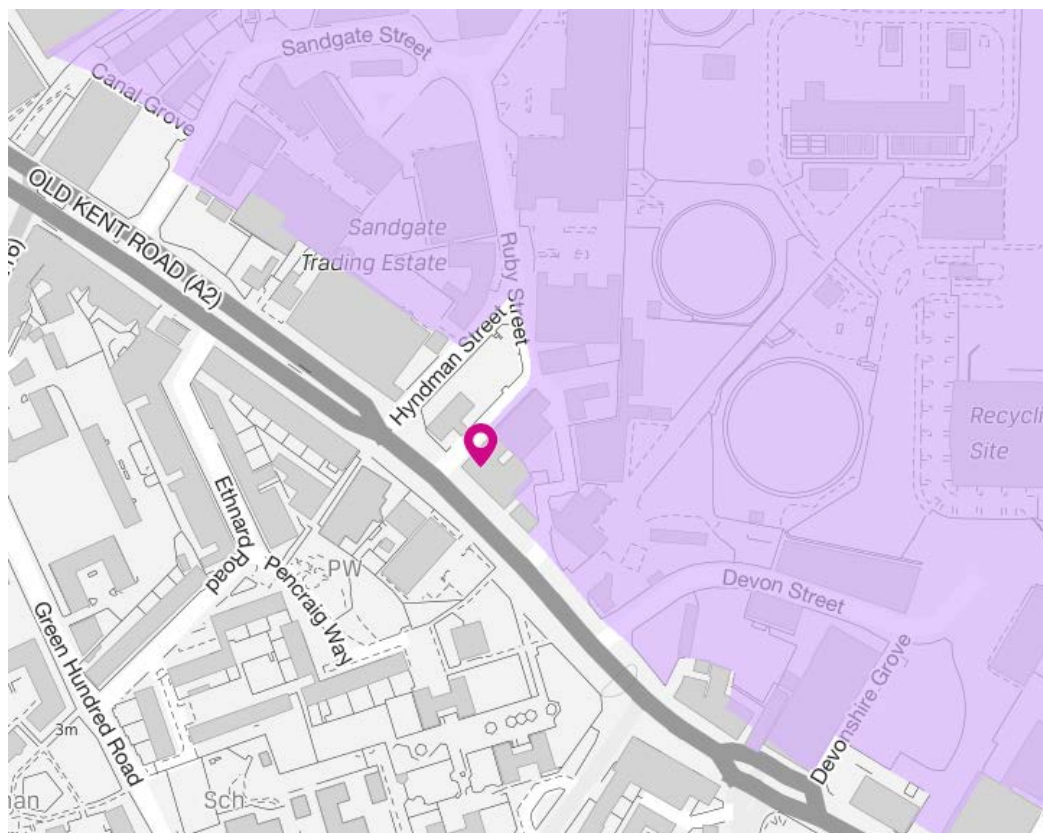
- Provide new pocket parks at the Ruby Triangle and on the KFC site⁶ and 7
- Provide on site servicing. 8

Adopted policy

65. Figure SA.3 of the draft OKR AAP refers to Building typologies and uses and identifies the site to provide a Vertical mix: High Street with new retail use to be provided below residential flats or office uses.
66. The northern half of the site is located in a Strategic Preferred Industrial Location (SPIL) identified in the Core Strategy. Strategic Policy 10 of the Core Strategy states that SPIL will be protected for industrial and warehousing uses. Saved Southwark Plan policy 1.2 states that the only developments that will be permitted in SPIL are B class uses and other sui generis uses which are inappropriate in residential areas. The proposal would be contrary to strategic policy 10 of the Core Strategy which advises that industrial and warehousing floorspace will be protected in preferred industrial locations. It would also represent a departure from saved policy 1.2 of the Southwark Plan by introducing residential uses into the SPIL.

Image: Adopted Strategic Preferred Industrial Location (SPIL) map

67.



68. Strategic policy 10 of the Core Strategy states that the SPIL will be protected for industrial and warehousing uses. The Core Strategy does, however, recognise that structural changes in the economy are resulting in a declining need for industrial land in London. The Core Strategy also recognises that diversifying the range of job opportunities in the industrial locations into new sectors would benefit local people. Further, it sets out the future direction of Old Kent Road as a growth and regeneration action area, subject to a future area action plan (AAP).
69. Saved Policy 1.2 (Strategic and local preferred industrial locations) of the Southwark Plan 2007 states that, within SPILS, the only developments the Council will permit are Class B uses and other sui generis uses which are inappropriate in residential areas.
70. Policy 2.17 (Strategic Industrial Locations) of the adopted London Plan 2016 seeks to promote, manage and where appropriate, protect the Strategic Industrial Land as London's main reservoir of industrial and related capacity, which includes general and light industrial uses. It states that developments on Strategic Industrial Land should be refused unless they are part of a strategically co-ordinated process of SIL consolidation through an opportunity area framework or borough development plan document. The policy requires boroughs to identify SILs on proposals maps and develop local policies in relation to protecting their function. Policy 4.4. (Managing Industrial Land and Premises) requires industrial sites to be planned and managed in local circumstances in line with this strategic policy, taking account of borough level groupings for the transfer of industrial land to other uses (part C). Map 4.1 shows Southwark as a limited transfer borough with exceptional planned release. This is reflective of the designation of the Old Kent Road opportunity area, which contains the Majority of Southwark's SIL.
71. Part B of adopted London Plan Policy 2.13 states that planning decisions should be made for development proposals that support the strategic policy directions for the opportunity areas set out in Annex 1, and where relevant, in adopted opportunity area planning frameworks (part A). The policy requires planning authorities to seek to optimise residential and non-residential output and densities, providing infrastructure to sustain growth, and where appropriate, contain a mix of uses (part B). The policy also requires authorities to meet or, where appropriate, exceed the minimum guidelines for housing and employment capacity as set out in Annex 1, tested through OAPFs (part C), realising the scope for intensification associated with significant Transport improvements (part D) and supporting wider regeneration.
72. The London Plan designates the Old Kent Road as an opportunity area, with an indicative capacity of 1,000 new jobs and a minimum of 2,500 new homes, which has been increased to a minimum of 12,000 in the emerging London Plan. It identifies the potential for residential-led development along the Old Kent Road corridor, with homes and jobs targets to be explored and further refined through the preparation of a planning framework and a review of the Old Kent Road Strategic Industrial Location.

The draft New London Plan and the Old Kent Road Area Action Plan (OKR AAP)

73. Emerging policy is developing at the regional and local scale to realise the ambitions of the Old Kent Road Opportunity Area set by adopted policy. The draft New London Plan recognises much greater capacity for development within the Old Kent Road and commits to a major new transport improvement in the form of the Bakerloo Line extension. The draft New London Plan increases the minimum target for new homes in the Old Kent Road Opportunity Area from 2,500 in the adopted 2016 London Plan to 12,000. It also increases the jobs target from 1,000 to 5,000. Additionally, the draft New London Plan sets out ways in which industrial land can be managed, including how uses can be mixed within some industrial designations.
74. The draft OKR AAP for the Old Kent Road contains proposals for an innovative mix of industrial and residential uses in a detailed master planning approach across the Opportunity area, including phased rationalisation of and proposed new sites for SIL. While the draft new London Plan and OKR AAP currently have limited or very limited weight in planning decisions, it is important to note the future strategic direction envisaged for the Old Kent Road in the adopted London Plan as further policy is being developed in line with the aspirations of Southwark Council and the Mayor for the designated opportunity area.
75. As such, while most of the application site is designated as SPIL, the adopted London Plan clearly identifies the Old Kent Road as an Opportunity Area where significant transformation is due to take place, necessitating a SIL review. Furthermore, Southwark Council and the GLA have now agreed an approach to phasing the release of protected industrial land for mixed use development in the Old Kent Road Opportunity Area. Members should note that the Stage 1 report received from the Greater London Authority on 5 June 2018 was prior to the phasing being agreed with the GLA. Members should however note that even with this agreement in place the draft OKR AAP and New Southwark Plan (NSP) would still need to be subject to an Examination in Public (EiP) and the Secretary of State's approval before they become the adopted development plan position. It should also be noted that there have been a number of objections to the proposed release of industrial land from third parties which would need to be considered at the EiP.

The Old Kent Road Area Action Plan (OKR AAP)

76. The emerging OKR AAP seeks to provide for much greater growth than that indicated by the London Plan and sets targets of a total of 20,000 new homes and 10,000 new jobs as well as new infrastructure, including parks and schools. It proposes the release of a substantial part of the Strategic Preferred Industrial Location (SPIL) designation to allow for the creation of mixed use neighbourhoods, so that new and existing businesses are designed to co-exist with new homes.
77. The draft OKR AAP places the site within the proposed Action Area Core, and within proposal site allocation OKR 13.

78. Emerging policy AAP6 of the draft OKR AAP states that development must:
- Retain or increase the amount of Class B floorspace on site;
 - Accommodate existing businesses on site or in the wider Old Kent Road Opportunity Area, or provide relocation options for businesses that would be displaced by redevelopment;
 - Ensure a specialist provider would manage the workspace;
 - Secure an element of affordable workspace, and;
 - Result in an increased number of jobs
79. The proposal would be contrary to Strategic policy 10 of the Core Strategy as it would introduce residential (Class C3) floorspace within the SPIL and in doing so, departing from the adopted development plan. In determining whether the principle of the proposed development would be acceptable in land use terms, specifically the introduction of housing in the SPIL, Members need to consider whether the wider regeneration benefits of the scheme would outweigh any harm caused, and whether those benefits would justify a departure from the adopted planning policy. Set out in the following paragraphs are the key benefits arising from the proposal.

Regeneration of an ageing industrial area

80. A borough-wide industrial and warehousing study was carried out by GVA in 2014 on behalf of Southwark Council. The study was commissioned and mostly completed before the Old Kent Road was designated as an Opportunity Area. It identified that the majority of the industrial and warehousing supply is within purpose built, older premises which is of increasingly poor quality.
- The buildings on the northern half of the application site were assessed as part of the study (the buildings that fall within the SPIL) within Cluster 6: Sandgate Trading Estate, Gasworks and Devon Street. Generally the building stock was found to be suitable for use in its current form. However stock closest to the Old Kent Road was deemed to be weaker in quality due to inefficient use of space and lower quality units. The number of vacant units in the area was deemed to be high and the level of vacant units has seen an encroachment of religious facilities moving into the area, particularly into poorer quality stock close to the Old Kent Road.
81. In its conclusion, the GVA study did note that parts of the cluster, particularly towards the Old Kent Road, would benefit from investment in the existing stock and intensification of some sites to increase density of units. This would improve the attractiveness of the area to commercial occupiers.
82. Based on the poor quality of the existing premises for commercial purposes, it is considered that the delivery of new workspace, all designed to modern Class B1 specifications is a positive aspect of the proposed development.
83. Following this study, a further study has been completed in 2019 by GVA + 00 Architects. This concluded that future employment uses in the Old Kent Road will require a mixture of spaces suitable for a broad mix of uses, including small –medium logistics, light industrial, small office and co-working space,

and this mix of uses has been included in the proposed development.

Employment re-provision

84. As outlined, three of the properties within the application site are in permitted B Class or sui generis use. In total, these uses occupy 1,187.2 sqm of the site.
85. The proposed development seeks to re-provide and exceed the quantum of existing employment floorspace, and specifically includes a B1c light industrial use unit on the ground floor, with the upper floors as SME, light industrial or office floorspace.
86. The proposal also complies with draft Policy AAP 6 and the masterplan in the draft OKR AAP, where the site lies within the Sub Area 3 (Sandgate Street, Verney Road and Old Kent Road). This designation encourages the vertical mixing of residential and high street / employment uses (as proposed).
87. The proposal has also sought to appeal to a wide range of small and medium enterprises covering all B1 uses through a number of design features, such as high floor to ceiling heights (minimum 4m), a goods lift and high load bearing floors.
88. A café is also proposed as an ancillary space to the workspace, to provide a shared and inclusive space for all prospective business occupiers, which could encourage cross-working and also forms and activates the entrance to the workspace.
89. Overall, the proposed development seeks to deliver 2,173sqm of modern and flexible B1 floorspace within the lower three storeys of the development. This represents an increase of 83% compared to existing employment and sui generis uses, and is also higher quality to meet modern business needs. The proposed increase in employment floorspace, comprising range of unit sizes and types to meet the needs of both existing and prospective businesses operating within Old Kent Road, therefore complies with current and emerging local policy and should be supported in principle.

Table: Existing and proposed floorspaces

	Existing floorspace (including uncovered areas)	Proposed floorspace (GIA)
Church/Community Use (Class D1)	659.5sqm	1,151sqm
Employment (B Class)	305.1sqm	2,173sqm
Sui generis	882.1sqm	0

Retail (Class A1/A2)	0sqm	87sqm
Residential	83.1sqm (two flats)	10,726sqm (111 flats)
Total	1,929.8 sqm	14,137 sqm

90. In the interests of ensuring that the building is suitable for light industrial and SME use, the following specification would be included:
- Loading bay and level goods entrance
 - Goods lift
 - 4m high minimum floor to ceiling heights (4.8m high ground floor, 4.5m high 1st floor and 4.95m high second floor)
 - Generous circulation spaces
 - Natural light
 - High load bearing floors
 - 3 Phase power supply
 - Acoustic separation between workspaces and other uses within the building
 - High speed internet
 - Cafe/concierge reception, and
 - Flexible size studio/office/workshop spaces on upper levels.
91. The types of businesses which the building may be suitable for would include:
- Printing/advertisement/publishing
 - Light manufacture / textiles
 - Food/drinks industry
 - Artists/craft studio

92. The proposed development would therefore include an employment offer which has been designed to accommodate a range of occupiers and appeal to small and medium sized businesses, and specifically includes a B1(c) unit on the ground floor.

Business relocation and retention

93. The draft OKR AAP also encourages developments to provide a retention and relocation strategy for incorporating existing businesses into mixed use developments. The following table sets out the existing or previous businesses operating from the site. It is clear from the table below that there are no businesses currently operating from the site as they have all vacated the site. The following table sets out the details of the business and the relocation.

Table: Schedule of existing uses

Address	Occupation/ previous occupation	Current/p revious jobs	Existing floorspace (including uncovered areas)	Details of re- location/re- provision
Unit 1, 2-12 Ruby Street	<p>Vacant.</p> <p>Previously in use as a Garage and MOT Centre (The Friendly Service Centre)</p> <p>Permitted use: Sui Generis Use Class</p>	<p>0 jobs</p> <p>Previously 3.</p>	551.5 sqm	<p>The former tenant's (The Friendly Service Centre) lease has expired and the unit is now vacant.</p> <p>The applicant provided compensation to assist with the business' relocation as they wanted to relocate to LB Lambeth.</p> <p>The Friendly Service Centre vacated on 1 December 2017.</p>
Unit 2, 2-12 Ruby Street	<p>Occupied as a church (D1 Use Class)</p> <p>Permitted use: light industrial</p>	0 jobs	305.1 sqm	<p>The tenant's lease (Christ Apostolic Church) has expired and they have moved to a suitable site in Camberwell (21-22 Camberwell Green).</p> <p>The applicant provided compensation to assist.</p> <p>Notwithstanding this, a review of the site's planning history reveals that light</p>

				<p>industrial is the lawful use of this unit (B Class Use).</p> <p>The church vacated on 11 December 2018.</p>
685-689 Old Kent Road (Ground & 1st Floor)	<p>Church (D1 Use Class) Occupied by the Holy Ghost Zone.</p> <p>Permitted use: D1 use class</p>	0 jobs	659.5 sqm	Retained and expanded in proposed scheme with expanded premises to cater to their growth in attendance (1.151sqm).
691 – 695 Old Kent Road (Ground Floor only)	<p>Vacant.</p> <p>Previously a Van Hire and Tyre Shop, the London Transit Van Hire (www.ltv.co.uk)</p> <p>Permitted use: Sui Generis Use Class).</p>	<p>0 jobs</p> <p>Previously 4.</p>	330.6 sqm	<p>The tenant's (London Transit Van Hire) lease has expired.</p> <p>The landowner provided compensation to assist with their relocation. The London Transit Van Hire already had premises they were renting and continue to rent at Hyndman Street.</p> <p>The London Transit Van Hire formally moved out on 26 November 2018 but do have an agreement to use the site for storage on an ad hoc basis.</p>
1 st and 2 nd floor, 691 Old Kent Road	Two 1-bedroom flats.	0 jobs	83.1sqm	Vacant for the past year.

	Permitted use: Class C3 Residential.			
Total (Based on permitted use)		7 jobs	Employment: 1,187.2sqm Church: 659.5sqm Residential 83.1sqm Total: 1,929.8sqm	

94. Whilst there are no businesses operating, there is currently one church still occupying part of the site at 685-689 Old Kent Road which is the Holy Ghost Zone.
95. This church would be re-provided following the redevelopment and would be expanded so as to offer more services than the church can currently provide. The s.106 will require the submission of a business relocation and retention strategy to require details of where the church could temporarily be relocated to during demolition and construction works.

Job creation

96. Overall, the employment floorspace is predicted to provide between 46 and 128 new jobs. 46 jobs would be provided if the entire floorspace was to be used wholly for light industrial purposes and up to 128 if it were to be occupied as light industrial on the ground floor and as offices on the first and second floor (estimation calculated using the methodology provided in the Home & Communities Agency Employment Density Guide 2015. This represents a significant uplift when compared to the previous 7 jobs on the site. The proposal therefore contributes to the target of creating 10,000 new jobs by 2036 in the Old Kent Road Opportunity Area as set out in the Draft OKR AAP.

Affordable workspace

97. The applicant has proposed the ground floor workshop (B1(c) light industrial use) as affordable workspace to be available at rents of £12 per sqft. The applicant has also stated that the retail unit would be available at £20 per sqft. Both rents would be inclusive of service charges and subject to annual RPI increases and would be secured for a period of 15 years. Combined, 260.7sqm of affordable space would be provided comprising of the 173.7sqm for ground floor workshop and 87sqm for the retail unit. This would equate to 11% of the total employment floorspace.

Specialist workspace provider

98. The employment space has been designed to be flexible and would accommodate a range of different unit sizes and shared workspaces, particularly with the SME /workshop units at first and second level. The applicant has committed to secure a creative workspace provider. This can be secured through a section 106 planning obligation.

D Class Church

99. As outlined, the existing Holy Ghost Zone Church at 685 - 689 Old Kent Road is approximately 659.5 sqm and is poorly configured and too small for its existing use.
100. This proposal seeks to retain the existing church occupier in the future scheme with expanded and improved facilities. A thorough assessment of their existing and future needs has subsequently been undertaken through formal and informal consultation and this has informed the final design. The main considerations are summarised below.
101. The existing church fulfils a community role. The church services are currently held on a Wednesday and Sunday. For the remainder of the week, the existing building is used as community facilities, including youth and charity work, such as hosting a breakfast club for the homeless. A new and larger facility would therefore enable the church to widen their community offering.
102. On average, the church's congregation is made up c.250 members, which compares to c.100 members in 2007. The church occupier therefore requires more space as their congregation and community outreach expands. They also have specific requirements, which have influenced the internal layout, including the provision of a double height large auditorium space, with easy, level access from the street.
103. It is understood that the church's congregation is relatively dispersed within the South East London area. A transport survey of current users has been undertaken to predict future travel patterns and trip generation as detailed in the accompanying Transport Assessment. This shows that most of the existing congregation arrive by car (either driver or passenger) but the majority of trips are outside of the traditional AM or PM peak hours. These results therefore support the principle of a future car free scheme, which is also compliant with emerging policy. It is also noted that the existing church does not provide any car parking.
104. The re-provision of the church also complies with 'saved' Southwark Plan Policy 2.1 and emerging New Southwark Plan Policy P44, which resists the loss of Community Facilities (D Use Class). As outlined, the existing church hopes to expand their community outreach, and ancillary flexible community space is therefore also proposed. This can be used by a variety of different groups in accordance with Strategy Policy 4 in the Southwark Core Strategy. The policy also requires that the new facility would not harm the amenity of existing or future occupiers. As discussed, the proposed church would replace an existing facility and opening hours for the church would be suitably controlled by condition to ensure it would not cause a disturbance to existing or new residents. A total of 78 supports have been received in response to the consultation (48 supports from the first round and 30 from the second).
105. As noted in the consultation section of the report, the Ledbury Tenants and Residents Association have objected to the scheme on the noise and traffic grounds. A detailed response to their comments has been included at that section of the report but in summary, when taking into account the location of the main auditorium in the centre of the site and securing it behind two sets of

doors would minimise the potential for noise breakout to occur. In relation to traffic, the scheme would be a car-free development and a travel plan would be secured to encourage sustainable travel patterns.

106. Overall, the proposed development seeks to deliver 1,151 sqm (GIA) of D1 floorspace, which is an increase of 491.5 sqm compared to the existing, and an increase of 186.4 sqm if the vacated, the non-lawful church use on Ruby Street, is taken into account.
107. The church is designed over the southern section of the ground, first and second floors, and includes a double height auditorium with c.228 seats, multi-purpose hall, ancillary office space and meeting rooms and a generous foyer and entrance from the corner of Old Kent Road and Murdock Street. It is also served by additional ancillary space, including separate waste, recycling and bicycle storage.
108. The layout of the replacement church has been carefully considered to respect neighbouring residents in terms of noise, and locate the more sensitive and private activities within the centre of the building. Notwithstanding this, a large entrance foyer to the church helps to activate the corner of Murdock Street and Old Kent Road, which the current building fails to offer. The relocation of the entrance also helps reduce any potential spill over onto Old Kent Road.
109. In contrast to the existing building, the replacement church would benefit from improved levels of insulation, energy efficiency and a larger auditorium. It would also include more ancillary facilities, which would enable it to fulfil an even wider community role in the future. These are all considered necessary given the historic expansion of the church's congregation and its desire to continue to have a presence in Old Kent Road.
110. The current HGZ services include:
- Breakfast Club for Homeless
 - Job Group for Unemployed
111. The future Planned HGZ Services:
- Crèche/Nursery
 - Youth Holiday Club
 - Local Community Group Hire
 - Education Based Activities
112. The proposed increase in D1 Class floorspace, in the form of an expanded and more multi-purpose church with ancillary community facilities, therefore complies with policy and should be supported in principle.

Retail use

113. The proposed development seeks to provide 87 sqm of retail floorspace within a unit fronting Old Kent Road. This represents an improvement to the existing layout by creating an active frontage on Old Kent Road, which adjoins the church entrance at the corner of Murdock Street. The activation of the ground floor was also a key ambition of the design and has materialised with entrances and windows fronting each street.

114. Retail use is also in accordance with the future uses in the emerging site allocation and complies with the re-designation of Old Kent Road as a Major Town Centre (as per draft Policy 7 of OKR AAP 7 and draft Policy P30 of the New Southwark Plan). The introduction of retail use therefore supports the revival of Old Kent Road as a high street is considered acceptable.

Agent of change

115. It is considered that the proposed development would integrate well with existing and proposed uses. The position of residential uses at third floor and above would go some way to ensuring that any noise nuisance would be mitigated for example. In addition, the separating slab between commercial and residential above is specifically designed to reduce noise transfer.

Provision of housing, including affordable housing

116. The scheme would provide up to 111 new residential units, including more than a policy compliant affordable housing comprising social rented and intermediate units, at 36.2%. There is a pressing need for housing in the borough. Policy 3.3 of the London Plan supports the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015-2025. This is reinforced through Strategic Policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas. This is echoed by emerging policy in the draft new London Plan, NSP and draft OKR AAP. The proposal would make a sizeable contribution to the borough's housing stock and combined with a policy compliant affordable housing offer; this is considered to represent a significant positive aspect of the scheme.

Conclusion on land use

117. To conclude in relation to land uses, the proposed development would introduce of residential (C3 uses) into the SPIL would represent a departure from the adopted development plan. This must therefore be weighed against the benefits of the scheme which include:

- A 83% increase in employment floorspace;
- A 75% increase in church floorspace;
- The provision of high quality, modern, flexible commercial space;
- New retail provision;
- 128 new jobs, an uplift of 121 jobs when compared to the previous uses;
- The delivery of 11% affordable workspace within the Old Kent Road Opportunity Area, and;
- The provision of housing, of which 36.2% would be affordable.

118. Some limited weight can be attached to the draft NSP and draft OKR AAP at present, given that they have been subject of extensive consultation and the emerging policies would support the proposal. Given the changing character of the area, it is not felt that then introduction of housing would prejudice the

operation of existing businesses in the area. In light of this, officers consider that the principle of the proposed development in land use terms should be supported.

Impact of proposed height on adjacent site

119. 681 Old Kent Road, 683 Old Kent Road and 2a Ruby Street properties are outside of the site and outside of the ownership of the client. They consist of three period buildings in eight different ownerships comprising residential and retail uses.
120. At the request of the individual owners of these properties, the applicant had looked to acquire these properties into the application site but was unsuccessful due to it being unviable because of the existing property values and the expectations of the individual owners. Officers have held extensive discussions between the applicant and the residents of these buildings to understand and address their concerns and these have now been resolved, and the applicant has agreed to repaint the windows, facades and front doors to No. 681 Old Kent Road, 683 Old Kent Road and 2a Ruby Street as well as relocating the residents of No. 681 Old Kent Road for two years during construction. Further, No. 683 Old Kent Road has been provided with a right of way over the application site. The proposed building has been designed so that should those properties be assembled for redevelopment in the future, there would be potential for them to be extended.

Hazardous sites

121. Paragraph 45 of the NPPF states that local planning authorities should consult the appropriate bodies when planning, or determining applications, for development around major hazards. The site is located within the designated Consultation Distance of a Major Hazard Site (Old Kent Road Gasholder Station, 709 Old Kent Road) and as such the Health and Safety Executive (HSE) is a statutory consultee for this application.
122. The Gas Holder Station is no longer operational and was de-notified under the Control of Major Accident Hazards Regulations in 2015, but its Hazardous Substances Licence has not yet been revoked. In addition, two of the three remaining gas holders have now been demolished.
123. The HSE has advised that they would not advise against the granting of planning permission for the proposed development if a condition was attached to the decision notice so as to prevent occupation of the development until the hazardous substances consent for the gas holders has been formally revoked. This condition has been attached on the draft decision notice. It was also included on the decision notice for the nearby Ruby Triangle development, (ref 18/AP/0897) where the HSE made similar representations. The council would be formally responsible for revoking the licence and this process could begin later this year.

Prematurity

124. Legal Advice received in relation to this issue highlights the following from the National Planning Policy Guidance "arguments that an application is

premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

(a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or neighbourhood planning; and

(b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

125. Refusal of planning permission on grounds of prematurity would seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.”
126. The most up to date development plan pertinent to the Old Kent Road area is the 2016 London Plan. This identifies the Old Kent Road Opportunity Area as having significant potential for housing led growth. The draft OKR AAP has been developed in response to this adopted plan and has also sought to address the emerging policy position of the draft New London Plan including the increased housing target for the opportunity area and the need to ensure that the New London Plan aspirations for industrial land and employment are addressed. This scheme is not considered to undermine either the strategic or local plan making process, and reflects the adopted statutory development plan position of the 2016 London plan and the direction of travel of the draft New Southwark Plan and the 2016 and 2017 draft OKR AAPs and the 2018 draft New London Plan. It is not therefore considered to be premature.

Equalities

127. The Equality Act (2010) provides protection from discrimination in respect of the following protected characteristics: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership. Section 149 of the Equality Act 2010 places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers, including planning powers. Officers have taken this into account in the assessment of the application and Members must be mindful of this duty, inter alia, when determining all planning applications. In particular Members must pay due regard to the need to:
- 128.
- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act; and
 - Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
129. As set out in the Essential Guide to the Public Sector Equality Duty (2014), “the duty is on the decision maker personally in terms of what he or she saw and took into account. A decision maker cannot be assumed to know what was in the minds of his or her officials giving advice on the decision”. A public authority must have sufficient evidence in which to base consideration of the impact of a decision.
130. This section of the report examines the impact of the proposals on those with protected characteristics, with a particular focus on the Council’s legal duties under Section 149 of the Equality Act (2010). One particular issue that has been raised is the demolition of the existing churches on the site, and accordingly the applicant has sent in an Equality Impact Assessment to consider the issue. There is one church currently occupying the site at 685-689 Old Kent Road which is the Holy Ghost Zone. A second church, the Christ Apostolic Church previously occupied Unit 2, 2-12 Ruby Street but this church moved elsewhere on 11 December 2018; this church was occupied unlawfully and did not benefit from planning permission as the permitted use is B1c light industrial. This church had a lease which formally ended on 14.10.05, following which the lease was holding over. The landowner provided financial assistance to assist with the relocation to an alternative property where tenant wanted to relocate to at 21-22 Camberwell Green. The proposed development would require the demolition and replacement of the Holy Ghost Zone Church at 685-689 Old Kent Road. That church would also need to be temporarily relocated, this is discussed in the below paragraphs. Officers are also aware of the Mystique Nightclub at 14 Ruby Street however the nightclub is not understood to serve a community with protected characteristics and so would not require the consideration of equalities impacts. In addition, it is important to note the existing church operating to the south of the site further along Old Kent Road at No. 709. However it is not felt that the proposed development, including the new residential accommodation would detrimentally impact upon the continued operation of that church.

Affected groups

131. There is currently one lawful church occupying property on the site, the Holy Ghost Zone at 685-689 Old Kent Road. The other church at Unit 2 Ruby Street has relocated and financial assistance was provided by the landowner. As a result, impacts upon the following groups sharing protected characteristics have been identified:
- 132.
- Religion or Belief (Demolition of existing churches on the site); and
 - Race (the congregations of the churches are predominantly black and minority ethnic (BME)).
133. During consultation, 78 letters of support were received supporting the redevelopment and the provision of a replacement church facility. No letters were received from the Christ Apostolic Church who vacated the site in December 2018.

134. The other church, the Holy Ghost Zone, would be re-provided following the redevelopment. They would need to be temporarily relocated during the construction works. No site has currently been identified but a relocation strategy would be secured by the legal agreement to explore this further.

Impacts upon users of the existing church and proposed mitigation

135. Without re-provision, relocation and/or other mitigation, the loss of the existing churches on the application site would give rise to inequalities to those with protected characteristics.
136. However as set out above, one of the churches has already relocated and the other church, the Holy Ghost Zone, would be re-provided in the proposed development. The Holy Ghost Church would be 491.5sqm and 75% larger than the existing facility and would also allow for the provision of other facilities and services such as a crèche and youth holiday club.
137. The new premises have been designed to meet the specific requirements of the Holy Ghost Zone, following an extensive consultation process and a number of meetings between the church and project team. A thorough assessment of the church's existing needs and future aspirations has also been undertaken and this has informed the final design – including double height auditorium with easy level access and increased ancillary community space, to cater to their growing congregation. On average, the church's congregation is growing and is made up c.250 members, which compares to c.100 members in 2007.
138. Holy Ghost Zone have been fully engaged in the redevelopment plans and a total of 78 public comments of support have been received from church users in support of the expanded and improved community facilities, as well as the wider redevelopment.
139. The new church would maintain a frontage on Old Kent Road and allows for signage. This would mean that other residents who share the same faith would have an equal opportunity as existing to attend the church.
140. Notwithstanding this, religious and faith groups can face a disproportionate risk of hate crime. The potential for increased feelings of insecurity among this group has therefore informed the decision to locate the main auditorium in the centre of the site and secure it behind two sets of internal doors and the main external entrance. The design of the church has been developed and agreed in principle with the Metropolitan Police Service, and further details, including external lighting, which could reduce fear of crime for any identified equality group, would be required by condition.
141. The location of the auditorium also minimise the transfer of noise, and it would be adequately sound proofed, to avoid neighbouring residents being negatively impacted by its increased scale compared to existing.
142. On the above basis, it is considered that the proposed development effectively mitigates against any potential harm to this group through (1) ensuring a high quality and enlarged replacement religious and community facility and (2) extensive consultation to ensure their direct involvement in the

design process.

143. In order to ensure a smooth relocation and re-provision process, and as part of the council's ongoing equalities duties, the Business Relocation and Retention Strategy required by the Section 106 agreement would include detailed assessment of the needs of the church and the ways in which these would be met. In line with the requirements of Policy P38 of the draft New Southwark Plan, the Business Relocation and Retention Strategy would be expected to fulfil (amongst others) the following requirements:

It would be written in consultation with the affected church and should;

- Set out viable relocation options, including specific requirements of the existing facilities and any temporary relocation arrangements;
 - Set out details of all relocation options explored and the assistance that will be provided;
 - Provide evidence that the relocation option is suitable for the viable continuation of the church in question; and
 - Demonstrate collaboration with other land owners where necessary.
144. The applicant is currently working with the church to find temporary alternative accommodation during the construction period.

Other equality measures

145. The Holy Ghost Zone currently occupies a building arranged over two storeys fronting Old Kent Road. The property has the correct permitted D1 use class, however the building was not purpose built as a church, has prohibitive access for mobility impaired groups (with no lift) and is in a poor condition.
146. The proposed development provides for a new church and ancillary community facilities arranged over 3 storeys at ground, first and second floor. The new facility is 1,151sqm and therefore 75% larger than Holy Ghost Zone's current premises. It is also accessible, and includes:
- A large entrance foyer;
 - Double height auditorium with large mezzanine space on first floor;
 - Storage and WCs on each floor;
 - Two kitchens;
 - Two meetings room and an office; and
 - Multi-purpose hall on the second floor.

Positive equality impacts

147. The new church and community facilities would remain within the Holy Ghost Zone's ownership on a 999 virtual freehold with a peppercorn ground rent to ensure that they maintain a long term presence on the site. A BREEAM rating of "very good" is also sought for the new facilities, which means that the Holy Ghost Zone are likely benefit from a lower expenditure on heating and utilities, as well as reduced maintenance costs, compared to existing.
148. The Strategic Housing Market Assessment (SHMA) prepared on behalf of a number of South East London boroughs states that Southwark, together with

Lewisham, has the most ethnically mixed population in the South East London sub-region. Compared to the population at large a very high proportion of Black households (70%) are housed in the social/affordable rented sector. These groups could therefore stand to benefit from the proposed affordable housing, which would include social rented units. The provision of shared residential amenity spaces between different tenures and the association potential for social cohesion.

149. The new church and community facilities would allow the Holy Ghost Zone to attract new users and expand their social outreach programme, which includes youth work, child care, after school clubs, adult education and help for the homeless. As such, there is an opportunity for the proposed development to have a positive impact on other equalities groups.
150. The existing church fulfils a community role, including youth and charity work and hosting a breakfast club for the homeless. A new and larger facility would enable the church to widen their community offering.
151. Enhancements to the streetscape on Murdock Street to form a shared surface arrangement which prioritises the movement of pedestrians and cyclists to promote “healthier, active lives” in accordance with draft Policy AAP 10 of the draft OKR AAP.
152. The proposed development would also generate additional opportunities for local employment. The proposal comprises 2,173sqm of employment floorspace (B1 Use Class, which represents an additional 985.8sqm over the existing. 11% of the employment space would be let at an affordable rate.

Conclusion on equality impacts

153. The proposed development could have resulted in adverse equality impacts in relation to the protected characteristics of religion or belief and race as a result of the loss of the existing churches on the site if it was not for the relocation and re-provision of these facilities. In addition, the Section 106 Agreement would also require a Business Relocation and Retention Strategy to consider in detail the specific needs of the churches. As such, it is considered that the proposals would safeguard and promote the objectives of Section 149 of the Equality Act 2010 as far as reasonably possible, given the nature of this major regeneration proposal.
154. The proposed development would undoubtedly result in a significant change to the site. The public sector equality duty does not prevent change but it is important that the council consider the acceptability of the change with a careful eye on the equality implications of that change given its duty under Section 149 of the Equality Act 2010. The council's duty is to have due regard to the objectives identified above when making its decision. In the present context, this means focussing carefully on how the proposed change would affect those with protected characteristics and ensuring that their interests are protected and equality objectives promoted as far as possible.
155. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that Members have sufficient information available to them to have due regard to the equality impacts of the proposal

as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Environmental impact assessment

156. The applicant did not make a screening request to determine whether an Environmental Impact Assessment would be required. The site does not fall within any of the descriptions of development listed in Schedule 1 of the EIA Regulations and is therefore not a Schedule 1 development.
157. Schedule 2 development means development mentioned in Column 1 of the table in Schedule 2 where:
 A) Any part of that development is to be carried out in a sensitive area; or
 B) Any applicable threshold or criterion in the corresponding part of Column 2 of the table 2 of that table is respectively exceeded or met in relation to that development.
158. No part of the proposed development is within a “sensitive area” such as Areas of Special Scientific Interest, Areas of Outstanding Natural Beauty or National Parks.
159. Schedule 2 development under item 10(b) is classed as an urban development project. The threshold for item 10(b) is as follows:
 i. The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
 ii. The development includes more than 150 dwellings; or
 iii. The overall area of the development exceeds 5 hectares.
160. The proposed development does not exceed any of the above thresholds. It does not include more than 1 hectare of development (it is 0.16 hectares), it does not exceed 150 dwellings (it is for 111 dwellings) and the overall area of the development does not exceed 5 ha (the site area is approximately 0.16 ha). Therefore the proposed development does not constitute 'Schedule 2 development'. On this basis, it is clear that the development would not constitute EIA development and accordingly an EIA is not required.

Affordable housing and Development Viability

161. The proposed development overall would provide 36.2% affordable housing. This would comprise of 25.4% social rented housing and 10.8% shared ownership intermediate housing to reflect the draft NSP Policy P1.
162. The social rented flats would be located on third to sixth floor levels. The intermediate flats would be located at seventh and eighth floor levels and the private flats would be located from ninth to twentieth floors. The design of the units would be tenure blind.
163. The Southwark Plan saved policy 4.4 requires at least 35% of all new housing as affordable housing. Of that 35%, there is a requirement for 50% social housing and 50% intermediate housing in the Old Kent Road Action Area. The adopted London Plan 2017 sets a strategic requirement of 60% social housing and 40% intermediate housing. The emerging NSP Policy P1 sets a requirement for a minimum of 25% of all the housing to be provided as social

rented and a minimum of 10% intermediate housing to be provided, this equates to 71.5% social housing and 28.5% intermediate housing. Overall, the proposed development would provide a total of 36.2% affordable housing with 25.4% social rented and 10.8% intermediate housing. Accordingly, the proposed development is in accordance with the emerging New Southwark Plan.

164. The requirement for social housing set out in the New Southwark Plan is higher than the London Plan and the saved Southwark Plan policy given the acute need for social housing in Southwark. Approximately 57% of the borough's total affordable housing need is for intermediate housing to meet the housing needs of lower and middle income residents. However, the most acute affordable housing need is for social rented housing to meet the needs of homeless households living in unsuitable temporary accommodation such as bed and breakfasts or overcrowded conditions. Overcrowding is strongly related to poor physical and mental health and can strain family relationships. Children in overcrowded homes often achieve poorly at school and suffer disturbed sleep. Social rented housing is vital to social regeneration as it allows residents who cannot afford suitable market housing to remain close to their families, friends and employment. For this reason draft Policy P1 of the NSP requires a minimum 25% of homes to be provided as social rented housing which the proposed development complies with.
165. In accordance with the council's Affordable Housing SPD, rooms that are over 27.5sqm have been counted twice for the purposes of calculating affordable housing. This accounts for large open plan living room spaces that include kitchens and dining areas.
166. In total, 417 habitable rooms would be provided in the proposed development. The development would provide a total 151 affordable habitable rooms which would equate to an overall provision of 36.2%. The level of provision would exceed the minimum target of 35% and is therefore fully policy compliant and a very positive aspect of the scheme. Viability information has been submitted which supports the delivery of the quantum of affordable housing proposed.
167. With regard to tenure split, out of the 151 affordable habitable rooms, 106 would be social rented (25.4%) and 45 would be intermediate shared ownership (10.71%). This exceeds the requirement for 25% of homes to be social rented.

Table: Affordable housing mix

	No of units	Percentage
1 bedroom	12	31%
2 bedroom	16	41%
3 bedroom	11	28%
Total	39	100%

Table: Affordable housing by tenure

	Social rent	Intermediate	Market	Total
1 bedroom	8	4	24	36
2 bedroom	10	6	36	52
3 bedroom	9	2	12	23
Total	27	12	72	111

168. The proposed affordable units would be located on the third to eighth floors. Given the confines of the site and the desire to maximise the non-residential floorspace within the ground to second floor, access to the affordable units will be from the same core as the private units, with restricted access through a fob system. The applicant has engaged with registered providers who have expressed interest in managing the proposed affordable units on completion. It is likely that service charge costs to social rent tenants would be capped within social rent cap levels and this would be confirmed when a registered social landlord is on board.
169. The Section 106 legal agreement would secure the delivery of these units, including clauses to prevent the occupation of more than 50% of the private apartments until 50% of the affordable units are completed. In line with the Mayor's Affordable Housing and Viability SPG, an early review mechanism would be secured by the Section 106 agreement, which would come into effect if the development does not substantially commence within 24 months. The review would determine whether the viability of the development has improved during that time, and accordingly whether it could deliver any more affordable housing. However, it should be stressed that the overall quantum of 36.2% would remain as the minimum level of provision. The review mechanism would capture any increase should the development be able to support it. No late stage review has been secured as the scheme re-provides all of the existing commercial floorspace on the site and as the affordable housing offer exceeds the 35% GLA threshold level.
170. The legal agreement should also specify that the shared ownership units would be firstly offered to Southwark income cap levels before they are offered to the London income caps.
171. A contribution of £5,161.65 (a charge of £132.35 per unit on a provision of 39 affordable units) has been agreed towards affordable housing monitoring and maintained provision of these units, and would be secured by the legal agreement.

Development Viability

172. Southwark's Development Viability SPD requires a financial viability appraisal to be submitted for all planning applications which trigger a requirement to provide affordable housing. The financial viability appraisal should identify the maximum level of affordable housing that can be sustained and justify any proposed departures from planning policy requirements.
173. The applicant's viability appraisal is largely based on their previous appraisal which was for a private rented sector development, with changes made to

account for the revisions made converting the homes to a for sale scheme, and for any market changes occurring over the period.

174. The council's viability consultant has scrutinised the cost and value assumptions that have been adopted in the applicant's viability assessment, in order to determine whether the current affordable housing offer is the maximum that can reasonably be delivered.
175. Following discussions, the applicant has (in their latest 5th March 2019 appraisal) adjusted the private sales values to £700 per sq ft and this results in a residual land value of £1.24m, which leads to a break-even position when compared against the council's consultants benchmark of £1.24m. The council's consultants consider £700 per sq ft for the residential to be a reasonable position, and this would result in a substantial improvement in viability relative to the applicant's original (January 2018) appraisal.
176. The profit target would be 17.5% on Gross Development Value (GDV) for the private housing, 6% for the affordable housing and 15% for the commercial uses. The affordable housing and commercial rates are consistent with those previously accepted and agreed, and the private housing rate is in line with market norms. The Planning Practice Guidance (as updated July 2018) refers to a 15-20% on GDV as the range of acceptable profit allowances in viability assessments.
177. Accordingly, the council's consultant has concluded that the proposed development cannot viably deliver further affordable housing over and above the amount currently being offered by the applicant.

Design, layout and impact on townscape views and heritage assets

178. Strategic Policy 12 of the Southwark Core Strategy (2011) states that all development in the borough will be expected to "achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in." Saved Policy 3.12 'Quality in design' of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments. This includes height, scale and massing of buildings, consideration of the local context, character and townscape, local and strategic views and resultant streetscape. Policy 7.7 of the London Plan (2016), 'Location and Design of Tall and Large Buildings' and Saved Policy 3.20 of the Southwark Plan set out design requirements for tall buildings, all of which are discussed in further detail in the following paragraphs.
179. The draft design policy in the New Southwark Plan includes P12, Design Quality and P14 Tall Buildings. P12 states that development must provide, amongst other things, high standards of design with appropriate fabric, function and composition. P14 sets out a series of tests for tall buildings (defined as significantly taller than surrounding buildings or their context). It also states that the highest tall buildings will be located in areas where there

is the greatest opportunity for regeneration, including opportunity Areas, such as the Old Kent Road.

180. As discussed elsewhere in this report, the proposal is for the demolition of the existing buildings and the redevelopment to provide a part 3, part 7, part 22 storey development.

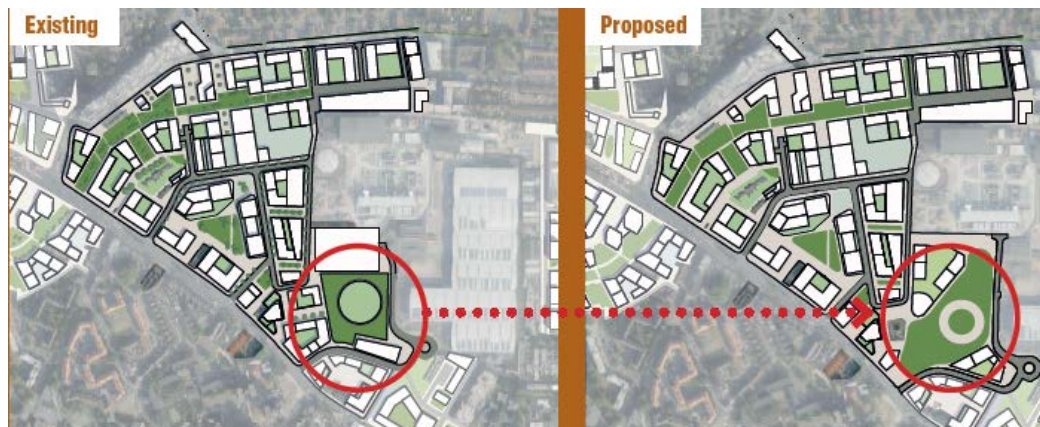
Existing buildings

181. The existing buildings are not listed or considered to have any notable architectural merit. They also require extensive modernisation to continue to be fit for purpose. In particular, the existing church is housed in a two storey building, which was originally constructed for general industrial use in the 1950s.
182. The proposal seeks to provide a better use of the site by providing modern, fit for purpose workspace and a brand new church to replace the existing dated facility as well as 111 new homes.

Layout

183. In general terms, the scheme integrates successfully within the wider emerging context. The ground floor is well activated by the proposed workspace, café, retail unit and re-provided church facility, with the servicing and wheelchair parking accessed from Ruby Street.
184. The building has been designed so all of the uses can operate independently. The church and community centre would be located at ground, first and second floor level and would have its entrance lobby on the corner of Old Kent Road and Murdoch Street. A shallow retail unit would be located along Old Kent Road to provide an active commercial frontage, envisaged to be used as a small shop or gallery. The workspace element would be directly accessed from Murdoch Street. The ancillary café would activate the Murdoch Street and encourage footfall and activity.
185. The draft OKR AAP refers to the creation of a new park around the listed gasholder No. 12. The proposed development would be in very close proximity to this new park, and the public open space contribution secured (discussed later in the report) could go towards the delivery of this new park space. In addition, it is important to note that changes would be made to this park space in the next version of the AAP in that is that the park space would be enlarged and opened up onto Old Kent Road as shown in the image below.

Image: Changes for Livesey Park



186. The council is considering making traffic management changes to enable healthy streets, in line with the draft OKR AAP. This involves Ruby Street becoming a service only road and closing off Murdoch Street to traffic from Old Kent Road. The proposed development would therefore help to facilitate and transform Murdoch Street into a public space with a green link to the Livesey Park, with tree planting.
187. A loading bay has been incorporated into the ground floor of the workspace along Murdoch Street. Two wheelchair parking spaces for the wheelchair users have also been incorporated into the ground floor layout along Ruby Street.
188. As set out in paragraph 141, the application site does not include the properties on the corner of Old Kent Road and Ruby Street (No. 681 & 683 Old Kent Road and 2a Ruby Street). The inclusion of windows overlooking these properties on the western facade of the proposed building has the potential to constrain the future development of this neighbouring site above the 3 storey podium height, limiting the housing delivery potential of this site should it come forward separately. The proposed design response of excluding windows on the party wall at lower levels and the inclusion of brick relief details to ensure it remains visually appealing until a time the neighbouring site comes forward for redevelopment, overcomes this issue. In addition, the applicant has agreed to repaint the windows, facades and front doors to No. 681 Old Kent Road, 683 Old Kent Road and 2a Ruby Street as well as relocating the residents of No. 681 Old Kent Road. No. 683 Old Kent Road has been provided with a right of way over the application site.

Image: Corner of Ruby Street and Old Kent Road



Height and massing

189. In terms of height, scale and massing, the proposals under consideration would be part 22 storey (76.6m from ground level), part 15 storey, part 7 storey and part 3 storey building. It is felt that this massing responds well to the existing context as it steps down to Old Kent Road where it would be three storeys, whilst responding to the approved development at Ruby Triangle (ref 18/AP/0897) including its 40 storey tower.
190. The massing strategy would be in line with the emerging policy set out in the draft Old Kent Road AAP (acknowledging its very limited weight), which states that the tallest “tier 1” elements within the masterplan should be at the “crossing” where Rotherhithe New Road /St James Road meets the Old Kent Road, and should reduce towards the interface between new development and surrounding residential development. This site is located within Sub Area 3 of the draft AAP and the building heights strategy show potential for a “tier 2” building of between 16 to 25 storeys. This would be achieved with the proposed development being 22 storeys. The massing would also be in line with the London Plan (2016) and the Southwark Core Strategy and Local Plan, as discussed later in the report.

Image

191. The key principles of the proposed massing are as follows:

- Set back from Old Kent Road. The Old Kent Road frontage is proposed to step from three storeys, to seven storeys. The 22 storey volume would sit behind these elements.
- Set back from Murdoch Street. The tall volume of the building is stepped back from Murdoch Street to contribute towards the vision of this street as one with intimate scale.
- Three storey plinth. The ground, first and second floor include workspace and a church/community centre. These floors occupy the full footprint of the site, forming a continuous three storey plinth above which the residential accommodation is located.
- Sculpted form. The building is conceived as one sculpted, non orthogonal form. Stepping in the massing has been introduced at the

northern side of the tall volume as well as the southern side of the building.

192. At its highest point, the development under consideration would be 76.6m tall. As this is substantially taller than its existing surroundings, it would be defined as a tall building in the adopted London Plan (2016). Policy 7.7 of the 2016 London Plan, 'Location and Design of Tall and Large Buildings', states that tall buildings should be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport.
193. The Old Kent Road was designated as an Opportunity Area in the 2016 adopted London Plan. London Plan Policy 2.13 requires development in Opportunity Areas to optimise residential and non-residential output densities, meet or exceed minimum housing and employment guidelines and support wider regeneration objectives. Annex 1 of the 2016 London Plan sets out the specific requirements for the Old Kent Road Opportunity Area, identifying it as having significant potential for residential- led redevelopment. As such, it is considered that the Old Kent Road Opportunity Area is, in principle, an acceptable location for tall buildings which optimise housing delivery and regeneration benefits. The propose development is considered to achieve both, whilst also meeting the other requirements of Policy 7.7, as set out below.
- Generally be limited to sites in the Central Activity Zone, opportunity areas, areas of intensification or town centres that have good access to public transport;
 - Only be considered in areas whose character would not be affected adversely by the scale, mass or bulk of a tall or large building;
 - Relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;
 - Individually or as a group, improve the legibility of an area, by emphasising a point of civic or visual significance where appropriate, and enhance the skyline and image of London;
 - Incorporate the highest standards of architecture and materials, including sustainable design and construction practices;
 - Have ground floor activities that provide a positive relationship to the surrounding streets;
 - Contribute to improving the permeability of the site and wider area, where possible;
 - Incorporate publicly accessible areas on the upper floors, where appropriate;
 - Make a significant contribution to local regeneration;
 - Not affect their surroundings adversely in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference; and
 - Not impact on local or strategic views adversely
194. This policy also states that the impact of tall buildings proposed in sensitive locations, including the settings of conservation areas and listed buildings should be given particular consideration. The nearest Conservation Area is

the Caroline Gardens Conservation Area which is over 200m away. Given the height of the building proposed, it would also be visible from a number of distant sensitive locations, including from the settings of conservation areas and listed buildings. This is discussed in more detail below, where the submitted Townscape and Visual Impact Assessment (TVIA) is considered in detail. The following paragraphs take each of the other requirements of London Plan Policy 7.7 in turn.

195. The proposed tall buildings would be limited to a site within an opportunity area. The character of the area would not be adversely affected by the scale, mass or bulk of the tall buildings proposed because this area is not generally considered sensitive to change of this type. The existing nature of the site is defined by industrial land, which, as an overall townscape, is not considered worthy of protection. Its replacement with a scheme of high quality architectural and urban design is considered a significant public benefit of the proposals.
196. The application site is currently surrounded on three sides by residential and commercial uses. The proposed development seeks to catalyse the longer term development of a new pedestrian friendly urban grain in the area, as promoted by the draft Old Kent Road Area Action Plan.
197. The development would front onto the Old Kent Road. It would enhance the legibility of the area by enhancing the skyline with a high quality new brick building signifying the beginning of the regeneration of the Old Kent Road Opportunity Area.
198. The proposed development would incorporate the highest standards of architecture and materials, as described below. This is considered a very positive aspect of the scheme, the delivery of which would be controlled by planning conditions requiring material samples and detailed drawings.
199. The proposed tall building would relate well to their surroundings, particularly at street level, with active frontages around the edges of the building that would animate the proposed and future public realm. The massing comprises of a three storey commercial podium to provide a human scale along the Old Kent Road frontage and creates a natural buffer to the proposed 22 storey tower. Overall, the proposed building would positively contribute to the streetscape along Old Kent Road, with the massing stepping down in height to the neighbouring properties at 681 Old Kent Road, 683 Old Kent Road and 2a Ruby Street.
200. The ground floor retail unit would make a far better contribution to the Old Kent Road than the current frontage and the location of the church entrance on the Old Kent Road/ Murdoch Street corner would allow the safe entrance and exit of the church congregation with the generous pavement widths provided.
201. The provision of a ground floor workshop and café space along Murdoch Street would enliven the street and the provision of the on site loading bay would increase the attractiveness and appeal of the workshop.
202. The proposal demonstrates the highest standards of architectural design and

incorporates the highest quality materials. The irregular shape of tower means that some elevations are wider and larger than others. However, the sculptural approach to the overall form is considered to mitigate this and is considered to have the right solidity, weight and robustness for the character of Old Kent Road. It works particularly successfully on the lower levels of the southern edge of the building, which has dynamism, visual interest and depth.

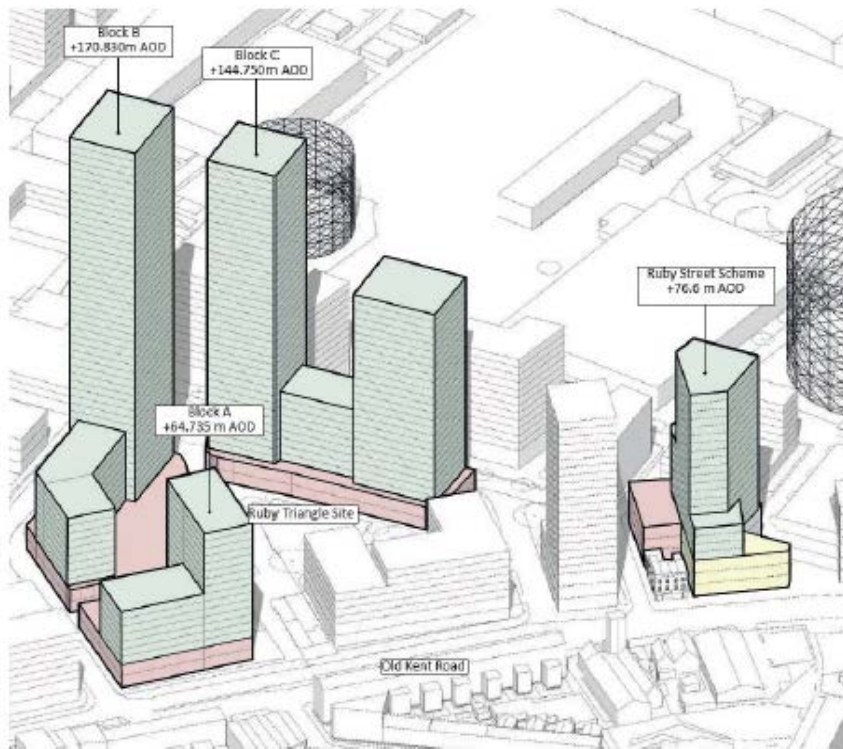
203. The elevational strategy and material palettes are discussed in more detail below. In order to secure design quality, planning conditions requiring detailed drawings, material samples and full scale (1:1) mock ups are recommended. It is also clear from the submitted energy and sustainability strategies that the proposals would incorporate high quality sustainable design with the inclusion of photovoltaic panels and the draft construction management plan demonstrates commitment to excellent construction practices.
204. The proposed development would not incorporate any publicly accessible areas on the upper floors, but is noted, that the London Plan (2016) only requires this “where appropriate”. There would be amenity spaces for residents at upper levels throughout the scheme. This would include some roof top gardens for residents which would give a soft, green layer of articulation to the appearance of the building.
205. The contribution that the scheme would make to local regeneration would be very significant. As has already been identified throughout this report, this would include the provision of significant contribution to the borough’s housing stock, including affordable housing; a significant increase in jobs and new employment spaces, a re-provided church facility and new workspace and retail.
206. The impact of the proposed development on microclimate, wind, overshadowing, noise is all assessed and presented elsewhere in this report. In each case it is concluded that there would be no significant adverse impacts.
207. Finally, there would be no harmful impact on local or strategic views, as discussed in more detail later in the report.
208. As the most recently adopted document in the Local Plan, and the only document adopted after the Old Kent Road was designated as an Opportunity Area with significant potential for residential-led redevelopment, it is considered that these London Plan (2016) policies in relation to tall buildings are more relevant than those in Southwark Plan Saved Policy 3.20 dating from 2007. Nevertheless, the proposed development has also been assessed against the requirements of this saved policy. Saved Policy 3.20 requires any building over 30 metres tall to ensure that it:
209. In relation to the lower aspects of the proposals, the three storey frontage proposed onto Old Kent Road is welcomed in principle, in response to the nearby listed museum and buildings of architectural/ townscape merit. It is however noted that the three storeys would be commercial, and therefore generous in height.
210. Policy 3.20 states that any building over 30 metres tall (or 25 metres in the

Thames Policy Area) should ensure that it:

- i. Makes a positive contribution to the landscape; and
- ii. Is located at a point of landmark significance; and
- iii. Is of the highest architectural standard; and
- iv. Relates well to its surroundings, particularly at street level; and
- v. Contributes positively to the London skyline as a whole consolidating a cluster within that skyline or providing key focus within views.

211. The potential of this site to make a positive contribution to the landscape has already been discussed.
212. The proposed tall building would be located at a point of landmark significance, fronting the Old Kent Road. The site is located within sub area 3, Sandgate Street, Verney Road and Old Kent Road of the draft AAP. The draft AAP, acknowledging its limited weight, does state that there is some potential for Tier Two (16-25 storeys) and Tier Three (up to 16 storeys) buildings at key junctions along the Old Kent Road frontage. The draft AAP specifically acknowledges that the site could support a tier 2 building (up to 25 storeys).
213. As set out below, the proposed development would be of a high architectural standard and would significantly enhance its surroundings particularly at street level. It would also contribute positively to the London skyline, initially providing a key focus within views from the surrounding area, and eventually as part of a cluster following the regeneration of the area.
214. In conclusion on height, scale and massing, the proposed building would be consistent with the adopted London Plan and draft OKR AAP. The architecture would be of a high quality. The proposed buildings would have a clear sense of order, with well articulated forms and elevations of a regular and ordered quality. They would contribute positively to the London skyline.

215. Image: Massing alongside the approved Ruby Triangle redevelopment (ref: 18/AP/0897)



Architectural design and materiality

216. The proposal is for a well detailed brick building. Brick is an appropriate material choice. The brick would comprise a predominantly red blend would a contrasting buff/yellow blend to accent details, banding and windows reveals, and to articulate the top of the building. The strong colour variation within the brickwork is appropriate for a tall building.
217. The bottom three floors of the building would feature pre cast concrete banding and cills and this is considered to complement the brickwork. PPC aluminium windows and steel balustrades would be used throughout.
218. The proposal includes a mix of horizontal and vertical windows. The vertical format windows are north facing and allow for day light to be maximised. A detailed corner study has been prepared as detailed on the image below which illustrates the transition between the east-facing Murdock street facade with horizontally banded windows and the vertically expressed windows on the Northern-Eastern Murdock street façade. The transition provides an interesting level of detail to the façade and takes advantage of long views to the north.

Image: Detailed corner study between north-eastern and eastern facade



219. The Old Kent Road façade which includes the church/community centre and retail uses would be articulated with brickwork piers, decorative spandrel panels and pre cast concrete banding. Above that on third to sixth floor levels of the façade, vertical Juliette windows with steel balustrading would be included. On floors seven to eighteen of the Old Kent Road frontage along Old Kent Road comprise of residential accommodation. They are characterised by horizontal banding in coloured brickwork.
220. The private amenity space along this frontage would be in the form of winter gardens. This would help mitigate the acoustic and air quality issues caused by traffic along Old Kent Road.

Design Review Panel

221. The applicant presented an earlier version of their proposals to the Southwark Design Review Panel on 9 October 2017. Overall, the Panel were encouraged by the design quality of the proposal but raised a number of concerns which are discussed and responded to below.
222. The Panel noted that the boards presented to them suggested a context dominated by towers in neighbouring sites. They felt these images were misleading and inaccurate in terms of the immediate context of the site. The existing context included a number of heritage assets which are landmarks of cultural and historic significance in this part of the Old Kent Road. The Panel asked the designers to present their proposals in the context of the existing street scene on the Old Kent Road including the nearby streets, and to agree the views with the Planning Department in order to test its visibility in the round.

223. Officer response: CGIs and long elevations have been prepared, which show the existing context. A Townscape and Visual Impact Assessment (TVIA) was also submitted as part of the application, which included views agreed with officers and the GLA.
224. When they considered the limited presence of the proposed church on the Old Kent Road the Panel felt that the proposal failed to make the most of this important civic function. They asked the designers to review the design of the church and perhaps incorporate the narrow retail unit at the Old Kent Road frontage in order to offer a stronger presence for the church on the street. Whilst it is not necessary to use the visual language of the church as such, the Panel felt it should be represented more clearly on façade extending up the building. They enjoyed the sculpted profile of the current design especially the south-east corner of the site and they suggested more could be done to improve the street presence of the church in that corner by expressing the church functions vertically and lining the edges of the site with the more public-facing facilities of the church like the crèche entrance or the café/bookshop.
225. Officer response: Following the DRP, the church entrance was relocated to the corner of Murdock Street, the café (ancillary to the workspace) was relocated to Murdock Street and the church entrance foyer was also increased in size. The main church hall is located towards the centre of the site to minimise / control noise transfer and to provide users privacy and minimise any security risk.
The specific church and employment uses are also communicated architecturally but subtly to future proof the lower storeys for alternative uses. This includes pre-cast concrete cills for the retail units and a prominent entrance to the church with the opportunity for signage.
226. In terms of the architectural expression of the design the Panel felt the current proposal appeared overly dominant and monolithic from certain angles. This was a compositional issue and is especially evident on the northern flank where the building's flank is currently at its widest and tallest and will appear overly dominant when viewed from the Old Kent Road. On this façade the Panel felt more could be done to 'lighten' the building, to sculpt it more and reduce the sheer mass of the design. They felt the sculpted and stepped form of the south-east corner held a lot of promise but this did not translate to the north elevation where the building did not benefit from the same level of articulation in the round.
227. Officer response: The material language and articulation has also been further developed, to further break down the mass of the façade. Upper levels are characterised by horizontal format windows combined with horizontal banding in light coloured brickwork. Stepping terraces at third, seventh and eleventh floor, break down the mass of the elevation and help the building to read as a faceted sculpted form. Careful consideration has been given to the tower top. The top floor windows would become full height all around and the lighter buff brick is used to express a double order of the top two floors. The fluted brick spandrels to the top floor window heads add detail and shadow, elongating the top floor window proportions. The design team has carried out comparative studies between the proposed massing and built examples of the

architects (Maccreanor Lavington) work. These studies demonstrate that the proposed development would be of similar proportions to their building in the Kings Cross Central development (known as Saxon Court and Roseberry Mansions). In addition the stepping ground floor plinth breaks down the mass further.

228. The Panel also questioned the largely blank flank at the lower floors on the north elevation. This is immediately adjacent to the existing retained buildings to the north and would give the development a solid monolithic appearance at its lower reaches – above the roof-line of the existing buildings. This largely blank flank is set back from the edge of the site. Despite the set-back, this northern flank is likely to be very prominent on the Old Kent Road and should be improved with the introduction of windows along this prominent flank. The Panel felt any issues of overlooking could be addressed by the design of the windows either through their arrangement, obscured glazing or other screening devices.
229. Officer response: The CGI's illustrate that this blank wall would be predominantly hidden by the existing houses (681 & 683 Old Kent Road). The proposal comprises a blank façade on this elevation from ground to third floor to:
- Protect the amenity of 681 & 683 Old Kent Road and 2A Ruby Street; and
 - To allow for the future development of the corner plot in the future including the addition of a mansard roof.
230. The quality of design will rely to a large degree on the quality of the architectural detailing especially the sculpted stepped form, the combination of concrete features and brick façade as well as the depth of reveals around openings. To this end the Panel encouraged the designers to include a number of bay studies of typical features to ensure that the quality of design is embedded in the application. They will also ask the Planners to impose a detailed design condition if they are minded to support this proposal in due course.
231. Officer response: These have been prepared, and the applicant has confirmed they would agree to providing 1:5 details by way of a planning condition.
232. When they considered the various components of the design, they enjoyed the vertical window design more than the horizontal design. The Panel also questioned the rationale behind the change from one window type on one façade of the tower, to another window type on another. They felt that more justification should be given to the reasoning behind this approach as the tower is singular recognisable element which will be viewed from all directions and would normally have a consistent treatment in the round.
233. Officer response: The vertical format windows are north facing and allow for day light to be maximised. Special attention has been paid to the transition between the East-facing Murdock street facade with horizontally banded windows and the vertically expressed windows on the Northern-Eastern

Murdock street façade. It is felt that this transition provides an interesting level of detail to the façade and takes advantage of long views to the north. An image of this can be found above at paragraph 239 of the report.

234. The Panel raised significant concerns over the quality of accommodation especially the shortfall in communal amenity which should include door-step-play. They encouraged the designers to consider all the parts of the development especially the roof spaces in order to ensure that residents can enjoy adequate and well designed communal amenity. In respect of wheelchair accessible accommodation they noted that the scheme currently fails to provide off-street parking for these sensitive residents. They raised concerns over this lack of disabled parking provision especially in respect of the wheel-chair accessible affordable housing.
235. Officer response: The quantum of communal amenity provision was increased significantly following the DRP and all roof spaces are used for amenity in the proposed scheme. The proposed amenity space and playspace meets the communal and children's play space requirements fully. Two disabled parking bays are now included within the ground floor. Although the proposed number of blue badge spaces on site, at 1.8% provision, is marginally below the emerging guidance in the Draft London Plan (3%), it has also been maximised without impacting the quality or quantum of non-residential floorspace. The proposed provision is also comparable to other consented schemes, including 1.9% and 2.3% of the number of residential units proposed at Nyes Wharf and the Ruby Triangle respectively.
236. In conclusion, the Panel were encouraged by the design quality of this proposal. They felt the scheme held some promise and they challenged the designers to review their proposals, revise the design to address their concerns and to return to the Southwark DRP before it is submitted for Planning permission.
237. Officer response: As set out above, the applicant has addressed the majority of these concerns, but did not return to the DRP. Officers are satisfied that the issues raised by the DRP have been addressed and the design of the scheme is of an exceptionally high quality. In particular, additional CGI's and long elevations of the scheme were prepared, additional communal amenity space was provided, the church entrance was relocated to Murdoch Street, a loading bay and disabled parking bays were provided and detailed design drawings submitted.

Conclusion on Design Review Panel

238. Overall, the Panel were encouraged by the design quality of the proposal and the comments made have been successfully responded to resulting in a much improved design, to enable officers put forward a positive recommendation for the scheme.

Townscape and Visual Impact Assessment

239. The submitted Townscape and Visual Impact Assessment (TVIA) reports on the impact of the proposed development on 11 views. The views were selected in consultation with officers in order to ensure the most sensitive

views were tested, and include protected views from the London View Management Framework and locally protected views.

240. In response to comments made by the GLA, additional views were prepared from the Glengall Road Conservation Area and the Peckham Hill Street Conservation Area (View 10 and View 11) and these are discussed in the tables below. The GLA did also request views from the Trafalgar Avenue Conservation Area, the Cobourg Road Conservation Area and Thorburn Road Conservation Area, however following further consultation with the GLA it was determined that owing to the distance of these conservation areas (over 700m away from the site) and the presence of other consented tall buildings that the proposed development would be very unlikely to be visible and accordingly the GLA were satisfied that they did not need to be undertaken.

London View Management Framework (LVMF) Views

241. London Plan (2016) Policy 7.11, London View Management Framework, and Policy 7.12, Implementing the London View Management Framework, relate to the identified strategic views in London. They state that development should not harm these views, and where possible should make a positive contribution to the characteristics and composition of strategic views. Supplementary Planning Guidance on the LVMF was published in March 2012.

View 8 LVMF 2A.1 Parliament Hill

View location	The summit of Parliament Hill
Heritage Significance	LVMF protected view. The view crosses a wide span of London. The foreground is occupied by the open space of Hampstead Heath. The tall buildings of central London appear in the distance, including the City of London cluster. The vista to St Paul's Cathedral in the centre of the view is protected.
Other Significance	Public open space.
Sensitivity to change	High
Impact of proposals	The proposed development would be visible in the background of the view. It would be to the right of the Guys Hospital and perceived as being largely of a much lower height.
Historic England Comments	None.
GLA Comments	The proposed view 2A.1 demonstrates that the building would be visible to the right of Guys Hospital, in the background of the view of St Paul's and would not detract from the viewer's ability to recognise the landmark, or harm the composition of

	the view as a whole.
Conclusion	The proposed scheme would have no impact on the silhouette of St. Paul's Cathedral or the ability to appreciate St. Paul's in this view. As the silhouette of the Cathedral would be preserved, and the wider setting consultation area would not be encroached upon, it is not considered that there would be any harm to this view. Furthermore, the Shard would remain the tallest feature in the view, by quite some degree of magnitude.

View 9 3A.1 Kenwood House

View location	The viewing gazebo at Kenwood House, set within an estate bordering Hampstead Heath.
Heritage Significance	LVMF protected view. The foreground of the view is occupied by the open parkland, with a band of mature trees providing a sense of containment beyond. Central London, and particularly the tall buildings of the City, is visible beyond to the left of centre in the view. St Paul's Cathedral is visible to the right of the Shard. The vista towards St Paul's is protected.
Other Significance	Public open space.
Sensitivity to change	High
Impact of proposals	The applicant has provided a high resolution view to address the GLA comment (see below). With regards to view 3A.1, the building would fall in between the Shard and Guys Hospital tower, behind St Paul's Cathedral. It is a distant view and would not detract from the viewers ability to appreciate St Paul's Cathedral.
Historic England Comments	None.
GLA Comments	Given the apparent proximity of the building to the dome of the Cathedral in this view, the applicant should provide further high resolution and zoomed modelled views to allow for an appropriate assessment of this view and to ensure that the building would not harm the composition of view in accordance with London Plan 7.12 C and Policy HC4 of the draft London Plan.
Conclusion	As there would be no impact on the perception of St Paul's Cathedral, there would be no harm to the view.

View 9 Kenwood HouseLocal Views

242. In addition to the strategic views protected by planning policy, the submitted TVIA sets out the impact on a number of views within the immediate vicinity of the site. On the whole, in local views the proposed development would result in a high quality and well-proportioned addition to the skyline. The impact on each local view is summarised below.
243. In addition to the strategic views, the submitted TVIA sets out the impact on a number of views within the immediate vicinity of the site. On the whole, in local views the proposed development would result in a high quality and well-proportioned addition to the skyline. The impact on each local view is summarised below.

244. **View 1**

View location	Old Kent Road junction with Peckham Park Road
Heritage Significance	
Other Significance	Important node on the Old Kent Road
Sensitivity to change	Low
Impact of proposals	The proposed developments' north eastern and south eastern facades would be visible to the centre, within the far middle ground of the view. It would rise to 22 storeys within the view with the seven storey

		<p>shoulder addressing the Old Kent Road and the 11 storey shoulder between the junction of Ruby Street and Murdoch Street. The lower floors would continue to address the formal frontage of Old Kent Road, with a higher level of articulation when compared to the north eastern façade.</p> <p>The view to gas holder no. 13 would not be obstructed by the proposed development.</p>
Historic Comments	England	None.
GLA Comments		None.
Conclusion		The existing townscape in this view is considered to be of poor quality. The introduction of a new high quality layer of townscape would create a more visually interesting skyline.

View 1 Old Kent Road junction with Peckham Park Road



245. **View 2**

View location	Old Kent Road near the Livesey Museum
Heritage Significance	Listed Gas Holder no. 13 visible in the distance.
Other Significance	Important Old Kent Road view, from outside the Livesey Museum.
Sensitivity to change	Medium
Impact of proposals	This representative view continues to illustrate the visual interest and variety of architectural detailing of the proposed development. The ground, first and second floor of the proposed development would wrap around the retained properties of Nos. 681 and 683 Old Kent Road and establishes a low, three storey scale frontage to the Old Kent Road.
Historic England Comments	None.
GLA Comments	The GLA conclude that the proposed development would give rise to less than substantial harm.
Conclusion	The view to the listed gas holder would be obstructed but the view is not considered to contribute to the setting of the listed building and is therefore of relatively low significance. As a result, it is not considered that the proposals would result in any harm.

View 2 Old Kent Road near the Livesey Museum246. **View 3**

View location	Junction of Sandgate Street and Ruby Street
Heritage Significance	None.
Other Significance	Close view to application site.
Sensitivity to change	Low
Impact of proposals	<p>Within the representative view the northwest and northeast façades of the proposed development would be visible in the middle ground of the view, interrupting the linear view of Ruby Street.</p> <p>When implemented the Ruby Triangle Scheme would be visible within the foreground of the view, to the west (right) of Ruby Street. It is considered that this scheme would screen elements of the proposed development reducing its effect within this representative view.</p>

Historic England Comments	None.
GLA Comments	None.
Conclusion	The view is of relatively low significance, with the existing townscape of low quality. The impact would be beneficial.

View 3 Junction of Sandgate Street and Ruby Street



247. View 4

View location	Old Kent Road
Heritage Significance	Low to medium
Other Significance	Important linear view along the Old Kent Road.
Sensitivity to change	Low.
Impact of proposals	The upper floors of the proposed development would be visible in the middle ground of the view, rising above the roof tops of the existing buildings on Old Kent Road. The Ruby Triangle scheme would also be

		visible in the on the same side of the Old Kent Road. The proposed development would be visually separate from the existing buildings would not disrupt the historic roof line of that terrace.
Historic Comments	England	None.
GLA Comments		None
Conclusion		The proposed development would preserve the roofline and setting of the existing townscape.

View 4 Old Kent Road



248. **View 5**

View location	Commercial Way
Heritage Significance	Low
Other Significance	None.
Sensitivity to change	High as any development would need to show how it would frame the local landmark of the grade II listed Gas Holder No. 13.
Impact of proposals	The view demonstrates that the Ledbury Estate

		prevents views to the proposed development. The proposed development would therefore have no impact.
Historic Comments	England	None.
GLA Comments		None.
Conclusion		No impact as the proposed development would not be visible.

View 5 Commercial Way



249. **View 6**

View location	Asylum Road
Heritage Significance	Caroline Gardens Conservation Area
Other Significance	
Sensitivity to change	High
Impact of proposals	The view has been taken from Asylum Road, looking out from the Caroline Gardens Conservation Area. The upper floors of the proposed development would be visible in the view, rising above the existing

	properties along Asylum Road. The gas Holder No. 13 remains the prominent landmark in the view.
Historic England Comments	The proposed development would be peripheral to important views of the nearby Caroline Gardens Conservation Area, and sufficiently distant from other Conservation Areas along the Old Kent Road. Historic England therefore have no major concerns regarding the setting of Conservation Areas and their component listed buildings in the vicinity.
GLA Comments	The GLA conclude that the harm would be less than substantial.
Conclusion	There would be a major impact on this view but it is not considered that it would be harmful.

View 6 Asylum Road



250. **View 10**

View location	Glengall Terrace
Heritage Significance	View is from within the Glengall Road Conservation Area. Most of the houses in the view are Grade II listed.
Other Significance	Adjacent to public open space
Sensitivity to change	High
Impact of proposals	The proposed development would be hidden behind the existing buildings on Glengall Terrace and accordingly would not be visible.
Historic England Comments	The proposed development would be peripheral to important views of the nearby Caroline Gardens Conservation Area, and sufficiently distant from other Conservation Areas along the Old Kent Road. Historic England therefore have no major concerns regarding the setting of Conservation Areas and their component listed buildings in the vicinity.
GLA Comments	The GLA requested that this view should be tested and made no subsequent comments.
Conclusion	There would be no impact as the proposed development would not be visible in the view.

View 10 Glengall Terrace251. **View 11**

View location	Jowell Street Park
Heritage Significance	The view is from within the Jowell Street Park which is within the Peckham Hill Street Conservation Area.
Other Significance	Open space
Sensitivity to change	High
Impact of proposals	The view demonstrates that the existing vegetation prevents a view to the proposed development. A limited glimpsed view may be possible in the winter to the upper floors when the mature trees that line the parks perimeter are not in leaf.
Historic England Comments	None.

GLA Comments	The GLA requested that this view should be tested and made no subsequent comments.
Conclusion	There would be limited impact on the view as the proposed development would not be visible with only some potential glimpse views in the winter when the trees are bare.

Borough Protected Views

252. Although of limited weight, the draft New Southwark Plan Policy P19, 'Borough Views', states that development must positively enhance the borough views which have been identified. The borough views potentially impacted on by the proposed development are P19:1 The London panorama of St Pauls Cathedral from One Tree Hill, and P19:2 The linear view of St Pauls Cathedral from Nunhead Cemetery. The draft policy states in both cases that development must "maintain the view of St. Paul's Cathedral from the viewpoint place", "not exceed the threshold height of the view's Landmark Viewing Corridor", and "not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St. Paul's Cathedral and its setting". It also states that a canyon effect of the view of St. Paul's Cathedral must be avoided.
253. The view from One tree Hill has been assessed and commented on in the table below. It was also determined that the proposal would not be visible from Nunhead Cemetery as the proposed development would sit outside of the viewing corridor.

254. **View 7**

View location	One Tree Hill
Heritage Significance	Protected borough view identified in the draft New Southwark Plan. St. Paul's Cathedral is visible to the east of the Shard (on the left side of the image). Its profile is almost entirely uninterrupted by development in its foreground. The towers in the City of London appear further west (right).
Other Significance	Public open space
Sensitivity to change	High
Impact of proposals	The proposed development would not block or interrupt views to St Pauls Cathedral or the Shard as the proposed development falls to the northwest of the panoramic view and views on to it are not possible because of the existing vegetation that exists on the

	slopes of One Tree Hill.
Historic England Comments	None.
GLA Comments	None.
Conclusion	The proposed development would not be visible in this view and accordingly there would be no impact.

Conclusion on views

255. In conclusion, the proposed development would have a significant impact on many of the views assessed, becoming a highly visible feature in the surrounding townscape. However, in the majority of cases, the impact is not considered to be harmful. Indeed in many views it is considered beneficial. Historic England have stated that they have no major concerns regarding the setting of conservation areas and their component listed buildings in the vicinity.

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

256. The application site does not fall within a conservation area, nor does it contain any listed buildings. It is however located in close proximity the Grade II Listed Gasholder No. 13, the Livesey Museum building, the former Kentish Drovers Public House (now renamed to house a restaurant) and the Caroline Gardens Conservation Area.
257. Policy 3.18 states that permission will not be granted for developments that would not preserve or enhance:
- i. The immediate or wider setting of a listed building; or
 - ii. An important view(s) of a listed building; or
 - iii. The setting of the Conservation Area.
258. The submitted views provided demonstrate that the proposals would be visible in the settings of the nearby Grade II listed heritage assets comprising the gas holders, the Livesey Museum Building, the former Kentish Drovers Pub and the Caroline Gardens complex and associated conservation area, but as demonstrated from the submitted views considered above in paragraphs 260-295, would give rise to less than substantial harm to these assets and the level of harm is sufficiently outweighed by the public benefits of the scheme including a significant quantum of new homes and enhanced community facilities. In addition, neither Historic England nor the GLA have identified that the harm to these heritage assets would be substantial.
259. Historic England has however advised that consideration be given to the loss of the early 19th century terrace house, at No. 691 Old Kent Road. The house, as with the rest of the site, does not fall within a conservation area and is not identified as a building which has any townscape merit in either the council's draft local list of buildings of local townscape or historic merit. Neither is it identified in the draft OKR AAP as falling in that category. It is

clear from its external appearance that No. 691 Old Kent Road is in poor condition and contributes little to the streetscape. There are better examples of 19th century terrace houses along the Old Kent Road, including towards the south east of the site at 719-733 Old Kent Road, which are identified in the draft OKR AAP as being of townscape merit. On this basis, there are no concerns about the demolition of this building.

Image: No. 691 Old Kent Road



Public realm, landscaping and trees

Public realm and landscaping

260. As discussed in paragraph 352, the site is located in an area that the council is considering traffic management changes to enable healthy streets, in line with the draft OKR AAP. In summary, this would involve Ruby Street becoming a service only road and closing off Murdoch Street to traffic from Old Kent Road, to enable a more pedestrian friendly environment in the form of a shared space arrangement on Murdoch Street. The proposals would enable these plans to be delivered. In summary, the following public realm works would be delivered by the proposed development; the repaving of the footpath along the frontage of the site on Old Kent Road, Murdoch Street and Ruby Street in high quality paving; and the planting of new street trees subject detailed design. These works would form the basis of a s.278 agreement with the council.

Impact on trees

261. There are no trees on the site but there are two large street trees on the Old Kent Road frontage that would be retained and satisfactorily protected during the works. Some pruning works has been identified to these trees which would need the consent of Transport for London as the Old Kent Road is a Transport for London road. Appropriate conditions relating to the protection of the trees during the demolition and construction process have been

attached to the draft decision notice.

Housing mix

262. Strategic Policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% 2+ bedroom units and 20% 3+ bedroom units. No more than 5% studio units can be provided and these can only be for private housing. At least 10% of the units should be suitable for wheelchair users. This mix is replicated in the draft OKR AAP (Policy 5). The proposed housing mix is found below.

Table: Housing mix

	No of units	Percentage
1 bedroom	36	32%
2 bedroom	52	47%
3 bedroom	23	21%
Total	111	100%

263. The scheme provides 68% of all homes as 2+ bed dwellings and 21% as 3-bed dwellings, exceeding the policy requirement. Overall, 11 additional 3-bedroom units are proposed compared to the original submitted scheme.
264. For the affordable housing, 69% would be provided as 2+bed dwellings and 28% as 3-bed dwellings. This mix also exceeds the policy requirement.

Wheelchair housing

265. Saved policy 4.3 of the Southwark Plan requires at least 10% of all major new residential developments to be suitable for wheelchair users and London Plan Policy 3.8 requires 90% of new housing to meet Building regulations M4(2) "accessible and adaptable" and 10% to meet Building Regulations M4 (3) "wheelchair user dwellings". This is reiterated in emerging policy in the draft OKR AAP and the NSP.
266. In total, 11 wheelchair units would be provided (3 x one bed, 4 x 2 bed and 4 x 3 bed) which would amount to a 10% provision (rounded up from 9.9%). This meets the policy expectation and therefore can be supported. The wheelchair housing would be distributed across all three tenures with the larger wheelchair units in the social rented tenure which is welcomed. The wheelchair housing mix would be as per the table below.

Table: Wheelchair provision

	Social rent	Intermediate	Market	Total
1 bedroom	3	0	0	3
2 bedroom	0	2	2	4
3 bedroom	4	0	0	4
Total	7	2	2	11

267. The social rented units would be required to be fully fitted for first occupation, with private and intermediate units being adaptable. Subject to the inclusion

of the wheelchair clauses in the legal agreement, the wheelchair housing mix would be in accordance the relevant policy.

Quality of accommodation

268. Saved Policy 4.2 of the Southwark Plan states that development should achieve good quality living conditions and include high standards of accessibility, privacy and outlook, natural light, ventilation, space, safety and security and protection from pollution. This policy is further reinforced by the Residential design Standards SPD 2011 (including 2015 Technical Update).

Flat sizes and layout

269. Saved Policy 4.2 of the Southwark Plan advises that planning permission will be granted provided the proposal achieves good quality living conditions. The adopted standards in relation to internal layout are set out in the adopted Residential Design Standards SPD 2011 (including 2015 Technical Update).
270. The following table sets out the minimum flat size requirements as set out in the Residential Design Standards 2011, and also the flat sizes that would be achieved.

Table: Flat sizes

Unit Type	SPD (sqm)	Size Range (sqm)
1 Bed 2 person (flat)	50	51.3-75.2
2 Bed 3 person (flat)	61	62.3-81.9
2 Bed 4 person (flat)	70	70.1-82.3
3 Bed 5 person (flat)	86	97.3-118.3

271. The above table demonstrates that:
- Of the 1 bed flats, none are on the SPD minimum, with the smallest flats being 1.3sqm above the minimum;
 - Of the 2 bed 3 person flats, none are on the minimum SPD size with the smallest flats being 1.3sqm above the minimum;
 - Of the 3 bed 5 person flats, none are on the minimum flat size requirement of the SPD with all flats comfortably exceeding the minimum by at least 10.3sqm.
272. Revised plans were submitted to re-plan the layouts of flat type 2b3p type B1 and 3b5p type D1 flats so that the kitchens within those units would benefit from additional daylight. These changes would address the comments made by the GLA about the lack of natural daylight and ventilation that would be received by these flats.
273. The GLA also made comments about flat type C1 which is irregularly shaped which could lead to inflexibility and further work is needed to rationalise the

layout, and demonstrate flexibility of furniture arrangements to meet changing needs of residents. No changes have been made to this flat type.

274. The scheme offers the opportunity to explore open plan flat arrangements. The approach taken has been to minimise the circulation space within each flat with a view to maximising the area of the living/dining spaces. As a result of the complex site geometry, depth of plan and faceted buildings form, a number of atypical unit plans are generated.
275. Many of the proposed flat typologies have living/dining spaces which far exceed minimum guidelines and are capable of accommodating additional or large pieces of furniture such as desks and storage for a home office. The applicant's sales and marketing team have advised that this variety and generosity of space is key to providing a commercially viable and attractive residential offer as an alternative to typical market typologies. In general, the intention is that the diversity of flat types throughout the scheme would cater towards the broad range of personal preferences which exist when it comes to how people like to live. All flats have been designed to comply with Part M of the Building Regulations, the London Plan and the council's 2015 Technical Update to the Residential Design Standards (2011).
276. The layout of flat type 2b4p C1 offers a rich alternative to more typical layouts within the development. Entering to one end of the plan, directly facing a glazed winter garden and then into the living/dining space at the centre of the plan, removes the need for a long, dark corridor and provides an view to the outside immediately on entrance. A dual aspect galley kitchen allows view across the entire length of the plan (almost 14m). The threshold to the private spaces, bathroom and bedrooms is defined by a sculptural column. Bedrooms are north facing with full height Juliette windows looking over the gas holders. This unit type would be suitable for sharers or a young family.

Dual aspect

277. The percentage of dual aspect units would be very good at 60.4% (67 flats out of 111). This has been achieved as in most cases there would be six flats per core and of those flats, four would be dual aspect. This is considered a very positive aspect of the proposals. In addition, 19% (21 flats out of 111) would be triple aspect.

Internal daylight

278. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers light to the proposed dwellings using the Average Daylight Factor (ADF). ADF determines the natural internal light or daylit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. This also adopts an ADF of 2% for shared open plan living room/kitchens/dining.
279. A total of 26 units located on the third, fourth, seventh, eighth, eleventh and twelfth floors of the development that are considered to be the worst-case dwellings in terms of daylight access have been included in the assessment.

A total of 75 habitable rooms (living, kitchen and dining rooms and bedrooms) within these dwellings were assessed.

Table: Daylight results summary

No of habitable rooms tested	75
No. of kitchens/living/dining rooms	26
No. of kitchen/living/dining rooms with ADF meeting target for 2% for kitchens	26
No. of kitchen/living/dining rooms with ADF meeting target for 1.5% for living rooms	26
No. of bedrooms	49
No. of bedrooms with ADF meeting 1% target	48
No. of rooms with ADF below the BRE recommendations	1

280. Of the 75 habitable rooms, one bedroom (1.3% of habitable rooms assessed) in a 3-bed unit located on the third floor currently would fall marginally short of meeting the BRE guidelines for ADF criteria. However, the level of shortfall (0.92) against the required ADF (1.0) is considered relatively negligible, and is offset by the benefit of a private external amenity space to this unit.
281. Overall, 99% of the habitable rooms tested (74 out of 75) would meet the BRE guidelines for ADF criteria.
282. Moreover, it should be considered that there are other rooms in the same unit that achieve the daylight criteria. When considering the vast majority of rooms meet the criteria, the level of internal daylighting to the spaces is considered acceptable.
283. Therefore, it can be concluded that the proposed development is anticipated to achieve good levels of daylight.

Secured by design

284. The scheme has been reviewed by the Metropolitan Police's Design out Crime Officer who has advised that there is an area in the basement that is shared between showers, toilet cubicles and a cycle storage area which could lead to anti social behaviour. They have suggested the inclusion of caging around the racks or by providing cycle lockers as opposed to open racks to provide a safer basement floor. In response to these comments, the applicant has submitted an amended basement plan to enclose the cycle storage.
285. The Metropolitan Police's Design out Crime Officer also recommended that a gate or roller shutter be installed to protect the parking area containing the two disabled parking area. Further to this comment, the applicant has submitted revised plans to include a concealed roller shutter to this space.
286. As the applicant has submitted revised drawings to address comments made by the Metropolitan Police's Design out Crime Officer, it is felt that the scheme would be capable of achieving Secured by Design accreditation.

Units per core

287. Standard 12 of the Mayor's Housing Design SPG requires that each core should be accessible to generally no more than eight units on each floor. As stated in the Exemplary design standards table found at paragraph 307 of the report, there would be a maximum of seven units per core, with most floors at 6 flats per core. This aspect of the scheme is therefore acceptable.

Conclusion on quality of accommodation

288. To conclude, officers are satisfied that the quality of residential accommodation proposed would be good and would justify the high density of the scheme. All of the flats would exceed the minimum requirement for floor sizes. The percentage of dual aspect units overall would be 60.4% which is a very good level of compliance. The accommodation would achieve very good internal daylight levels.

Outdoor amenity space, children's play space and public open space

289. All new residential development must provide an adequate amount of useable outdoor amenity space. The Residential Design Standards SPD sets out the required amenity space standards which can take the form of private gardens and balconies, shared terraces and roof gardens. Policy 3.6 of the London Plan requires new developments to make provision for play areas based on the expected child population of the development. Children's play areas should be provided at a rate of 10 sqm per child bed space (covering a range of age groups).
290. In terms of the overall amount of amenity space required, the following would need to be provided:
- Private amenity space: For units containing 3 or more bedrooms, 10sqm of private amenity space as required by the SPD; and for units containing 2 bedrooms or less, ideally 10sqm of private amenity space, with the balance added to the communal space;
 - Communal amenity space: 50sqm communal amenity space per block as required by the SPD; and
 - Children's play space: 10sqm of children's play space for every child space in the development as required by the London Plan.
 - Public open space: 5sqm of public open space per dwelling as required by the draft OKR AAP. If it is not feasible to deliver the open space on site, a financial contribution will be required.

Private amenity space

291. All three bedroom flats have been provided with at least 10sqm of private amenity space in the form of balconies or winter gardens; this meets the policy requirement. All two bedroom flats have also been provided with balconies or winter gardens of at least 6sqm.
292. However there are 30 one-bed flats that do not provide have any form of private amenity space and also 49 two bed flats that do not provide the full

10sqm of amenity space. The SPD guidance is clear that 10sqm should ideally be provided for one bed flats but does not explicitly require it. GLA officers acknowledge that the GLA Housing SPG sets out that in exceptional circumstances, a proportion may instead be provided with additional internal living space. There are sound design led reasons for supporting this approach as follows.

- A decision has been taken to provide additional living accommodation to provide larger internal living room spaces to create a more spacious better laid out flat;
- It allows for higher levels of daylight to be received as there are no balconies to shade windows below and it allows the flats to take full advantage of views; and
- The design results in the building having a slimmer more elegant profile.

293. The following table sets out the private amenity space shortfall, which totals 85.8sqm for the 30 one bed flats that do not provide any form of amenity space, and the 49 two bed flats that do not provide the full 10sqm. Where no private balcony is proposed, all living spaces would exceed the minimum floor space required. In addition, many of the units that do have a balcony would also be oversized. The table sets out the full amount of private amenity space required when taking into account of the extra internal area to each flat.

Table: Private amenity space shortfall

Unit	Number	Flat size sqm	SPD minimum size sqm	+/- difference sqm	Balcony Size sqm	Balcony shortfall, taking account of extra internal living area sqm
1 bed Type A WC	3	75.2	65	+ 10.2	0	0
1 bed Type B1	17	62.4	50	+ 12.4	0	0
1 bed Type B2	1	62.4	50	+ 12.4	20.2	0
1 bed Type	3	54.8	50	+ 4.8	6.7	5.7

C1						
1 bed Type C2	1	51.3	50	+ 1.3	21	0
1 bed Type D1	10	55	50	+ 5	0	50
1 bed Type D2	1	54.8	50	+ 4.8	11.2	0
2 bed 3 person Type A	10	61.3	61	+ 0.3	6.7	0
2-bed 3 person Type B1 WC	3	79.8	75	+ 4.8	6	0
2-bed 3 person Type B2 WC	1	81.9	75	+ 6.9	13.5	0
2-bed 4 person Type A	10	72.6	70	+ 2.6	7	4
2-bed 4 person Type B	1	76.2	70	+ 6.2	69	0
2-bed 4 person Type C	17	82.3	70	+ 12.3	7.7	0
2-bed 4 person Type D1	9	70.1	70	+ 0.1	7	26.1
2-bed 4 person Type	1	78.6	70	+ 8.6	31.5	0

D2						
3-bed 5 person Type A	7	97.3	86	+ 11.3	10.7	0
3-bed 5 person Type B WC	4	108.7	100	+ 8.7	11.7	0
3-bed 5 person Type C	1	100.9	86	+ 14.9	10.1	0
3-bed 5 person Type D	10	95.1	86	+ 9.1	11.5	0
3-bed 5 person Type E	1	123	86	+ 37	29.8	0
Total	111 flats					85.8sqm

294. As the table demonstrates, all of the one bed flats provide more than 10sqm of internal space over the minimum SPD size and accordingly more than compensate for having no balcony. As demonstrated in the table above, 85.8sqm of amenity space would need to be added to the communal amenity space requirement.

Communal amenity space

295. 50sqm of communal amenity space is required as per the Residential Design Standards SPD, together with the 85.8sqm private amenity shortfall to total 135.8sqm.
296. The following table demonstrates the provision of communal amenity space within the scheme.

Table: Communal amenity space

Location	Amount
3rd floor roof	83 sqm
7 th floor roof	67 sqm
21 st floor roof	267.2 sqm
Total	417.2 sqm

297. At 417.2sqm, the amount of communal amenity space exceeds the 50sqm SPD requirement as well as compensating for the 85.8sqm shortfall in private amenity space.
298. A communal internal resident's room, accessed by all residents of all tenures would also be provided. This room is 89.4sqm and would be in addition to the communal amenity space listed in the table above but has not been included as contributing to the communal space requirements since it is an internal room.

Children's play space

299. In line with the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG, the development would be required to provide 387.7sqm of children's play space, based on a calculation that the development would accommodate 39 children, with a requirement for 10sqm of play space per each child. The playspace would be fully met, as demonstrated in the table below.

Table; Children's amenity space

Location	Amount
3rd floor roof	273.8 sqm
7 th floor roof	24.3 sqm
21 st floor roof	89.6 sqm
Total	387.7 sqm

300. Whilst the playspace has not been fully designed, the applicant has advised that designated equipped play space for all ages would be provided and play features would be fully integrated into the landscape design. Further design details of the proposed play space within the scheme to include the design and play features to be included will be secured by condition.

Public open space

301. In addition to the existing amenity space requirements set out above, the emerging policy AAP10 of the emerging OKR AAP requires the provision of 5sqm of public open space per dwelling. In this case, this would amount to 555sqm based on the 111 units proposed. No public open space has been identified on the plans, and accordingly an s106 off set payment would be required, charged at £205per sqm, total £113,775. This could go towards the new Livesey Park as illustrated in the draft OKR AAP.

Table: Amenity space proposed against policy requirement

	Policy requirement	Proposal	Difference
Private	1,110sqm	1,024.2sqm	-85.8sqm
Communal	50sqm (+85.8sqm = 135.8sqm)	417.2sqm	+281.4sqm
Dedicated children's play space	387.7sqm	387.7sqm	0sqm
Public open space	555sqm	0sqm	-555sqm S106 payment collected for (£113,775)
Total	2,102.7sqm	1,829.1sqm	273.6sqm

Conclusions on outdoor amenity space, children's play space and public open space

302. As demonstrated by the table above, sufficient private amenity, communal and children's play space has been designated to meet all the communal and children's play space requirements of the council's SPD as well as the Mayor's Providing for Children and Young People's Play and Informal Recreation SPG as outlined in the table above.
303. In respect of the public open space as required by the draft AAP, and although the applicable policy of the OKR AAP currently has limited weight, a financial contribution of £113,775 in-lieu of providing such space on-site would be expected and will be secured through the Section 106 agreement. This could go towards the new Livesey Park which would involve the retention of gas holder no. 12.
304. All communal amenity space would be equally accessible to all tenures. It is likely that service charge costs to social rent tenants would be capped within social rent cap levels and this would be confirmed when a registered social landlord is on board.

Density

305. Policy 3.4 Optimising Housing Potential of the London Plan states that development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 of the Plan. It also requires local context, the design principles and public transport capacity to

be taken into account. Strategic Policy 5 – Providing new homes of the Core Strategy sets out the density ranges that residential and mixed use developments would be expected to meet. As the site is located within the Urban Density Zone, a density range of 200 to 700 habitable rooms per hectare would be sought. In order for a higher density to be acceptable, the development would need to meet the criteria for exceptional design as set out in section 2.2 of the Residential Design Standards SPD.

306. The development as a whole would have an estimated density of 3,381 habitable rooms per hectare (hrh), calculated in accordance with the Residential Design Standards SPD 2011. This has been worked out on the basis of the total non residential floorspace of 3,411sqm, an assumed total of 417 residential habitable rooms and a site area of 0.16ha.
307. Since the maximum upper limit of 700 hrh would be significantly exceeded, the development would need to demonstrate that it would provide exemplary accommodation to the highest design standards. If it can be demonstrated that an excellent standard of accommodation would be provided, and the response to context and impact on local services and amenity to existing occupiers is acceptable, then it's considered that the high density in this Opportunity Area location would not raise any issues to warrant withholding permission. This is considered in the following table and paragraphs.

Table: Exemplary residential design standards

Exemplary residential design criteria from Southwark Residential Design Standards SPD	Commentary
Provide for bulk storage	<p>All bulk storage requirements would be met as follows:</p> <ul style="list-style-type: none"> • The one bed flats would provide at least 1.6sqm which exceeds the minimum requirement of 1.5sqm in the SPD; • The two bed flats would provide at least 2.1msqm which exceeds the minimum requirement of 2sqm in the SPD; • The three bed flats would provide at least 3,5sqm which exceeds the minimum requirement of 2.5sqm in the SPD.
Exceed minimum privacy distances	<p>There would be some potential for overlooking to occur from the proposed development down to the first and second floor habitable windows and amenity terrace of 681 and 683 Old Kent Road.</p>

	However the extent of overlooking would be restricted when taking into account the obtuse angle from the proposed residential windows (which are at third floor level and above).
Good sunlight and daylight standards	Overall, 99% of the habitable rooms tested (74 out of 75) would meet the BRE guidelines for ADF criteria.
Exceed minimum ceiling heights of 2.3m	This would be achieved with the minimum ceiling height of 2.5m provided.
Exceed amenity space standards (both private and communal)	<p>The amenity space proposed is set out in the section on outdoor amenity space, <i>Children's Play Space and Public Open Space</i> section of this report Where the recommended 10sqm private amenity space has not been met, the shortfall has been included as communal amenity space in line with the Residential Design Standards SPD.</p> <p>All communal and children's play space requirements would be met on site. A s106 contribution would be collected for the shortfall in public open space and would go towards the delivery of the council's new Livesey Park.</p>
Secure by Design certification	Amendments were received during the course of the application to make the basement plan safe and secure, to allow for Secured by Design accreditation to be achieved.
No more than 5% studio flats	The scheme does not include any studio flats.
Maximise the potential of the site	The scheme re-provides all the employment workspace and includes re provision of the church, together with contribution towards the boroughs housing stock.

Include a minimum 10% of units that are suitable for wheelchair users	9.9% of the flats (rounded up to 10%) would be suitable for wheelchair users.
Have excellent accessibility within buildings	Step free access would be provided to all parts of the site including access to the retail and commercial units. The scheme would include lift access to the new church which does not currently exist in the existing church.
Have exceptional environmental performance	<p>The development is capable of achieving BREEAM “excellent” upon fit out of the commercial units; a condition to this effect has been included.</p> <p>The development would need to make a £173,502 carbon off set contribution as the residential element of the scheme is not capable of delivering zero carbon homes. The applicant has agreed to make the payment which makes this aspect of the scheme fully policy compliant.</p>
Minimise noise nuisance between flats by stacking floors so that bedrooms are above bedrooms, lounges above lounges	The submitted plans for each of the floor levels containing residential units show a layout where bedrooms are stacked on bedrooms and this is replicated with living areas on top of living areas.
Make a positive contribution to local context, character and communities	The proposed heights would be in compliance with the draft OKR AAP, the scheme provides for a significant proportion of B1(c) provision includes provision for a replacement church. In addition, the scheme would provide new homes, new jobs and new shop for local and new residents.
Include a predominance of dual aspect units	60.4% of the flats would be dual aspect and 19% would be triple aspect.
Have natural light and ventilation in all kitchens and bathrooms	The kitchens would have natural daylight and ventilation as part of an open plan layout. As commented in

	<p>paragraph 312 above, revisions to 2b3p type B1 and 3b5p type D were made during the course of the application to increase the amount of available daylight reaching the kitchens by amending the layout of the flat.</p> <p>The positioning of the bathrooms is away from majority of window openings therefore not achieving natural light opportunities, but they would be mechanically ventilated.</p>
At least 60% of units contain two or more bedrooms	The scheme now provides 68% of all homes as 2+ bed dwellings and 21% as 3-bed dwellings.
Significantly exceed the minimum floor space standards	All units would meet the minimum space standards; many would exceed this figure and some to a significant degree.
Minimise corridor lengths by having additional cores (minimising units per core)	The proposed building does not include more than seven flats per core. In most instances there would be six flats per core.

308. For the reasons detailed in the above paragraph and table, the higher density proposed would not compromise the quality of accommodation and the impacts of the development would be acceptable. The residential design quality would not be compromised by the quantum of development proposed; it is therefore considered that the exceedance of the density threshold would not warrant withholding permission.

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

309. Strategic Policy 13 of the Core Strategy sets high environmental standards and requires developments to avoid amenity and environmental problems that affect how we enjoy the environment. Saved Policy 3.2 of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Furthermore, there is a requirement in Saved Policy 3.1 to ensure that development proposals will not cause material adverse effects on the environment and quality of life.

Impact of the proposed uses

310. The re-provision of light industrial floorspace, as well as new uses such as

residential, retail, church and cafe uses would be compatible with the surrounding land uses which include residential, retail and other commercial uses including those permitted at the Ruby Triangle site. The introduction of residential uses are not considered to prejudice the operation of the Mystique Nightclub at 14 Ruby Street since it is felt there is sufficient separation to ensure that the nightclub could successfully continue to operate when taking into account the residential accommodation starting at level three, and the setback and terracing included on the Murdoch Street elevation. The introduction of residential is also not anticipated to harm the continued operation of the existing church operating at 709 Old Kent Road. The councils' Environmental Health team have reviewed the application and have recommended the imposition of a condition to achieve a specific level of noise insulation to protect the amenities of the new residential occupiers from environmental noise, including from the nightclub. This condition has been included on the draft decision notice.

311. Noise from any machinery and plant can be adequately dealt with by condition to ensure that no harm to surrounding residential amenity would occur. On the church opening hours, the applicant has asked for 8am to 10pm Monday to Thursday and Sunday, and 8am to 11pm on Friday and Saturday. The existing opening hours are Tuesdays and Fridays 6pm-10pm and on Sundays 9am-5pm. Their requested hours would allow the facilities to be used by different groups outside of church hours. These hours are considered reasonable and would protect the amenities of adjoining residents and would be secured by condition. Given the level of sound insulation within the building, and the provision of a well insulated main hall, it is considered that no harm to surrounding amenities from the use of the church would arise.
312. On this basis, it is considered that the proposed uses would not cause any harm to surrounding amenities, and accordingly are all found to be acceptable uses. Conditions on opening hours and noise have been included on the draft decision notice.

Daylight

313. The submitted Daylight, Sunlight and Overshadowing Assessment considers the potential daylight and sunlight impacts of the proposed development on surrounding residential properties. This analysis is based on guidance published by the Building Research Establishment (BRE).
314. The BRE sets out the detailed daylight tests. The initial scoping test require a plane to be drawn at 25 degrees from the horizontal, at the centre of an existing window. If the new development intersects with this plane, the internal daylight levels of the surrounding windows may be reduced. When an obstruction of the 25-degree plane occurs, a more detailed assessment involving the Vertical Sky Component of the affected window would need to be carried out.
315. The Vertical Sky Component test (VSC) considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the windows serving the residential buildings which look towards the site. The target figure for VSC recommended by the BRE is 27% which is considered to be a good level of daylight and the level recommended for habitable rooms with windows

on principal elevations. The BRE have determined that the daylight can be reduced by about 20% of their original value before the loss is noticeable.

316. The No Sky Line (NSL) or Daylight Distribution (DD) method which assesses the proportion of the room where the sky is visible, and plots the change in the No Sky Line between the existing and proposed situation. It advises that if there is a reduction of 20% in the area of sky visibility, daylight may be affected.
317. The submitted report has taken into account the daylight and sunlight impacts for surrounding buildings:
- 681 Old Kent Road
 - 683 Old Kent Road
 - 14 Ruby Street
 - 644-670 Old Kent Road (upper floors)
 - 10-36 (even) Ethnard Road
 - 1-17 (odd) Ethnard Road
 - Ledbury Estate
 - Pencraig Way
318. The following properties were not considered as part of the submitted daylight assessment: 634, 636, 622, 624, 610, 612 & 614 Old Kent Road and Canal Grove properties. This is because these properties are outside the 25 degree plane radius, and therefore they not be impacted by the proposal and have not been assessed in accordance with BRE guidance. In addition, 709 Old Kent Road and the ground floor of 644-670 Old Kent Road are commercial properties and therefore have not been assessed.
319. A total of 29 windows from buildings surrounding the site were highlighted as being in close proximity to and facing the proposed development.
320. In summary out of the 29 windows tested:
- 20 windows achieved VSC's greater than 27%;
 - One of the remaining windows achieved relative VSC's over 0.8 of their former values;
 - Three of the remaining eight windows were found to meet the no sky-line test;
 - One window is expected to achieve sufficient daylight as the room benefits from windows on elevations not facing the proposed development, but also includes a skylight; and
 - The remaining four windows fell marginally short of the BRE criteria, as discussed in the following paragraph.
321. Only four windows out of the 29 windows assessed (14% of assessed windows) fell marginally short of the BRE criteria. These windows belong to 681 and 683 Old Kent Road. From these, two windows front a dual aspect room. It should be noted that given the proximity of these windows to the site boundary, poor daylight performance under existing conditions, and the scale of the existing building on site, which is a maximum of three storeys high, a significant reduction in the scale of the proposed development would be

required to enable good daylight performance to these windows. When taking into account the regeneration benefits that would be achieved, which include the provision of 111 new homes of which 39 would be affordable, the provision of a new church facility with an enhanced community offering and modern, fit for purpose workspace and new retail, it is felt that the harm to these two properties is considered acceptable.

322. An analysis of the individual properties affected can be found below.

681 & 683 Old Kent Road

323. These properties include four flats and are located immediately adjacent to the proposed development.
324. The results show that four of the seven windows facing the site are anticipated to pass the VSC or no sky-line tests meeting the BRE criteria for daylight access.
325. The three remaining windows do not meet the VSC or NSL tests. However, it should be noted that given the proximity of these windows to the site boundary, and the scale of the existing building on site, which is only two storeys high, a significant reduction in the scale of the proposed development would be required to enable good daylight performance to these windows, which would be seen to fundamentally hinder development of the site.
326. Moreover, this compliant height is insufficient to enable a viable scheme and therefore would not realise the planning benefits, including housing delivery, job creation and an uplift in non-residential floorspace realised by the proposed development. As such, for a viable scheme to be delivered on the site it would be necessary to accept some level of daylight loss to the neighbouring properties.
327. Of the three windows that do not meet any of the criteria, two are at first floor level and one is at second floor level, and would experience losses of 0.43, 0.47 and 0.49 their former VSC values, resulting in VSC values of 11.4%, 6.9% and 12%.

Table: Detailed daylight results for 681 & 683 Old Kent Road

Floor	Room no/windowno	Room use	VSC tests			NSL tests			Pass or fail
			Existing	Proposed	Relative VS>0.8? C	Existing	Proposed	Relative NSL >0.8?	
First	R1/W1	Living room	26.4%	11.4%	0.43	53.2	13.6	0.26	Fail
First	R2/W2	Living room	14.6	6.9	0.47	84.3	27.5	0.33	Fail
Second	R1/W2	Living/kitchen/diner	22.2	16.5	0.75	94.2	78.9	0.84	Pass

Second	R1/W3	Living/kitchen/diner	-	>27.0	-	94.2	78.9	0.84	Pass
Second	R2/W4	Living room	24.6	12.0	0.49	88.4	24.3	0.27	Fail
First	W3	Living/kitchen/dining	9.72	1.44	0.14				Pass. Likely to have adequate daylight (dual aspect).
Second	W5	Living/open plan bedroom	16.61	2.50	0.15				Pass. Likely to have adequate daylight (dual aspect).

14 Ruby Street

328. This building is located to the north east of the proposed development and is in occupation as a Club Mystique which is a nightclub. The window dimensions for this building have been gauged from an external inspection of the building and the survey drawings provided by Hook Survey Ltd. Where required, the internal layouts of the building have been assumed via an external visual inspection of the building, and the spaces modelled for no skyline testing have been allocated 'worst case' room depths of 5m.
329. The results show that out of the 10 windows tested, 8 windows would achieve a VSC higher than 27% with the proposed development in place. The remaining two windows achieve compliance with the no sky-line test.

644-670 Old Kent Road and 27 Ethnard Road

330. A sample of the nearest windows were assessed as part of the submitted daylight assessment, which include six windows at 670 Old Kent Road and 27 Ethnard Road. Five out of six windows would receive VSC values of higher than 27% with the proposed development in place. The remaining window (W1 in 27 Ethnard Road) would achieve a VSC of 0.92 of its existing value. Therefore, the windows of 644-670 Old Kent Road, 10-36 (even) Ethnard Road and 1-17 (odd) Ethnard Road properties would not be affected by the proposed development in line with the BRE methodology. Therefore, it is concluded that the proposed development would not have a significant or noticeable impact in the daylight received by this group of buildings.

Ledbury Estate

331. The results show that the four windows tested on the two closest towers to the site would continue to receive VSC values higher than 27%. Therefore, the windows of Ledbury Estate properties would not be affected by the proposed development in line with the BRE methodology. It is concluded that the proposed development will not have a significant or noticeable impact in the daylight received by this group of buildings.

Pencraig Way

332. Two windows were chosen to be tested as part of the submitted daylight assessment, which are the two closest ground floor windows at No. 1 and No. 14 Pencraig Way. The results show that the two windows tested would receive VSC value higher than 27%. Therefore, the windows of Pencraig Way properties would not be affected by the proposed development in line with the BRE methodology. It is concluded that the proposed development would not have a significant or noticeable impact in the daylight received by this group of buildings.

Cutback analysis

333. The applicant has submitted a cutback analysis to understand how much smaller the proposed development would need to be to ensure a fully BRE compliant scheme with respect to the windows on the surrounding residential properties at 681 and 683 Old Kent Road.
334. In order for all the windows at 681 and 683 Old Kent Road to pass the BRE criteria, a significant amount of the proposed floorspace would need to be cut back, resulting in the development to reduce from the current 22 storeys, to 14 storeys which would adversely impact on the viability of the scheme and the level of affordable housing. Overall it is considered that the proposed scheme provides an acceptable level of impact on neighbouring residential windows, when taking into account the wider regeneration benefits of the scheme which include the provision of employment floorspace, enhanced facilities for the church and 111 new homes, of which 36.2% would be affordable.

Sunlight

335. The initial BRE target for each test is 25% APSH for annual sunlight of which 5% for winter APSH. A total of 11 windows from buildings surrounding the site were assessed for sunlight access. The analysis indicated that 10 windows satisfied the BRE criteria for annual probable sunlight hours (APSH) and winter probable sunlight hours (WPSH), with only one window falling marginally short of the criteria. Only one window located on the second floor of 683 Old Kent Road (W3) falls short of the sunlight criteria. This window is north west facing and therefore would experience low sunlight levels under existing conditions.
336. Therefore, the proposed development is not considered to have a significant impact on sunlight access to windows of surrounding developments.
337. Overall, the proposed development is not considered to have any notable impact on sunlight access to windows of surrounding developments.

Overshadowing

338. An overshadowing analysis was undertaken for a total of three proposed amenity spaces for the full 24 hours on 21st of March in line with the BRE guidance. All the amenity spaces are predicted to achieve a minimum of 2 hours of sunlight on 21 March over at least 50% of their area. The open

spaces of the proposed development are therefore considered to be adequately sunlit.

339. A review of the site plan showed that there are no relevant public open spaces to the north of the proposed development that are likely to be impacted from a sunlight and overshadowing perspective. The proposed development is therefore not considered to have any significant impact on sunlight access to any amenity spaces surrounding the site.
340. No. 681 Old Kent Road has an outdoor amenity terrace belonging to the flat at first floor level. An overshadowing test was carried out in line with the BRE criteria. The results have shown these amenity areas receive less than 2 hours of sunlight for both the existing and proposed condition. Therefore it can be concluded that the proposed development would have very limited in terms of sunlight access to the amenity areas as they already fail the sunlight criteria in the existing condition without the proposed development in place.
341. A transient overshadowing assessment was submitted to consider the impact of the overshadowing from the proposed development. The existing baseline site shows that the existing outdoor amenity spaces at 681 & 683 Old Kent Road already experience some overshadowing under the existing condition.
342. The transient overshadowing analysis of the proposed development between 10:00 and 18:00 during 21 March (alongside the consented Ruby Triangle scheme LPA Ref 18/AP/0897 which includes buildings up to 48 storeys). The analysis illustrates the path of the shadows cast by the proposed development and neighbouring buildings. Whilst an increased overshadowing would occur as a result of the increased scale of development proposed, this is mainly caused by the tower element, which would result in a narrow shadow moving throughout the day, thus never leaving an area in shade for a significant amount of time. Furthermore, the transient overshadowing images show that the amenity spaces belonging to 681 & 683 Old Kent Road are in fact already shaded in the afternoon and early evening hours, following the shadows of proposed development. Finally, the analysis shows that few existing residential properties would experience any overshadowing from the proposed development. Therefore the impact of the proposed development in terms of overshadowing is considered to be minimal given the context of the site.

Overlooking

343. The nearest residential properties are located immediately adjacent to the site at 681, 683 and 2a Ruby Street, which at their closest point would be 2m away from the proposed development. However, there would be some potential for overlooking to occur down to the first and second floor habitable windows and amenity terrace of 681 and 683 Old Kent Road however the extent of overlooking would be restricted when taking into account the obtuse angle from the proposed residential windows (which are at third floor level and above). No overlooking would occur to 2a Ruby Street since its windows face out onto Ruby Street rather than to the proposed site.

Air quality

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

Noise

346. Many of the proposed new residential flats would front out onto the busy Old Kent Road. The clear majority of flats (108 out of the 111 flats) would be set back from the Old Kent Road frontage by at least 8m. The submitted noise report states that glazing has been specified for the façades of each building, taking typical room and window sizes into consideration, to control noise break-in from the Old Kent Road.
347. The council's environmental protection team have reviewed the submitted report and are satisfied that an acceptable design would be achieved which would include necessary mitigation methods for reducing the noise impact from the Old Kent Road to the new residential accommodation.
348. The proposed residential flats would have access onto balconies, winter gardens and communal terraces. Communal amenity terraces are proposed for the 3rd, 7th and 21st floors. To provide the best practical acoustic environment these are recommended to be screened from Old Kent Road by solid timber screens.
349. The provision of winter gardens to some apartments gives occupiers of those flats some of the benefits of an outdoor amenity space with lower noise levels than would be experienced outside.
350. In relation to the church, a decision has been taken to locate the main auditorium in the centre of the site and secure it behind two sets of internal doors and the main external entrance. This would seek to minimise the potential for noise breakout to the surroundings. Overall, the existing and new residents are likely to experience less noise than existing as the new building would be purpose built for its community role, unlike the existing building which was originally in employment use. In addition, a condition has been attached to the draft decision notice limiting the hours of opening for the church to 8am to 10pm Monday to Thursday and Sunday, and 8am to 11pm on Friday and Saturday. This would allow for more scope for other groups to use the space.

Transport issues

351. Saved Policy 5.2 of the Southwark Plan seeks to ensure that developments do not result in adverse highway conditions; 5.3 requires the needs of pedestrians and cyclists to be considered and 5.6 establishes maximum

parking standards.

Key transport issue

352. In assessing this application from a transport perspective, the site is located in an area that the council is considering traffic management changes to enable healthy streets. In summary, this would involve Ruby Street becoming a service only road and closing off Murdoch Street from traffic from Old Kent Road. The proposals would enable these plans to be delivered.

Location

353. The site is located at 685-695 Old Kent Road, 2-12 Ruby Street and Murdock Street, SE15 1JS. Plan MLUK/577/L/002 shows the existing layout and identifies the ground floor uses as:

1	Holy Ghost Zone Church	Returning to purpose built space
2	Van Hire Centre	Relocated
2a	Van Hire Centre Yard	Relocated
3	MOT Centre	Relocated
3a	MOT Centre Yard	Relocating
4	Christ Apostolic Church	Relocated to Camberwell
4a	Parking	Removing

354. Southwark have recently adopted their Movement Plan, a people, place and experience approach to transport planning rather than modal one. This application has been assessed on how will contribute to the 9 Missions.

355. The Mayors Transport Strategy (MTS) includes three strategic challenges that are of significant importance to assessing this application.

- Vision Zero
- Healthy Streets
- Air Quality

356. Officers have reviewed this application and identified the following areas for detailed comments:

- Access and Road Safety – The safe movement of all modes entering and exiting the public highway
- Trip Generation –The existing and proposed trips related to the site
- Servicing and Delivery – How the development will manage the vehicular trips required
- Car Parking - How the development will manage the vehicular trips required
- Public Transport – Current access and future potential
- Active Transport – Walking and cycling and behaviour change

357. The submitted Transport Assessment (TA) is considered to provide an adequate appraisal of the relevant transport and highway related matters including an assessment of the potential for journeys to be made by

sustainable modes of transport as well as detailed estimates of vehicular trips resulting from the development.

Access and Road Safety

358. 5 accidents have been reported within the latest 5-year period on the local highway network within 200m of the site (i.e. 1 accident per year). 4 of these accidents have been classified as 'slight' injuries, whilst 1 'serious' injury was reported on approach to the Ilderton Road / Old Kent Road Junction, 200m to the south of the site, one 'slight' injury occurred at the site's northern access point, involving a minor collision between a car and cyclist.
359. The removal of much of the business related traffic and illegal parking in the area is considered to improve road safety.
360. The application would turn the vehicle access to footway around the majority of the site. This will be subject to S278 agreement.

Trip generation

361. The current use records a daily average motorised vehicular two way trip rate of:

		Motorised Vehicular Trips
1	Holy Ghost Zone Church	Sunday and Wednesday (post 18:30) 67% car
4	Christ Apostolic Church	
2a	Van Hire Centre	Monday to Saturday 147 two-way trips
3	MOT centre	

362. With only one of the churches returning and the site's change of uses from a MOT centre and vehicle hire company the site would have significantly reduce the proportion of vehicle trips by an estimated.

Servicing and delivery

363. On the Old Kent Road part of the TRLN, a short-term parking bay exists immediately outside of the site, permitting parking between 10am and 4pm for up to 20 minutes only. This bay is approximately 30 metres in length and as such can accommodate up to 5 or 6 cars parked. When TfL introduce their Healthy Street Project these bays may be removed. The entrances to the church, the residential and the light industrial units have been located so they can be serviced from Murdoch and Ruby.
364. There are two small A1 retail units to the front of the site. These will have low levels of servicing that can happen from Ruby Street and be limited to non peak delivery times in the event of the TLRN bays being removed in the future.
365. The residential refuse collections will take place from Ruby Street where collections are made from the existing residential units located outside of the developments red line.

366. A servicing bay has been provided for the B1 uses accessed from Murdoch Street tracking drawings were provided to demonstrate the appropriate sized vehicles can reverse in and exit in forward gear. The bay is large enough to ensure delivery can be made through the bi-folding doors at the rear of the bay.
367. The council will also consider additional loading bays on Ruby Street and Murdoch Streets the exact location of which will be agreed within the S278 agreement.
368. In order to ensure that on-street servicing and deliveries do not negatively impact on the highway network, the Council is recommending that applicants in the Old Kent Road Opportunity Area enter into Delivery Service Plan Bonds against their baseline figures for all daily servicing and delivery trips. These bonds would be calculated at £100 per residential unit and £100 per 500 sqm of non-residential floor-space. In accordance with Regulation 122 of the Community Infrastructure Levy Regulations 2010, this is not intended as a financial penalty, but as a means of mitigating any harmful impacts from the proposed development and ensuring a better quality of life for current and future residents. As such, it is considered to meet the CIL Regulations 122 test, in that it would be:

- (i) necessary to make the development acceptable in planning terms;
- (ii) directly related to the development; and
- (iii) fairly and reasonably related in scale and kind to the development.

369. The proposal is for the management of the new development to monitor the daily vehicular activity of the site both commercial and residential, quarterly for a period of 2 years from 75% occupancy. If the site meets or betters its own baseline target the bond will be returned within 6 months of the end of the monitoring period. If the site fails to meet its own baseline the bonded sum will be made available for the council to utilise for sustainable transport projects in the ward of the development. The council will retain £1,600.00 for assessing the quarterly monitoring. The bond in this instance would be £11,600.00. The applicant has agreed to the contribution which can be collected via the legal agreement.

Type	Quantum	Bond Amount
Residential	111	£11,100.00
Non Residential	2500 sqm	£500.00
Daily Trips	60	£11,600.00

370. The returning church would be subject to a travel plan not linked to the DSP bond. They currently average 12 single person car trips and 35 multi occupancy car trips per service. The travel plan will be designed to encourage the church to promote sustainable modes of transport. The church's travel plan will also require monitoring travel related to events they will be hosting. The baseline will be established before occupancy, revised after the first 3 months of occupation and then monitored quarterly for 3 years from that date.
371. All uses in the development would be subject to a condition on the marketing and promotional material related to the work to ensure this is explicit in how

the development has been designed to discourage private cars and encourage sustainable living, working and visiting.

Car parking

372. The site is not located in a designated Controlled Parking Zone and there are sections of unrestricted on-street parking available on Ruby and Murdoch in the immediate vicinity of the site. The Old Kent Road has a 30 metre loading bay for 5 -6 vehicles, this is likely to be removed within the next 3 to 5 years.
373. The existing site does provide some off street parking, related to the existing uses most of which will not return.
374. The proposal is car free but does provide 2 off street disabled parking bays to be accessed from Ruby Street.
375. A condition would also ensure that no future residents or occupiers of the proposed development could obtain resident parking permits for any future CPZ.
376. A condition to ensure all marketing of the development promotes car free living, to ensure the occupants are well aware they will not be entitled to permits. The change in traffic management will have taken place before occupation.

Public transport - buses

377. The site has convenient access to the P12 bus route a single decker linking Canada Water to Peckham via the Old Kent Road, which calls at the stops on both Ilderton Road and Old Kent Road which are understood to provide capacity for approximately 60 passengers (including standing capacity) during morning and evening peak (information from the TA acquired summer 2018).
378. As a borough we agree with TfL that bus services will need to be increased in the area ahead of the BLE to accommodate the demand generated by additional homes and jobs generally in the Old Kent Road area in advance of the opening of the planned BLE which, subject to the granting of powers and availability of funding, would be 2029/2030 at the earliest. The requirement for TfL to provide evidence to prove both previous contributions has been spent appropriately and the evidence for the further draw is the fairest way this could be managed. A contribution for this site has been agreed as £2700 per residential unit. Secured by S106.
379. Within the next ten years the area is likely to benefit from the Bakerloo Line Extension, this site will be in walking distance of both proposed new stations.

Active transport – walking and the public realm

380. The TA included a Pedestrian Environment Review System (PERS) audit carried out in December 2017.
381. The application provides for wider footways and would contribute to a pocket place to be created when Murdoch Street's junction with Old Kent Road is

closed. This would be delivered through the S278 agreement.

382. The site will be in close walking distance of the proposed new linear park, and the proposed new Livesey Park.

Cycling

383. The Site is located close to Quietway 1 and will be in close to the proposed new linear park.
384. The application provides for 202 long stay cycle spaces plus 22 short stay spaces which amounts to a total of 224 spaces. This level of provision is less than the London Plan standards however the applicant would also provide Brompton style lockers for residents which equates to a further 20 accessible cycles a number of which will be electric bikes. This together with cycle hire membership and a contribution to a future Santander system (details to be agreed as part of S106). There would be a condition for detailed design.
385. A s106 contribution has been secured for the future Santandar extension, for £50 per residential unit, totalling £5,550.

Construction management

386. The applicant has agreed to make a s.106 contribution to allow for the monitoring of construction works at the site. This has been agreed at £40 per residential unit, equating to a total sum of £4,440.

Conclusion on transport

387. The table below summarises how this development will contribute to delivering some of the Movement Plans 9 missions, Vision Zero, Healthy Streets and Air Quality.

Movement Plan mission		How they are addressing this?	Benefits		
			<i>Healthy streets</i>	<i>Vision zero</i>	<i>Air quality</i>
M3	Physical wellbeing: Making active travel the first choice.	Car Free encourages walking and cycling	√	√	√
M4	Manage space: Ensure flexibility to management of our streets over time.	DSP bond	√	√	√

M5	Support business: Creating more space, ease of movement and creating a more safe and pleasant environment.	Commercial units on the ground floor with good access to cycling for servicing and commuting	√	√	√
M7	Positive experience: Focus on reducing traffic on our roads and increasing safety.	Car free and off street servicing, wider footways, reduced crossovers and entry treatment at junction improve road safety	√	√	√
M8	Change management: Work on understanding and responding positively to changes in construction or delivery due to new homes, offices or infrastructure.	Condition for Construction Management	√	√	√
M9	Sharing information: Improve the way we exchange information with people.	Condition to ensure marketing material for the development promotes car free living	√	√	√

388. The proposal is supported because it reduces car dependency, and allows for the emerging plans for the surrounding public highway to be facilitated, subject to the following obligations and conditions:

- delivery and service plan bond details of parking, servicing and delivery management to encourage safety and sustainability;
- a bus contribution for TfL;
- car club membership;
- cycle hire membership;
- contribution to Santander cycle extension (£40 per unit)
- detailed design of cycle parking;
- condition to ensure residents would not be eligible for parking permits in any future controlled parking zone;
- condition for marketing details to ensure promotion of car free living; is clear to the new occupants of the development
- s.278 works with the council for highway works and TfL for the TRLN,

and

- a condition for a detailed construction and environmental management plan CEMP
- a £40 per unit contribution for construction management to manage the cumulative impact on highways and the environment.

Flood risk and water resources

389. A Flood Risk Assessment (FRA) has been provided, which confirms that the site is within Flood Zone 3, the high risk zone.
390. The River Thames flood defences in this area defend the site to a 1 in 1000 year annual probability of river flooding in any year (<0.1%). Areas of residual flood risk can occur due to failure of the flood defences or a design flood event greater than that mentioned above. However according to the best information available the site lies outside the area of residual risk of flooding. The Environment Agency has reviewed the submitted information and has no objection to the proposed development.
391. The council's flood and drainage team have also reviewed the submitted drainage assessment and have no objections to the proposals subject the inclusion of a blue roof on the roof and slight relocation of the basement attenuation tank. A full, detailed design surface water drainage strategy incorporating these additions should be submitted by condition and in the event that the proposed development cannot achieve greenfield run off rates, a financial contribution would be collected at £366 per cubic metre.

Archaeology

392. The site lies within two Archaeological Priority Zones (APZs). The 'Bermondsey Lake' Archaeological Priority Zone (APZ) and the 'Old Kent Road' APZ, which has the potential to contain features associated with the former route of 'Watling Street', the major Roman road between London and Canterbury. Significant archaeological remains predominately of prehistoric and Roman date have been discovered in the area from a number of sites. These works have identified multi-period archaeological deposits including in situ prehistoric flint-work and Roman settlement features, as well as medieval and post-medieval archaeological deposits. The site may also be close to the historic location of Hatcham Coldharbour manor house, a site of which little is known.
393. The applicants have submitted an archaeological desk based assessment (DBA), by CgMs and dated December 2017, and later submitted an archaeological evaluation.
394. The information has been reviewed by the council's archaeologist who has confirmed that there is no objection on archaeology grounds but safeguarding conditions will be required. These have been attached to the draft decision notice.

Wind

395. A Wind Microclimate Analysis has been submitted with the application.
396. The analysis for the proposed development includes the assessment of 52 receptor locations identified to be in areas of interest in close proximity and within the proposed development. This includes a mix of doorway entrances, amenity spaces, main pedestrian routes, roads and car parks as well as roof terraces on the third, seventh, eleventh and 21st levels of the proposed development.
397. The analysis indicates that the proposed development is not likely to have a significant adverse impact on the wind conditions to the off-site local surroundings and in several areas, has a beneficial effect when compared to the intended use of the spaces. The results show that the wind conditions, with the proposed development in place, correspond to the intended use of most of the external spaces tested. When compared to the baseline case (existing site), the wind conditions remain mostly unchanged.
398. In addition, 33 out of the 52 receptors tested (63%) correspond to improved wind conditions when compared to the intended use of the spaces, 11 receptors (21%) experienced a negligible impact and two receptors (at ground level to the north and south-west of the site) a minor adverse impact (3.8%). Overall none of the receptors at pedestrian (ground) level have been found to experience moderate or significant adverse effects.
399. The remaining six receptors, located on-site at upper level terraces, experienced moderate or major adverse impacts when compared to their intended use. However, the on-site areas will be provided with mitigation measures to reduce the impact of the local microclimate, such as, wind mitigation measures such as parapets, vegetation and other screening elements are in place to reduce the impact of increased wind velocities to those areas. These measures can be secured by condition.
400. The cumulative assessment is designed to include other proposed developments near the site that may alter local wind conditions. The cumulative analysis considered the potential future developments that are part of the emerging masterplan in the Draft Old Kent Road AAP. This assessment indicates that wind conditions with the future developments in place are similar to those with the proposed development alone, with some added benefit to ground level pedestrian comfort conditions in the wider area.
401. Overall, the results of the microclimate assessment demonstrate that no moderate or major adverse effects are anticipated in the proposed and cumulative scenarios for ground level receptors in close proximity and within the site.

Air quality

402. The impacts of the scheme on air quality have been assessed in the submitted Air Quality Assessment. The site lies in an Air Quality Management Area.

403. Both the temporary (construction) and permanent scenarios have been assessed in this Air Quality Assessment. The assessment concludes that there is potential for nearby properties to be affected by dust during construction, but all impacts can be mitigated by implementing best practice measures.
404. The submitted Transport Assessment concludes that there would be a net reduction in vehicle movements associated with the proposed development. Therefore, there will be a corresponding benefit from the proposed development by reducing emissions.
405. A construction and demolition management plan has been requested by condition.

Ground conditions and contamination

406. A Desk Study report was prepared to determine the history of the site to assess the potential for contamination. Taking into account the former industrial uses, the desk study information has determined that there is a moderate risk of contamination of the site that would require remediation. The council's environmental protection team have accordingly recommended the attachment of a condition to require a site investigation to be undertaken and a detailed remediation and/or mitigation strategy to be prepared and submitted. This condition has been included on the draft decision notice.

Fire safety

407. A fire safety strategy has been submitted with the application which describes the outline fire strategy for the proposed development.
408. The fire strategy has been developed following the recommendations of BS 9991: 2015 for the residential building and the Approved Document B (ADB) for the SME, church and community centre.
409. The submitted strategy refers to the following:
- Sprinklers would be provided in the apartments and residential ancillary areas such as the cycle and refuse stores. Sprinklers would be designed to a life safety standard.
 - It is recommended that that life safety sprinklers are also provided in the non-residential areas.
 - All apartments would be provided with detection and alarm to an LD1 standard to support open-plan layouts.
 - An L5 level of detection would also be provided in the common stair and common corridors to activate the smoke vents and the automatically opening vent at the head of the stair.
 - The SME, church and community centre would be provided with detection and alarm to at least an L2 standard.
 - Travel distances in the common corridors on all residential floors are within the recommend limit and are a maximum of 14m in a single direction.
 - On all floors, the common corridors would be provided with a single

mechanical smoke shaft.

- Alarm sounders would be provided on the terraces.
- The building structure would achieve a minimum of 2 hours fire resistance.

410. It is considered that with the fire safety provisions outlined in the fire safety strategy would meet the functional requirements of the Building Regulations.

Planning obligations (S.106 undertaking or agreement)

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

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

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

Planning Obligation	Mitigation	Applicant Position
Archaeology	£11,171.00	Agreed.
Affordable housing monitoring	£5,161.65 (39 affordable homes x £132.35)	Agreed.
Carbon Offset – Green Fund	£173,502	Agreed.
Delivery and service bond	£11,800	Agreed.
Greenfield run off rates	£366 per cubic metre in the event that greenfield run off rates are not met on site.	Agreed.
Public open space	£113,775 £205 x 111 residential units	Agreed.

Transport for London Buses	£299,700 £2700 per residential unit	Agreed.
Construction Management monitoring	£4,440 £40 x 111 residential units	Agreed.
Santander bikes	£5,550 £50 x 111 residential units	Agreed.
Subtotal	£625,099.65	Agreed.
Admin fee	2% for all cash contributions plus flat fee of £2,000 for costs incurred in transferring TfL buses contribution totalling £14,501.99.	Agreed.
Total	£639,601.64	Agreed.

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

- Affordable housing provisions, including provision for an early stage review;
- Marketing, allocation and fit out of the wheelchair units;
- Appointment of workspace co-ordinator;
- Affordable workspace – length of term (15 years); the ground floor workshop (B1(c) Use) at £12 per sqft and the retail unit (A1/A2/B1 Use) at £20 per sqft. Both rents to be subject to annual RPI increases and available for a period of 15 years.
- Business relocation and retention strategy for the Holy Ghost Church;
- Delivery of church and securing of community use facilities available to the public;
- Construction phase jobs: 29 jobs, 29 short courses, 7 construction industry apprentices with a maximum contribution of £135,100 (£120,400 against sustained jobs, £4200 against short courses and £10,500 against construction industry apprenticeships);
- Local economy – end use jobs/ contributions and employment (4 sustained jobs with maximum shortfall contribution of £64,500);

- Highway works – s278 works, plan to be prepared to show the extent to be covered;
- Car club membership for 3 years;
- Connection to a future district heating system when it becomes available in the future;
- Site management strategy;
- London Living Wage – best endeavours to being offered to all staff employed in the commercial units as well as workers during the construction period;
- Demolition and construction management plans;
- Delivery and service management plan;
- Controlled parking zone – ineligibility for residents to apply for parking permits;
- Travel plan for the church; and
- Securing of Maccreevor Lavington deliver the building detailed design, unless otherwise agreed in writing.

414. In conclusion, the S106 heads of terms agreed would satisfactorily mitigate against the adverse impacts of the proposed development. The local community projects have been offered as additional projects by the applicant and are welcomed.

415. In the event that a satisfactory legal agreement has not been entered into by 8 April 2020 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015)”.

Mayoral and Borough Community Infrastructure Levy (CIL)

416. 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.

417. In this instance a Mayoral CIL payment of £664,862.75 and a Southwark CIL payment of £1,993,059.25 would be required to total £2,657,922. These are approximate figures and also are pre-social housing relief figures and accordingly would be reduced when the CIL Social Housing Relief claim is

submitted after the grant of planning permission.

Sustainable development implications

Energy

418. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and policy 5.7 requires the use of on-site renewable technologies, where feasible. The residential aspect of the proposal would be expected to achieve zero carbon, and the commercial aspect a 35% reduction against part L of the Building Regulations 2013.
419. The applicants have submitted an Energy Strategy for the proposed development which seek to demonstrate compliance with the above policies. An updated Energy Strategy was submitted to address comments made by the GLA.

Be lean (use less energy)

420. The 'lean' measures have included improvements to the lighting efficiency, high performance building fabric and controls. This provides an approximate 20.2% saving compared against the Part L 2013.

Be clean

421. The clean model includes for gas fired absorption heat pumps to provide a percentage of the base heat load in the building. This provided an additional 11.7% saving on the overall project.
422. The development would be future proofed to allow connectivity to the South East London CHP (SELCHP) District Heating Network (DHN) when it becomes available in the future. This would be secured through the Section 106 Agreement. Officers are currently developing a District Heat Network scheme with GLA and Veolia (the operators of SELCHP).

Be green

423. The inclusion of photovoltaic panels at roof level provides a further 11% saving on the scheme. This provides an overall saving of 37.3% on the scheme when compared against the 2013 building regulations requirements.
424. For the residential element, a 38.2% carbon reduction would be achieved falling short of the zero carbon requirements as set out in policy 5.2 of the London Plan, amounting to a 96.39 C02/per year tonne shortfall. For the commercial element, a 35.8% improvement over Part L would be achieved, meeting the 35% target.
425. Recognising that the residential aspect falls below the policy requirements in relation to carbon savings, a contribution towards the council's carbon offset fund would be required. Calculated on the basis of £1,800 per tonne, the

residential component would generate a contribution of £173,502. The applicant has agreed to make the contribution of £173,502 to the carbon off set fund which would therefore make this aspect of the scheme fully policy compliant. No payment would be required into the carbon off set fund for the commercial element of the scheme.

426. The carbon offset fund could be used for the installation of PV panels on existing buildings, insulation, energy efficient street lighting, tree planting, LED lightbulb exchanges, homeowner grants to replace boilers, funds for community led- projects etc.

Overheating

427. The submitted Energy Statement has included an overheating analysis to demonstrate that the proposed residential accommodation on the top floor of the proposed building would mitigate overheating. The assessment has included a south facing residential flat.

428. The proposed scheme includes the following design features:

- Reduction in the amount of heat entering the building in summer through design measures such as solar shading by balconies, internal shading (blinds), and appropriate fenestration ratio.
- Low energy efficient light fittings and LED lighting would be included within the design for both residential and non-residential areas. This enables heat gains from artificial lighting to be minimised.
- The residential units have been analysed using SAP (2012) software and the overheating check for a south facing dwelling, indicates that the residential unit would not overheat in summer.

BREEAM

429. Strategic policy 13 of the Core Strategy requires the commercial units to achieve BREEAM 'excellent'. A BREEAM Pre-assessment report has been undertaken which demonstrates that an "excellent" standard can be achieved for the non residential areas. This meets the policy requirement. A planning condition is recommended to secure that the 'excellent' rating would be achieved prior to the fit out of the commercial premises.

Ecology

430. The scheme would deliver a green roof on part of the roof of the proposed building (with the photovoltaic panels placed on top) which is welcomed. A condition is recommended to secure appropriate design details. The council's ecology officer also requires the installation of 8 sparrow boxes on the development and a condition is recommended to secure this.

Other matters

431. None.

Conclusion on planning issues

432. The redevelopment of the site is supported and welcomed in principle. The principle of housing on the site is also accepted, and would be in line with policy aspirations to increase the number of new homes in the area.
433. The proposed development would include provision for a new church, to replace the existing facility. The church would be 75% larger than the existing and has been designed to meet the church's specific requirements, following an extensive consultation process. The new church would enable additional community facilities to be offered and would allow for expansion of their social outreach programme which includes youth work, child care, after school clubs, adult education and help for the homeless.
434. The proposal would replace and exceed the existing employment floorspace on the site with the floorspace designed to appeal to a wide range of small to medium businesses and specifically includes light industrial unit on the ground floor. The proposal also includes a café and retail units to activate Murdoch Street and Old Kent Road respectively.
435. Whilst it has not been possible to achieve a comprehensive redevelopment to include the existing buildings just outside of the application site boundary (681&683 Old Kent Road and 2a Ruby Street), the proposed development would satisfactorily preserve their amenities and allow for some potential for a future redevelopment to occur, as the proposed development has included a blank façade up to third floor level.
436. The proposed development would deliver the following regeneration benefits:
- 111 new homes to the borough's housing stock;
 - 36.2% affordable housing overall;
 - The re-provision of existing employment floorspace;
 - The provision of a new church and community facility to replace the existing;
 - 11% affordable floorspace;
 - The provision of a retail unit activating the Old Kent Road; and
 - Up to 128 new full time equivalent employment positions, a significant uplift when compared to the 7 previous jobs on the site.
437. The proposal would deliver a very high standard of accommodation, which would comply with the majority of the standards and principles of exemplary residential design, as set out in Southwark's residential design standards SPD. The scheme would include a majority of dual aspect units of 60.4% which is considered very good taking into account the high density of the scheme.
438. All of the communal and children's playspace requirements would be fully met on site. A s106 payment would be collected as the proposed development cannot accommodate the public open space requirements on site. This would go towards the new Livesey Park which would include the gas holder No. 13.

439. The impacts of the scheme in relation to daylight and sunlight, are on balance considered acceptable, and whilst there would be departures from the BRE guidelines, the daylight and sunlight levels are still considered adequate for a dense urban area.
440. The scheme does not include any car parking other than two disabled parking spaces, and provides an on site servicing bay. Cycle parking would be provided in accordance with the London Plan and car club membership for three years would be secured by the legal agreement. Financial contributions to local buses and Santander bike docking stations would be made.
441. It is therefore recommended that planning permission be granted subject to conditions, referral to the Mayor of London and the completion of a Section 106 Legal Agreement under the terms as set out above.

Community impact statement

442. Consultation was carried out by the applicant prior to the submission of the planning application. The consultation undertaken was carried out with the local community and key stakeholders from the area which included:
- A number of residents meetings with 2A Ruby Street, 681 and 683 Old Kent Road;
 - Meeting with ward councillors;
 - Local businesses meetings;
 - Design Review Panel;
 - Two public consultations one on 1st November 2017 and the second on 20th February 2019.
443. A detailed summary of the consultation carried out by the applicant can be found within the submitted Development Consultation Charter.

Consultations

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

Consultation replies

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

Summary of consultation responses

446. The scheme was subject to two rounds of consultation which began on 9 April 2018 for the first consultation and 30 January 2019 for the second consultation.

Initial consultation

447. 58 representations were received, 10 in objection and 48 in support. The 10 objections were received on the following grounds, as summarised by the table below.

448. Table: Objections – initial consultation

Objection	Officer response
The scheme does not provide adequate industrial accommodation, just a minimal area on the ground floor.	The whole of the Class B1 accommodation has been designed so it could be occupied for B1c purposes.
Impact on daylight and overshadowing.	There would be some impacts to No. 681 Old Kent Road and No. 683 Old Kent Road and these are discussed in the main body of the report.
The proposed development would be 10m away from the roof terrace at 681 Old Kent Road and 15m away from the kitchen and living space.	There would be some impacts to No. 681 Old Kent Road and these are discussed in the main body of the report.
Loss of privacy to buildings at 681-683 Old Kent Road.	It is not felt that any harmful overlooking would occur because of the obtuse angle from the proposed development down into the habitable windows of No. 681 and 683 Old Kent Road.
The design is bland and repetitive.	The building would have an interesting sculptural form and include good quality materials and detailing.
Overbearing scale of development.	The height and scale of the proposed has been found to be acceptable and would be in compliance with adopted planning policy, being located in a London Plan opportunity area in a London Plan transport and growth corridor at a point of landmark significance.
The proposed development would sterilise the ability for future redevelopment of the adjoining existing buildings at 681-683 & 2A Ruby Street.	The proposed development has taken this issue into account and the proposed design response of excluding windows on the party wall at lower levels and the inclusion of brick relief details to ensure it remains

	visually appealing until a time the neighbouring site comes forward for redevelopment.
There is a separation of only 1-2m between the existing residential units and the proposed development.	Whilst this distance is correct, it is not felt that any direct overlooking would result.
A right of access should be provided between the existing buildings at 681 and 683 Old Kent Road corner allowing escape/access.	The applicant has agreed to provide a side and rear access over their land and an agreement is in the process of being drawn up to achieve this.
Concern over fire safety.	The applicant has submitted a fire safety statement with the application which show that the proposed development would meet the functional requirements of the Building Regulations.
Impact on quality of life of existing residents at 681 & 683 Old Kent Road and little chance of selling property.	The impacts on these properties are discussed in the main body of the report. The properties are likely to benefit from increases to the value of their properties when taking into account the planned Bakerloo Line Extension.
Impact during construction.	Demolition and construction management plans can be requested by condition and would ensure best practice procedures to mitigate these impacts as far as possible.
Impact on structural stability of neighbouring buildings.	Demolition and construction management plans can be requested by condition and would ensure best practice procedures to mitigate these impacts as far as possible.
No communication from the applicant on matters such as party wall or rights to light.	These processes lie outside of the remit of the planning process and are subject to separate legislation. The applicant is aware that these matters would need to be resolved.
Proposal would create a negative impact on local microclimate.	The submitted microclimate assessment demonstrates that no moderate or major adverse impacts are anticipated from the proposed development.

Object to demolition of the church.	The existing church facility is in poor condition, has an inefficient layout and is too small for its existing use. In addition, there is no lift access. The replacement church would be a high quality, modern fit for purpose facility with lift access to enable use by mobility impaired users.
Increase in noise.	<p>There would be an increase in noise during demolition and construction works however these impacts would be temporary and would be managed with demolition and construction management plans.</p> <p>The proposed development would incorporate high levels of insulation to prevent any noise from the new uses being audible to the surrounding sensitive uses. Conditions have been imposed on the draft decision notice to control this.</p>
Increase in population density.	The proposed development would provide 111 new homes to contribute to the borough's housing stock and would include social rented and intermediate housing address the local need for affordable homes.
Increase in possibility of crime and pollution.	The scheme has been reviewed by the Metropolitan Design Advisor who made some recommendations which the applicant has addressed. Secured by design conditions have been attached to the draft decision notice.
Increase in people living on industrial land.	Whilst the proposed development proposes a number of new homes on adopted industrial land, emerging planning policy seeks the release of a substantial part of this industrial land to allow for mixed use neighbourhoods.

48 letters of support were received on the initial consultation, which are summarised in the table below.

449. Table: Supports – initial consultation

Support	Officer Response
Support the redevelopment of the church.	Noted and addressed in main body of the report.
The Holy Ghost Church has been a source of strength over the years and they can help many more people.	Noted.
The ancillary church facilities would help many more people.	Noted and addressed in main body of the report.
The church would offer support, facilities, advice, mentorship to the youth and thereby contribute towards solving the problem of youth crimes and low self esteem.	Noted and addressed in main body of the report.
The proposal would help to reduce the impact of the housing crisis.	Noted and addressed in main body of the report.
The proposal would create employment for the local people.	Noted and addressed in main body of the report.
The Old Kent Road needs an uplift and the proposed development would help promote the regeneration of the area.	Noted and addressed in main body of the report.
More homes for first time buyers.	Noted and addressed in main body of the report.
The design of the development is supported. Query whether it is brick.	The proposed development would be of a brick construction.

Local groups and ward councillors

450. Cllr Livingstone: Object. The proposed development would have a significant impact on 681 Old Kent Road. The building will significantly reduce light to the main source of daylight to the living room/ kitchen living space of this property: glazing facing on to the roof terrace of the flat (the other windows are very small and are poor sources of daylight).

Officer Response: The applicant submitted supplemental daylight information to address these points. The living room/kitchen is a dual aspect room which should ensure the space receives sufficient daylight.

Statutory and non statutory replies

451. Historic England:

The 19 storey development would be considerably smaller in scale than other proposed developments in the area. It would be peripheral to important views of the nearby Caroline Gardens Conservation Area, and sufficiently distant from other Conservation Areas along the Old Kent Road. We therefore have no major concerns regarding the setting of Conservation Areas and their component listed buildings in the vicinity. However, your Council will need to consider the impact on the silhouette of the Grade II listed Gasholder No.13, and the loss of the early 19th century terrace house (which you may wish to consider as a non-designated heritage asset), as part of a balanced judgement on these proposals in accordance with the NPPF.

Officer Response: Consideration was given to the effect of the proposal on the silhouette of the Grade II listed Gasholder No.13 as part of the Townscape and Visual Impact Appraisal (TVIA). Three local views towards Gasholder No.13 were tested. Two of these were tested within the TVIA: the view from Commercial Way, within representative view 5; and, Caroline Gardens (Asylum Road) in representative view 6. The proposal does not fall in front, behind or adjacent to Gasholder No.13 within these local views, ensuring that the aspirations of the AAP to retain views to this structure remains. The third AAP view was taken from Murdock Street looking away from the application site. Page 118 of the draft OKR AAP states that "The setting of the listed gasholder should be enhanced by opening up views of it from Murdock Street and retaining views from Commercial Way and Asylum Road". Importantly the proposal does not effect the realisation of these aspirations.

With the implementation of the proposal it is considered that Gasholder No.13, or parts of it will be visually screened from view from an approx. 300 metre section of Old Kent Road. Also from a small section of Sandgate Street, in front of the Enterprise forecourt; and from the majority of Hyndman Street. It is, however, consider that the majority of these views will be lost with the realisation of the AAPs masterplan layout and proposed building heights.

The relationship between the proposed development and the Gasholder has therefore been thoroughly assessed.

In relation to the early 19th century terrace house, at No. 691 Old Kent Road, it does not fall within a conservation area and is not identified as a building which has any townscape merit in either the councils draft local list of buildings of local townscape or historic merit. Neither is it identified in the draft OKR AAP as falling in that category. It is clear from its external appearance that No. 691 Old Kent Road is in poor condition and contributes little to the streetscape. There are better examples of 19th century terrace houses along the Old Kent Road, including towards the south east of the site at 719-733 Old Kent Road, which are identified in the draft OKR AAP as being of townscape merit. On this basis, there are no concerns about the demolition of this building.

452. Greater London Authority:

London Plan and draft London Plan policies on opportunity areas; industrial land; housing; affordable housing; urban design; inclusive design; transport; and climate change are relevant to this application. The application does not comply with the London Plan and draft London Plan.

The following strategic issues must be addressed for the application to fully accord with the London Plan and draft London Plan:

- **Principle of development:** the inclusion of residential units on this protected industrial site in the Old Kent Road Opportunity Area is not currently supported, in line with London Plan Policies 2.17 and 4.4 and draft London Plan Policy E6. Should the site be considered suitable for mixed-use development; the proposed intensification of the existing employment space which would deliver an uplift in light industrial floorspace on site and job density, responds positively to the partial SIL designation and the general principles of intensifying industrial land set out in Policy E7 of the draft London Plan and the employment aspirations of the Old Kent Road Opportunity Area. The applicant must provide further detail demonstrating that the proposed light industrial floorspace can be sufficiently serviced as well as demonstrating that residential and industrial uses can coexist in accordance with draft London Plan Policy E7.

Affordable housing: 35% discount market rented units on a habitable room basis, let at rents of up to 80% market rent. This does not meet the 50% threshold for industrial land under the Fast Track Route set out in the draft London Plan Policy H6. GLA officers will robustly interrogate the applicant's viability assessment to ensure the maximum level of affordable housing in delivered and will seek to increase affordability levels. The applicant must investigate the use of grant funding to increase provision further. Early implementation and late stage review mechanisms must be secured. Should the applicant deliver 50% affordable housing with the required affordability levels, the late stage review mechanism will be negated.

- **Residential quality:** the residential layout should be revised to provide private amenity space for all residential units and to ensure kitchens receive adequate levels of daylight and ventilation to deliver the high level of residential quality required to justify the proposed high density.

- **Design:** the applicant should engage with adjacent land owners to bring forward a comprehensive scheme that makes the most efficient use of this Opportunity Area site and demonstrate how the scheme will respond to the draft Old Kent Road Area Action Plan's wider pedestrian and public realm framework, including key desire lines and connections with both existing and future transport connections.

Energy: the submitted information lacks sufficient evidence to allow an appropriate assessment of the strategy against strategic planning policy and the energy efficiency modelling should be revised in accordance with the Standard Assessment Procedure methodology. The provision of CHP on a development of this scale is not considered appropriate and the applicant

should review their proposals and incorporate a more suitable system. GLA officers require further clarification on the overheating study, energy efficiency modelling, the site heat network, and combined heat and power which must be addressed. Following the resolution of the outstanding energy issues, any shortfall in carbon savings below the zero-carbon target for the domestic element should be offset through financial contributions to the Council's carbon offset funds.

- Transport: there are major concerns about the capacity of the local public transport network to accommodate the additional travel generated by developments in the Old Kent Road Opportunity Area such as this in advance of the Bakerloo Line Extension and any significant pre-BLE planning permissions must secure appropriate contributions towards improvements to bus services and secure active travel measures. Concerns are raised with regards to constrained nature of the surrounding public realm proposed along Ruby and Murdock Street, pedestrian and cycle assessments, cycle and blue badge parking, servicing and travel planning. Conditions and Section 106 obligations are required to secure the following; public transport contribution; healthy streets contribution; restricting car parking; travel plan; delivery and servicing plan; and construction and logistics plan.

Officer Response: It should be note that the GLA comments contained within their Stage 1 report was at the time the scheme included Private Rented Sector Accommodation before it was changed to for sale housing, and prior to the phasing of industrial land release being agreed with the GLA and TfL.

In addition, since the GLA comments were received, 36.2% affordable housing has been secured, together with an on site servicing bay and changes to the layout of the new homes to ensure the kitchens would benefit from good levels of daylight. Additional energy information was submitted and the CHP was replaced with heat pumps and bus contributions in advance of the Bakerloo Line Extension have also been agreed with the applicant.

453. Design Review Panel:

The Panel noted that the boards presented to them suggested a context dominated by towers in neighbouring sites. They felt these images were misleading and inaccurate in terms of the immediate context of the site. The existing context included a number of heritage assets which are landmarks of cultural and historic significance in this part of the Old Kent Road. The Panel asked the designers to present their proposals in the context of the existing street scene on the Old Kent Road including the nearby streets, and to agree the views with the Planning Department in order to test its visibility in the round.

When they considered the limited presence of the proposed church on the Old Kent Road the Panel felt that the proposal failed to make the most of this important civic function. They asked the designers to review the design of the church and perhaps incorporate the narrow retail unit at the old Kent Road frontage in order to offer a stronger presence for the church on the street. Whilst it is not necessary to use the visual language of the church as such, the Panel felt it should be represented more clearly on façade extending up the building. They enjoyed the sculpted profile of the current design especially

the south-east corner of the site and they suggested more could be done to improve the street presence of the church in that corner by expressing the church functions vertically and lining the edges of the site with the more public-facing facilities of the church like the crèche entrance or the café/bookshop.

In terms of the architectural expression of the design the Panel felt the current proposal appeared overly dominant and monolithic from certain angles. This was a compositional issue and is especially evident on the northern flank where the building's flank is currently at its widest and tallest and will appear overly dominant when viewed from the Old Kent Road. On this façade the Panel felt more could be done to 'lighten' the building, to sculpt it more and reduce the sheer mass of the design. They felt the sculpted and stepped form of the south-east corner held a lot of promise but this did not translate to the north elevation where the building did not benefit from the same level of articulation in the round.

The Panel also questioned the largely blank flank at the lower floors on the north elevation. This is immediately adjacent to the existing retained buildings to the north and will give the development a solid monolithic appearance at its lower reaches – above the roof-line of the existing buildings. This largely blank flank is set back from the edge of the site. Despite the set-back, this northern flank is likely to be very prominent on the Old Kent Road and should be improved with the introduction of windows along this prominent flank. The Panel felt any issues of overlooking could be addressed by the design of the windows either through their arrangement, obscured glazing or other screening devices. The quality of design will rely to a large degree on the quality of the architectural detailing especially the sculpted stepped form, the combination of concrete features and brick façade as well as the depth of reveals around openings. To this end the Panel encouraged the designers to include a number of bay studies of typical features to ensure that the quality of design is embedded in the application. They will also ask the Planners to impose a detailed design condition if they are minded to support this proposal in due course.

When they considered the various components of the design, they enjoyed the vertical window design more than the horizontal design. The Panel also questioned the rationale behind the change from one window type on one façade of the tower, to another window type on another. They felt that more justification should be given to the reasoning behind this approach as the tower is singular recognisable element which will be viewed from all directions and would normally have a consistent treatment in the round.

The Panel raised significant concerns over the quality of accommodation especially the shortfall in communal amenity which should include door-step-play. They encouraged the designers to consider all the parts of the development especially the roof spaces in order to ensure that residents can enjoy adequate and well designed communal amenity. In respect of wheelchair accessible accommodation they noted that the scheme currently fails to provide off-street parking for these sensitive residents. They raised concerns over this lack of disabled parking provision especially in respect of the wheelchair accessible affordable housing.

In conclusion, the Panel were encouraged by the design quality of this proposal. They felt the scheme held some promise and they challenged to the designers to review their proposals, revise the design to address their concerns and to return to the Southwark DRP before it is submitted for planning permission.

Officer Response: A detailed response to these comments is provided in the main body of the report, at paragraphs 221 to 238.

454. Health and Safety Executive (HSE): The Health and Safety Executive is a statutory consultee for certain developments within the consultation distance of major hazard sites and major hazard pipelines. This consultation, which is for such a development which lies within the consultation distance of a major hazard site – Old Kent Road Gas Holder Station.

The HSE understands that the Gas Holder Station is no longer operational and that it was de-notified under the Control of Major Accidents Hazard Regulations 2015. HSE would not advise against the granting of planning permission for the proposed development if the following condition were to be attached to the permission, so as to prevent the occupation of any of the buildings until the hazardous substances consent for the Old Kent Road Gas Holder Station has been formally revoked:

“No part of the development shall be occupied until the hazardous substances consent for the storage and distribution of natural gas at the Old Kent Road Gas Holder Station has been revoked in its entirety under the provisions of the Planning (Hazardous Substances) Act 1990, and written confirmation of the necessary revocation has been issued by the Hazardous Substances Authority”.

HSE would therefore encourage Southwark Council as the hazardous substances authority, to consider formally revoking the hazardous substances consent. When HSE is advised that the consent has been formally revoked, the consultation distance around the Gas Holder will be withdrawn and there will be no need to consult the HSE on future applications in its vicinity.

If nevertheless, you are minded to grant permission without the above condition, your attention is drawn to Section 9, paragraph -72 of the online Planning Practice Guidance on Hazardous Substances – Handling development proposals around hazardous installations, published by the Department of Communities. This requires a local planning authority to give HSE advance notice when it is minded to grant planning permission against HSE’s advice and allow 21 days to consider whether to request that the Secretary of State for Communities and Local Government call-in the application for their own determination.

Officer Response: The condition that the HSE have requested has been attached to the draft decision notice. The hazardous substances license would need to be formally revoked by the council.

455. Environment Agency: No objection.

The site is situated within Flood Zone 3, the high risk zone. The proposed development falls into a flood risk vulnerability category and flood zone that requires the exception test to be passed according to Tables 2 and 3 of the National Planning Policy Framework (NPPF) Planning Policy Guidance. The River Thames flood defences in this area defend the site to a 1 in 1000 year annual probability of river flooding in any year (<0.1%). Areas of residual flood risk can occur due to failure of the flood defences or a design flood event greater than that mentioned above. However according to the best information available the site lies outside the area of residual risk of flooding.

456. Natural England: No comments.

457. London Underground Infrastructure Protection: No comment.

458. Second consultation

459. 34 representations were received, 4 in objection and 30 in support.

460. Table: Objections – re-consultation

Objection	Officer response
Significant or complete loss of privacy to residents at 681, 683 Old Kent Road and 2a Ruby Street.	It is not felt that any harmful overlooking would occur because of the obtuse angle from the proposed development down into the habitable windows of No. 681 and 683 Old Kent Road.
Impact on daylight and rights to light of Canal Grove cottages.	Canal Grove cottages are over 200m away from the application site and so are very unlikely to experience a loss of daylight from the proposed development.
The proposed design is not in keeping with the remaining corner properties at 681, 683 and 2a Ruby Street and it would be far more beneficial to have the corner properties incorporated into the redevelopment.	The applicant did consider incorporating these properties into the site but it was not financially viable to do so. The proposed development has excluded windows on the party wall at lower levels so that if these properties wanted to extend or redevelop, there would be potential for them to do so.
Noise nuisance and pollution during demolition and construction works.	Demolition and construction management plans can be requested by condition and would ensure best practice procedures to mitigate these impacts as far as possible.

Where will the recycling and rubbish go?	Space on the ground floor of the proposed development has been allocated for recycling and rubbish.
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461. Local groups

Ledbury Tenants and Residents Association- Object	
Objection	Officer response
Noise from the proposed church- The Environmental Noise and Impact Assessment takes into account the noise levels relating to the proposed residential dwellings. There is currently excessive noise on occasions from the existing church on the site that affects residents who live on the other side of Old Kent Road. Readings taken on 8 and 9 November 2017 would not take account of the noisiest times of the week which are Friday nights, Saturday and Sunday.	Since the scheme includes the redevelopment of the Church, it is not appropriate to include noise from the church itself within the survey – to do so would include noise from a source that will not be present in the same form after development has taken place. It is usual for noise surveys close to busy roads in London to be undertaken during the week as this is typically when traffic flows are at their highest.
Soundproofing to existing homes is needed as well as to the new homes.	<p>The proposed location of the church, on the ground floor of the new building and with only one external wall –minimises the potential for noise break-out to the surroundings.</p> <p>A decision has been taken to locate the main auditorium in the centre of the site and secure it behind two sets of internal doors and the main external entrance. This would seek to minimise the potential for noise breakout to the surroundings. Overall, the existing and new residents are likely to experience less noise than existing as the new building would be purpose built for its community role, unlike the existing building which was originally in employment use.</p> <p>In addition, conditions would be attached to ensure adequate sound insulation is incorporated and also that any noise or music played would</p>

	not be audible to surrounding residential properties.
Planning conditions are required to restrict the hours and times of use of the church to take into account times of services, late night sessions, people arriving and leaving the church particularly late night sessions.	Noted. The opening hours of the church have been controlled by a planning condition.
<p>Air Conditioning</p> <p>The design and noise impact assessment sets out that the standards will not be met unless windows are closed and those installed are acoustically enhanced. Providing noise mitigation is necessary for neighbours in existing dwellings as well as the new dwellings.</p>	Internal noise criteria is likely to be exceeded in habitable rooms when windows are open at the lower residential levels – this is a very common situation near busy roads in London. However, it should be considered that mechanical ventilation will be the primary method to provide ventilation to the dwellings, therefore allowing for good ventilation provision with the windows closed. Window opening will only be used as a means for ventilation in summer to mitigate overheating. This is only expected to occur during limited periods of time throughout the year. Should these periods coincide with noise intrusion, mechanical ventilation will be present as an alternative means of ventilation.
Providing air conditioning in the amenity space with windows that do not open will reduce noise pollution from the amenity areas to all neighbours.	<p>The enhanced glazing and ventilation specifications in the report are to address noise from traffic and other sources of ambient noise.</p> <p>The location and details of plant and louvres will be detailed by way of a condition. Therefore, noise limiting criteria was provided in the Noise Assessment to ensure that the plant specified at later design stages would allow for compliance with the noise criteria. It is likely that for the majority of plant and louvre locations will be on the northern part of the site and therefore at a considerable distance from the nearest noise-sensitive property.</p>

<p>2.5.6 of the Travel Plan sets out data on the methods of travel used by church attenders. Has there been any attempt to triangulate this data with parking information at the time and days of church services?</p>	<p>The Transport Assessment states that Sunday church services generate the greatest demand, approx. 47 parked cars. Currently on-street parking around Ruby Street, Hyndman Street and Sandgate Street is generally unrestricted, and as such there is capacity to park on street at present. It is however noteworthy that the demand from the church also does not coincide with the peak demand currently on the network. The local highway network would be subject to significant change as a consequence of many proposals locally which accord with the OKR AAP which promotes active modes over car use and hence encourages very low levels of parking. Open completion of the development the local highway network would be very different upon completion of the development.</p>
<p>2.5.11 of the Travel Plan sets out monitoring following occupation of the new building. As a baseline, using observed data on the current parking problems will help to formulate interim parking measures rather than waiting until issues appear after occupation</p>	<p>The local highway network would be subject to significant change as a consequence of many proposals locally which accord with the draft OKR AAP which promotes active modes over car use and hence encourages very low levels of parking – It is inappropriate to use a baseline which is based on the existing situation when there will be major changes locally between now and the completion of the development.</p>
<p>Car parking – where will members of the congregation and the new residents park?</p>	<p>As noted, the scheme is to be car-free in accordance with the draft OKR AAP. Residents and church users will be made fully aware of this along with details of the alternative transport options. A number of measures will be introduced as part of the Travel Plan as well as through the AAP, s106 and CIL payments to further facilitate / encourage sustainable travel.</p>
<p>There is currently a problem with parking in the area. This is particularly acute at weekends when</p>	<p>The current parking problems in the area, at weekends, are potentially as a result of the existing church use,</p>

<p>the congregations arrive to attend the many churches in this part of Old Kent Road. Additional resources are required to monitor parking regulations.</p>	<p>which results in parking demand without any Travel Plan or infrastructure available to promote active modes and public transport. The proposals would seek to provide encouragement and infrastructure to reduce parking stress as a consequence of the church and new land uses and it is likely that the council will introduce a Controlled Parking Zone (CPZ) in the local area as part of the emerging AAP redevelopment proposals. As such parking impact will be managed, so that it is reduced from existing levels.</p>
<p>Community Space - Available for all members of the local community to use. Any planning consent should include conditions relating to management of amenity space to make sure it is accessible to the local community for a variety of different purpose.</p>	<p>Noted. The applicant is keen for different groups to use the new and enlarged community facilities outside of church hours and this will be required as part of the s106.</p>

462. 30 letters of support.

Table: Supports – re-consultation	
Objection	Officer response
This is a good project which will enhance the local area.	Noted.
Support the regeneration of the area.	Noted.
Support the additional jobs.	Noted.
The proposed development would provide more much needed homes.	Noted and addressed in main body of the report.
The new church and community facility would support the community through the provision of morale, education and grounding, youth enhancement programmes and support for the homeless community.	Noted and addressed in main body of the report.
The mix of workspace, café, church, community offer as well as new homes is a good mix of uses.	Noted.

Statutory and non statutory replies

463. Historic England: Please refer to our previous advice letter.

Officer Response: This is summarised above and responded to.

464. Thames Water: Thames Water would advise that with regard to the combined water network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal and accordingly recommend the attachment of a condition to the planning permission.

Officer Response: This condition has been attached on the draft decision notice.

465. Natural England: No comments.

Human rights implications

466. 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.

467. This application has the legitimate aim of providing a redevelopment with new homes, a new church, new workspace and a new retail unit. 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.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

468. None.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2168-693 Application file: 18/AP/0196 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5513 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Draft planning permission

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Kiran Chauhan	
Version	Final	
Dated	2 October 2019	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		2 October 2019

Consultation undertaken

Site notice date: 10/04/2018

Press notice date: 12/04/2018

Case officer site visit date: n/a

Neighbour consultation letters sent: 06/04/2018

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

EDF Energy
 Environment Agency
 Greater London Authority
 Health & Safety Executive
 Historic England
 London Fire & Emergency Planning Authority
 London Underground Limited
 Metropolitan Police Service (Designing out Crime)
 Natural England - London Region & South East Region
 Network Rail (Planning)
 Thames Water - Development Planning
 Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

28c London Rd. Riverhead TN13 2DE	World Harvest Christian Centre 25-27 Ruby Street SE15 1LL
681 A Old Kent Rd Flat 1 London SE15 1JS	Flat B 669 Old Kent Road SE15 1JU
Flat 2 681a, Old Kent Road, SE15 1JS	First Floor Flat 660 Old Kent Road SE15 1JF
28c London Rd. Sevenoaks TN13 2DE	Land 669 Old Kent Road SE15 1JU
160 Tooley Street London SE1P 5LX	Flat 3 666 Old Kent Road SE15 1JF
Flat 60, Latimer Beaconsfield Road SE17 2EN	666b Old Kent Road London SE15 1JF
Flat 41 Skenfrith House Ledbury Estate SE15 1NE	Unit 7a 709 Old Kent Road SE15 1JZ
Flat 40 Skenfrith House Ledbury Estate SE15 1NE	Ledbury Estate Tenants Hall Old Kent Road SE15 1JF
Flat 4 Skenfrith House Ledbury Estate SE15 1NE	Workshop 669 Old Kent Road SE15 1JU
Flat 44 Skenfrith House Ledbury Estate SE15 1NE	Flat B 668 Old Kent Road SE15 1JF
Flat 43 Skenfrith House Ledbury Estate SE15 1NE	Flat 2 683 Old Kent Road SE15 1JS
Flat 42 Skenfrith House Ledbury Estate SE15 1NE	Flat 1 683 Old Kent Road SE15 1JS
Flat 39 Skenfrith House Ledbury Estate SE15 1NE	Living Accommodation 14 Ruby Street SE15 1LL
Flat 35 Skenfrith House Ledbury Estate SE15 1NE	644-646 Old Kent Road London SE15 1JF
Flat 34 Skenfrith House Ledbury Estate SE15 1NE	Flat C 668 Old Kent Road SE15 1JF
Flat 33 Skenfrith House Ledbury Estate SE15 1NE	Land At 709 Old Kent Road SE15 1JL
Flat 38 Skenfrith House Ledbury Estate SE15 1NE	Ground Floor And First Floor 685-689 Old Kent Road SE15 1JS
	Flat B 691-695 Old Kent Road SE15 1JS

Flat 37 Skenfrith House Ledbury Estate SE15 1NE
 Flat 36 Skenfrith House Ledbury Estate SE15 1NE
 Flat 53 Skenfrith House Ledbury Estate SE15 1NE
 Flat 52 Skenfrith House Ledbury Estate SE15 1NE
 Flat 51 Skenfrith House Ledbury Estate SE15 1NE
 Flat 56 Skenfrith House Ledbury Estate SE15 1NE
 Flat 55 Skenfrith House Ledbury Estate SE15 1NE
 Flat 54 Skenfrith House Ledbury Estate SE15 1NE
 Flat 50 Skenfrith House Ledbury Estate SE15 1NE
 Flat 47 Skenfrith House Ledbury Estate SE15 1NE
 Flat 46 Skenfrith House Ledbury Estate SE15 1NE
 Flat 45 Skenfrith House Ledbury Estate SE15 1NE
 Flat 5 Skenfrith House Ledbury Estate SE15 1NE
 Flat 49 Skenfrith House Ledbury Estate SE15 1NE
 Flat 48 Skenfrith House Ledbury Estate SE15 1NE
 Flat 18 Skenfrith House Ledbury Estate SE15 1NE
 Flat 17 Skenfrith House Ledbury Estate SE15 1NE
 Flat 16 Skenfrith House Ledbury Estate SE15 1NE
 Flat 20 Skenfrith House Ledbury Estate SE15 1NE
 Flat 2 Skenfrith House Ledbury Estate SE15 1NE
 Flat 19 Skenfrith House Ledbury Estate SE15 1NE
 Flat 15 Skenfrith House Ledbury Estate SE15 1NE
 Flat 11 Skenfrith House Ledbury Estate SE15 1NE
 Flat 10 Skenfrith House Ledbury Estate SE15 1NE
 Flat 1 Skenfrith House Ledbury Estate SE15 1NE
 Flat 14 Skenfrith House Ledbury Estate SE15 1NE
 Flat 13 Skenfrith House Ledbury Estate SE15 1NE
 Flat 12 Skenfrith House Ledbury Estate SE15 1NE
 Flat 3 Skenfrith House Ledbury Estate SE15 1NE
 Flat 29 Skenfrith House Ledbury Estate SE15 1NE
 Flat 28 Skenfrith House Ledbury Estate SE15 1NE
 Flat 32 Skenfrith House Ledbury Estate SE15 1NE
 Flat 31 Skenfrith House Ledbury Estate SE15 1NE
 Flat 30 Skenfrith House Ledbury Estate SE15 1NE
 Flat 27 Skenfrith House Ledbury Estate SE15 1NE
 Flat 23 Skenfrith House Ledbury Estate SE15 1NE
 Flat 22 Skenfrith House Ledbury Estate SE15 1NE
 Flat 21 Skenfrith House Ledbury Estate SE15 1NE
 Flat 26 Skenfrith House Ledbury Estate SE15 1NE
 Flat 25 Skenfrith House Ledbury Estate SE15 1NE
 Flat 24 Skenfrith House Ledbury Estate SE15 1NE
 Flat 6 Skenfrith House Ledbury Estate SE15 1NE
 660 Old Kent Road London SE15 1JF
 2a Ruby Street London SE15 1LL
 Unit 9 709 Old Kent Road SE15 1JZ
 First To Third Floors 664 Old Kent Road SE15 1JF
 First To Third Floors 662 Old Kent Road SE15 1JF
 668 Old Kent Road London SE15 1JF
 648 Old Kent Road London SE15 1JF
 1 Ruby Triangle London SE15 1LG
 Unit 1 709 Old Kent Road SE15 1JZ
 676-680 Old Kent Road London SE15 1JF
 Unit 4 709 Old Kent Road SE15 1JZ
 Unit 1 2-12 Ruby Street SE15 1LL
 709 Old Kent Road London SE15 1JZ
 655-657 Old Kent Road London SE15 1JU
 Unit 2 2-12 Ruby Street SE15 1LL
 24-32 Murdock Street London SE15 1LW
 First To Third Floors 652 Old Kent Road SE15 1JF
 First To Third Floors 666 Old Kent Road SE15 1JF
 Second Floor Flat 681 Old Kent Road SE15 1JS
 Second Floor Flat 660 Old Kent Road SE15 1JF
 First To Third Floor Flat 656 Old Kent Road SE15 1JF
 Flat 4a Royal London Buildings SE15 1RX

 Unit 20 Kent Park Industrial Estate SE15 1LR
 Flat 5 Royal London Buildings SE15 1RX
 The Prince Of Wales 14 Ruby Street SE15 1LL
 682 Old Kent Road London SE15 1JF
 Flat 4b Royal London Buildings SE15 1RX
 Flat 4 Royal London Buildings SE15 1RX
 Flat 9 Skenfrith House Ledbury Estate SE15 1NE
 Flat 8 Skenfrith House Ledbury Estate SE15 1NE
 Flat 7 Skenfrith House Ledbury Estate SE15 1NE
 Flat 3 Royal London Buildings SE15 1RX
 Flat 2 Royal London Buildings SE15 1RX
 Flat 1 Royal London Buildings SE15 1RX
 683 Old Kent Road London SE15 1JS
 681 Old Kent Road London SE15 1JS
 671-679 Old Kent Road London SE15 1JS

 Flat A 691-695 Old Kent Road SE15 1JS
 16-18 Kent Park Industrial Estate Ruby Street SE15 1LR
 Flat 11 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 44 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 43 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 42 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 47 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 46 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 45 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 41 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 38 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 37 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 36 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 40 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 4 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 39 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 56 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 55 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 54 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 8 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 7 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 6 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 53 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 5 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 49 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 48 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 52 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 51 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 50 Sarnsfield House Ledbury Estate SE15 1ND
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 Flat 25 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 24 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 29 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 28 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 27 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 8 55 Tower Bridge Road SE1 4TL
 2 Mason Close Stevenson Crescent SE16 3EU
 72 Silver Streak Way Medway Gate, Strood ME2 2GY
 20a Farnborough Avenue South Croydon CR2 8HF
 80 Salcot Crescent New Addington CR0 0JR
 1 Millfield Sittingbourne ME10 4TR
 48, Monson Road London SE14 5EH
 342b Well Hall Road Eltham SE9 6UE
 12 Thorpe Crescent Eastbury Road Watford Herts W
 Watford WD19 4LD
 33 Littlestone Close Beckenham BR3 1UE
 48 Danebury, New Addington CR0 9EW
 48 Danebury, New Addington CR0 9EW
 Flat 3, Avro Court 92, Mabley Street Hackney E9 5RZ
 60 Whitworth House Falmouth Road SE1 6RN
 28 Plantation Drive Orpington BR5 4NY
 80 Salcot Crescent Croydon CR0 0JR
 Flat 2 Osprey House, Pelican Estate SE15 5NT
 685 Old Kent Road London SE15 1JS
 Miles Lodge Flat 3 Colegrave Road E15 1EB
 48 Monson Road New Cross SE14 5EH
 72 Silver Streak Way Strood Kent
 32, Radnor Road London
 Ground Floor Flat 1 32 Radnor Road SE15 6UR
 177 Choumert Road Peckham SE15 4AW

654 Old Kent Road London SE15 1JF
 651-653 Old Kent Road London SE15 1JU
 691-695 Old Kent Road London SE15 1JS
 670 Old Kent Road London SE15 1JF
 666 Old Kent Road London SE15 1JF
 652 Old Kent Road London SE15 1JF
 711-713 Old Kent Road London SE15 1JL
 684 Old Kent Road London SE15 1JF
 Flat 9 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 9a Royal London Buildings SE15 1RX
 672 Old Kent Road London SE15 1JF
 Flat 5 670 Old Kent Road SE15 1JF
 13 Pencraig Way London SE15 1SH
 Flat 9c Royal London Buildings SE15 1RX
 Flat 9b Royal London Buildings SE15 1RX
 Flat 4 670 Old Kent Road SE15 1JF
 Southwark Free School Ledbury Hall Pencraig Way SE15 1SH
 Maisonette First Floor To Third Floor Flat 654 Old Kent Road SE15 1JF

Flat 2 666 Old Kent Road SE15 1JF
 Flat 3 670 Old Kent Road SE15 1JF
 Flat 2 670 Old Kent Road SE15 1JF
 Flat 1 670 Old Kent Road SE15 1JF
 672a Old Kent Road London SE15 1JF
 670a Old Kent Road London SE15 1JF
 664 Old Kent Road London SE15 1JF
 Flat 10 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 1 Sarnsfield House Ledbury Estate SE15 1ND
 Flat 1 666 Old Kent Road SE15 1JF
 662 Old Kent Road London SE15 1JF
 28 Pencraig Way London SE15 1SH
 27 Pencraig Way London SE15 1SH
 14 Pencraig Way London SE15 1SH

First Floor And Second Floor Flat 658 Old Kent Road SE15 1JF
 656 Old Kent Road London SE15 1JF
 650 Old Kent Road London SE15 1JF
 Flat A 669 Old Kent Road SE15 1JU
 Flat 1 681a Old Kent Road SE15 1JS

First Floor Flat 668 Old Kent Road SE15 1JF
 658 Old Kent Road London SE15 1JF

57 Dalmain Road London SE23 1AR
 65 Millpond Est West Lane SE16 4LY
 1 Millfield Sittingbourne ME10 4TR
 134 Wivenhoe Close Heaton Road SE15 3QW
 63 Fieldfare Road London SE28 8hr
 3 Miles Lodge Colegrave Road E15 1EB
 20a Farnborough Avenue Croydon CR2 8HF
 9 Chelsfield Avenue N9 8EY
 22 Watts Street London SE15 5GP
 22 Watts Street London SE15 5GP
 07983994144 London Se14 5rs
 2a Coltsfoot Path Romford RM3 8BH
 35 Kentmere House Manor Grove Se15 1eg
 20a Farnborough Avenue South Croydon CR2 8HF
 39 Tyler Avenue Laindon SS15 5UR
 131 Bredinghurst Overhill Road SE22 0PN
 1 Bournbrook Road London SE3 8JR
 68 Tissington Court, Rotherhithe New Road
 Rotherhithe SE16 2AQ
 2 Winifred Road Erith DA8 1AJ
 21 Sandbach Place London London SE18 7EX
 28 Plantation Drive Orpington Br5 4ny
 11 Ways Bridge Court Bibury Close SE15 6QE
 65 Stourbridge Grove, Cambridge CB1 3HZ
 Flat 3, Avro Court 92, Mabley Street Hackney E9 5ZR
 3829 Griffbrick Dr. Plano
 1 Birkdale Road SE2 9hu
 42 Sunland Avenue Bexleyheath DA6 8LP
 Flat 10 Flannery Court Drummond Road SE16 2JX
 2 Burbage Road London SE24 9HJ
 Flat 14 Byron Court 44 Lanhill Road W9 2BY
 3d Cubitt Terrace Clapham SW4 6AU
 Flat 31, Court No 35 Studholme Street London
 SE15 1DE
 42 Sunland At Bexleyheath DA6 8LP
 3 Miles Lodge Colegrave Road E15 1EB
 57, Dalmain Road Forest Hill SE23 1AR
 Flat 1 32, Radnor Road SE15 6UR
 12 Marie Curie, Peckham Road Sceaux Gardens
 SE5 7DG
 134 Wivenhoe Close Heaton SE15 3QW
 196 Tower Bridge Road London SE1 2UN
 19, Gratton Road Cheltenham GL50 2BT

Re-consultation: 30/01/2019

Consultation responses received

Internal services

Economic Development Team
Flood and Drainage Team

Statutory and non-statutory organisations

Environment Agency
Health & Safety Executive
Historic England
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Natural England - London Region & South East Region
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Email representation
Email representation
Email representation
Flat 1 32, Radnor Road SE15 6UR
Flat 10 Flannery Court Drummond Road SE16 2JX
Flat 14 Byron Court 44 Lanhill Road W9 2BY
Flat 2 Osprey House, Pelican Estate SE15 5NT
Flat 2 681a, Old Kent Road, SE15 1JS
Flat 3, Avro Court 92, Mabley Street Hackney E9 5RZ
Flat 3, Avro Court 92, Mabley Street Hackney E9 5RZ
Flat 3, Avro Court 92, Mabley Street Hackney E9 5RZ
Flat 3, Avro Court 92, Mabley Street Hackney E9 5RZ
Flat 31, Court No 35 Studholme Street London SE15 1DE
Flat 60, Latimer Beaconsfield Road SE17 2EN
Flat 60, Latimer Beaconsfield Road SE17 2EN
Flat 8 55 Tower Bridge Road SE1 4TL
Ground Floor And First Floor 685-689 Old Kent Road SE15 1JS
Ground Floor Flat 1 32 Radnor Road SE15 6UR
Ground Floor Flat 1 32 Radnor Road SE15 6UR
Miles Lodge Flat 3 Colegrave Road E15 1EB
07983994144 London Se14 5rs
1 Birkdale Road SE2 9hu
1 Bournbrook Road London SE3 8JR
1 Millfield Sittingbourne ME10 4TR
1 Millfield Sittingbourne ME10 4TR
11 Ways Bridge Court Bibury Close SE15 6QE
11 Ways Bridge Court Bibury Close SE15 6QE
12 Marie Curie, Peckham Road Sceaux Gardens SE5 7DG
12 Thorpe Crescent Eastbury Road Watford Herts W Watford WD19 4LD
131 Bredinghurst Overhill Road SE22 0PN
134 Wivenhoe Close Heaton Road SE15 3QW
134 Wivenhoe Close Heaton SE15 3QW
14 Pencraig Way London SE15 1SH
160 Tooley Street London SE1P 5LX
160 Tooley Street London SE1P 5LX
177 Choumert Road Peckham SE15 4AW
19, Gratton Road Cheltenham GL50 2BT
196 Tower Bridge Road London SE1 2UN
2 Burbage Road London SE24 9HJ
2 Mason Close Stevenson Crescent SE16 3EU

2 Mason Close Stevenson Crescent SE16 3EU
2 Winifred Road Erith DA8 1AJ
2a Coltsfoot Path Romford RM3 8BH
20a Farnborough Avenue Croydon CR2 8HF
20a Farnborough Avenue South Croydon CR2 8HF
20a Farnborough Avenue South Croydon CR2 8Hf
21 Sandbach Place London London SE18 7EX
22 Watts Street London SE15 5GP
22 Watts Street London SE15 5GP
28 Plantation Drive Orpington BR5 4NY
28 Plantation Drive Orpington BR5 4NY
28 Plantation Drive Orpinton Br5 4ny
28 Plantation Drive Orpinton Br5 4ny
28c London Rd. Riverhead TN13 2DE
28c London Rd. Riverhead TN13 2DE
28c London Rd. Sevenoaks TN13 2DE
3 Miles Lodge Colegrave Road E15 1EB
3 Miles Lodge Colegrave Road E15 1EB
3 Miles Lodge Colegrave Road E15 1EB
3d Cubitt Terrace Clapham SW4 6AU
33 Littlestone Close Beckenham BR3 1UE
342b Well Hall Road Eltham SE9 6UE
35 Kentmere House Manor Grove Se15 1eg
39 Tyler Avenue Laindon SS15 5UR
42 Sunland At Bexleyheath DA6 8LP
42 Sunland Avenue Bexleyheath DA6 8LP
48 Danebury, New Addington CR0 9EW
48 Danebury, New Addington CR0 9EW
48, Monson Road London SE14 5EH
48, Monson Road London SE14 5EH
48 Monson Road New Cross SE14 5EH
48 Monson Road New Cross SE14 5EH
57, Dalmain Road Forest Hill SE23 1AR
57 Dalmain Road London SE23 1AR
57 Dalmain Road London SE23 1AR
60 Whitworth House Falmouth Road SE1 6RN
63 Fieldfare Road London SE28 8hr
65 Millpond Est West Lane SE16 4LY
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65 Stourbridge Grove, Cambridge CB1 3HZ
68 Tissington Court, Rotherhithe New Road Rotherhithe SE16 2AQ
681 A Old Kent Rd Flat 1 London SE15 1JS
685 Old Kent Road London SE15 1JS
72 Silver Streak Way Medway Gate, Strood ME2 2GY
72 Silver Streak Way Medway Gate, Strood ME2 2GY
80 Salcot Crescent Croydon CR0 0JR
80 Salcot Crescent Croydon CR0 0JR
80 Salcot Crescent New Addington CR0 0JR
9 Chelsfield Avenue N9 8EY

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

577 / L / 001 Site Location Plan 1:1250 / 1:2500
 577 / L / 002 Existing Site Plan 1:500 / 1:1000 A1 / A3 / / / A
 577 / L / 050 Proposed Site Plan-Existing Context 1:500 / 1:1000 A1 / A3 / / A
 577 / L / 051 Proposed Site Plan-Future Context 1:500 / 1:1000 A1 / A3 / B
 577 / L / 052 Proposed Ground Floor Landscape-Existing Context 1:150 / 1:300 A1 / A3 / / B
 577 / L / 053 Proposed Ground Floor Landscape-Future Context 1:150 / 1:300 A1 / A3 / / B
 577 / L / 060 Elevation in Existing Context - OKR 1:250 / 1:500 A1 / A3 A
 577 / L / 061 Elevation in Existing Context - Ruby Street 1:250 / 1:500 A1 / A3 A
 577 / L / 062 Elevation in Existing Context - Murdock Street 1:250 / 1:500 A1 / A3 A
 577 / L / 099 Proposed Basement Plan 1:100 / 1:200 A1 / A3 / E
 577 / L / 100 Proposed Ground Floor Plan 1:100 / 1:200 A1 / A3 / H
 577 / L / 101 Proposed First Floor Plan 1:100 / 1:200 A1 / A3 / G
 577 / L / 102 Proposed Second Floor Plan 1:100 / 1:200 A1 / A3 / F
 577 / L / 103 Proposed Third Floor Plan 1:100 / 1:200 A1 / A3 / G
 577 / L / 104-106 Proposed Fourth to Sixth Floor Plan 1:100 / 1:200 A1 / A3 / G
 577 / L / 107 Proposed Seventh Floor Plan 1:100 / 1:200 A1 / A3 / H
 577 / L / 108-110 Proposed Eighth to Tenth Floor Plan 1:100 / 1:200 A1 / A3 / H
 577 / L / 111 Proposed Eleventh Floor Plan 1:100 / 1:200 A1 / A3 / G
 577 / L / 112-118 Proposed Twelfth to Eighteenth Floor Plan 1:100 / 1:200 A1 / A3 / E
 577 / L / 112-120 Proposed Twelfth to Twentieth Floor Plan 1:100 / 1:200 A1 / A3 / A
 577 / L / 121 Proposed Twenty First Floor Plan 1:100 / 1:200 A1 / A3 / /
 577 / L / 120 Proposed Roof Plan 1:100 / 1:200 A1 / A3 / D
 577 / L / 122 Proposed Roof Plan 1:100 / 1:200 A1 / A3 / B
 577 / L / 130 Proposed Ground Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 131 Proposed First Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 132 Proposed Second Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 133 Proposed Third Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 134 - 136 Proposed Fourth - Sixth Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 137 Proposed Seventh Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 138 Proposed Eighth Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 139 -140 Proposed Ninth - Tenth Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 141 Proposed Eleventh Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 142-150 Proposed Twelfth to Twentieth Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / A
 577 / L / 151 Proposed Twenty First Floor Tenure Plan 1:100 / 1:200 A1 / A3 / / /
 577 / L / 200 Proposed Section AA 1:100 / 1:200 A1 / A3 / F
 577 / L / 201 Proposed Section BB 1:100 / 1:200 A1 / A3 / E
 577 / L / 202 Proposed Section CC 1:100 / 1:200 A1 / A3 / / C
 577 / L / 210 Proposed Tenure Section AA 1:100 / 1:200 A1 / A3 / A
 577 / L / 211 Proposed Tenure Section BB 1:100 / 1:200 A1 / A3 / A
 577 / L / 212 Proposed Tenure Section CC 1:100 / 1:200 A1 / A3 / A
 577 / L / 300 Proposed South Elevation 1:100 / 1:200 A1 / A3 / G
 577 / L / 301 Proposed West Elevation 1:100 / 1:200 A1 / A3 / G
 577 / L / 302 Proposed North West Elevation 1:100 / 1:200 A1 / A3 / D
 577 / L / 303 Proposed East Elevation 1:100 / 1:200 A1 / A3 / D
 577 / L / 304 Proposed North East Elevation 1:100 / 1:200 A1 / A3 / E
 577 / L / 305 Proposed North Elevation 1:100 / 1:200 A1 / A3 / B
 577 / L / 306 Proposed South East Elevation 1:100 / 1:200 A1 / A3 / F
 577 / L / 399 Basement Plan - Refuse / Vehicles / Bikes Strategy 1:200 A3

577 / L/ 400 Ground Floor Plan - Refuse / Vehicles / Bikes Strategy 1:200 A3
 577 / L/ 420 Maintenance Strategy - Window Cleaning 1:20 A3 // A
 577 / L/ 421 Maintenance Strategy - Window Cleaning 1:20 A3 // A
 577 / L/ 422 Maintenance Strategy - Window Cleaning 1:20 A3 // A
 577 / L/ 423 Maintenance Strategy - Window Cleaning 1:20 A3 // A
 577 / L/ 424 Maintenance Strategy - Window Cleaning 1:20 A3 // A
 577 / L/ 425 Maintenance Strategy - Window Cleaning 1:20 A3
 577 / L/ 426 Maintenance Strategy - Window Cleaning 1:20 A3 // A
 577 / L/ 429 Proposed Basement Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 430 Proposed Ground Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 431 Proposed First Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 432 Proposed Second Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 433 Proposed Third Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 434 - 436 Proposed Fourth to Sixth Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 435 Proposed Seventh Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 436 Proposed Eighth to Tenth Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 /
 577 / L/ 437 Proposed Seventh Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 438 - 440 Proposed Eighth to Tenth Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 439 Proposed Roof Fire Strategy Plan 1:100 / 1:200 A1 / A3 // A
 577 / L/ 441 Proposed Eleventh Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 A
 577 / L/ 442 - 450 Proposed Twelfth to Twentieth Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 A
 577 / L/ 451 Proposed Twenty First Floor Fire Strategy Plan 1:100 / 1:200 A1 / A3 A
 577 / L/ 600 Church Lease Plan - Ground Floor 1:100 / 1:200 A1 / A3 A
 577 / L/ 601 Church Lease Plan - First Floor 1:100 / 1:200 A1 / A3 A
 577 / L/ 602 Church Lease Plan - Second Floor 1:100 / 1:200 A1 / A3 A
 577 / L/ 700 Bay study - Old Kent Road 1:50 / 1:100 A1 / A3 /
 577 / L/ 701 Bay study - Murdock Street 1:50 / 1:100 A1 / A3 /
 577 / L/ 702 Bay study - Murdock Street 1:50 / 1:10 A1 / A3 /
 577 / L/ 9100 Proposed Ground Floor Area Plan - NIA 1:100 / 1:200 A1 / A3 /
 577 / L/ 9101 Proposed First Floor Area Plan - NIA 1:100 / 1:200 A1 / A3 /
 577 / L/ 9102 Proposed Second Floor Area Plan - NIA 1:100 / 1:200 A1 / A3 /

Reason:

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

Pre-commencement condition

2. Before any work hereby authorised begins, excluding demolition to ground level only, the applicant shall secure the implementation of a programme of archaeological evaluation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the applicants supply the necessary archaeological information to ensure suitable mitigation measures and/or foundation design proposals be presented in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

Pre-commencement condition

3. Before any work hereby authorised begins, excluding demolition to ground level only, the applicant shall secure the implementation of a programme of archaeological mitigation works in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the details of the programme of works for the archaeological mitigation are suitable with regard to the impacts of the proposed development and the nature and extent of archaeological remains on site in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

Pre-commencement condition

4. Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the basement and foundation design and all ground works 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 order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

Pre-commencement condition

5. Before any work on the foundations hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the foundation design and all ground works for the relevant part of the site 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 order that details of the foundations, ground works and all below ground impacts of the proposed development are detailed and accord with the programme of archaeological mitigation works to ensure the preservation of archaeological remains by record and in situ in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

Pre-commencement condition

6. No works shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units and details of flow control measures. The drainage strategy should achieve a reduction in surface water runoff rates as detailed in the 'Flood Risk and Sustainable Drainage Assessment - Revised Scheme' prepared by Water Environment (dated 04/12/2018 ref: 17046/GL) during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance; the drainage layout should be in line with the plans in the 'Flood Risk and Sustainable Drainage Assessment' prepared by Water Environment (dated 05/09/2019 ref: 17046/GL). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy 5.13 of the London Plan (2015).

Pre-commencement condition

7. Prior to works commencing, including any demolition, an Arboricultural Method Statement including an Arboricultural Survey 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.

Pre-commencement condition

8. Prior to the commencement of works to the Public Realm (excluding demolition), and subject to Section 278 negotiations with London Borough of Southwark and Transport for London, full details of all proposed tree planting shall be submitted to and approved in writing by the Local Planning Authority. This will include tree pit cross sections, planting and maintenance specifications, use of guards or other protective measures and confirmation of location, species, sizes, nursery stock type, supplier and defect period. All tree planting shall be carried out in accordance with those details and at those times. Planting shall comply with BS5837: Trees in relation to demolition, design and construction (2012) and BS: 4428 Code of practice for general landscaping operations.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season, unless the local planning authority gives its written consent to any variation.

Reason:

To ensure the proposed development will preserve and enhance the visual amenities of the locality and is designed for the maximum benefit of local biodiversity, in addition to the attenuation of surface water runoff in accordance with The National Planning Policy Framework 2018 Parts 8, 12 & 15 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High Environmental Standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

Pre-commencement condition

9. Prior to commencement:

a) Either prior to or as part of the re-development works following demolition of site structures, an intrusive site investigation and associated risk assessment shall be completed to fully characterise the nature and extent of any contamination of soils and ground water on the site.

b) In the event that contamination is found that presents a risk to future users or controlled waters or the wider environment, a detailed remediation and/or mitigation strategy shall be prepared and submitted to the Local Planning Authority for approval in writing. The strategy shall detail all proposed actions to be taken 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. The approved remediation/mitigation strategy shall be implemented as part of the development.

c) Following the completion of the works and measures identified in the approved remediation strategy, a verification report shall be submitted to and approved in writing by the Local Planning Authority providing evidence that all works required by the remediation strategy have been completed and that the site is suitable and safe for the developed uses and in respect of the wider environment.

d) In the event that potential contamination is found at any time during development works that was not previously identified, then a scheme of investigation and risk assessment, and a remediation strategy (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

Pre-commencement condition

10. No development shall take place, including any works of demolition, until a written construction environmental management plan (CEMP) for the site has been devised and submitted for the approval of the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to site management and to use all best endeavours to minimise off site impacts. A copy of

the CEMP shall be available on site at all times and shall include the following information:

A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates; Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.; Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);

A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme;

Site traffic ' Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.; Waste Management ' Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

Southwark Council's Technical Guide for Demolition & Construction 2016, available from <http://southwark.gov.uk/air-quality/the-main-causes-of-air-pollution> S61 of Control of Pollution Act 1974, The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites', BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites', BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting, Greater London Authority requirements for Non-Road Mobile Machinery, see: <http://nrmm.london/>, Relevant CIRIA and BRE practice notes.

All demolition and construction work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of unnecessary pollution or nuisance, in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007) and the National Planning Policy Framework 2019.

Above grade condition

11. Prior to the commencement of works above grade (excluding demolition), samples of all external facing materials to be used in the carrying out of this permission shall be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied that 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, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 ' Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

Above grade condition

12. Prior to commencement of works above grade (excluding demolition), detail drawings at

a scale of 1:5 or 1:10 through:

- i) all facade variations; and
- ii) shop fronts and residential entrances; and
- iii) all parapets and roof edges; and
- iv) all balcony and winter garden details; and
- v) heads, cills and jambs of all openings

to be used in the carrying out of this permission shall be submitted to and approved by the Local Planning Authority in writing. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework 2019, Policy 7.7 Location and Design of Tall Buildings of the London Plan 2016, Strategic Policy SP12 'Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

Above grade condition

13. Prior to the commencement of works above grade (excluding demolition), full-scale mock-ups of the façades 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.

The facades to be mocked up should be agreed with the Local Planning Authority and should demonstrate how the proposal makes a contextual response in terms of materials to be used.

Reason:

In order that the Local Planning Authority may be satisfied as to the design and details in accordance with the National Planning Policy Framework 2019, Policy 7.7 of the London Plan 2016, Strategic Policy SP12 ' Design & Conservation - of the Core Strategy (2011) and Saved Policies: 3.12 Quality in Design; 3.13 Urban Design; and 3.20 Tall buildings of The Southwark Plan (2007).

Above grade condition

14. i) Before any above grade work (excluding demolition) hereby authorised begins, details of the green, brown and blue roofs proposed for that Block shall be submitted to and approved in writing by the Local Planning Authority.

The roofs shall be: biodiversity based with extensive substrate base (depth 80-150mm); laid out in accordance with agreed plans; and planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

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

The green, brown and blue roofs shall be carried out strictly in accordance with the details approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green, brown and blue roofs and Southwark Council agreeing the submitted plans.

- ii) Once the green, brown and blue roofs are completed in full in accordance to the agreed plans a post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation

of habitats and valuable areas for biodiversity in accordance with policy 5.11 of the London Plan 2016, Saved Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

Above grade condition

15. Before any grade work hereby authorised begins (excluding demolition), a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority.

The scheme shall include soft landscaping, ecological enhancements, SUDS, nesting boxes and roofs.

Reason:

This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site. This is an mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan

Above grade condition

16. Before any above grade work hereby authorised begins (excluding demolition) of the development hereby authorised, 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 hard landscape materials must be natural stone with samples submitted to and approved in writing with the local planning authority.

The lawned areas should be planted in a species rich grass, details of which shall be agreed in writing with the local planning authority.

The landscape scheme must be designed to mitigate against the adverse impacts of wind, and the submitted details must demonstrate that the appropriate Lawson Safety Method and Lawson Comfort Method criteria shall be achieved.

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 2018 Parts 8, 12 & 15, London Plan (2016) Policies 7.6 and 7.7, 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.

Above grade condition

17. Before any above grade work hereby authorised begins (excluding demolition), the following shall be submitted to and approved in writing by the Local Planning Authority:
- a) 1:50 scale drawings of the facilities to be provided for the secure and covered storage of cycles; and

Thereafter the cycle parking facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

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 2018, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

Above grade condition

18. i) Before any above grade work hereby authorised begins the applicant shall submit details of all the play spaces proposed, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.
- ii) Before any above grade work (excluding demolition) hereby authorised the applicant shall submit details of all the play spaces proposed within that phase, including 1:50 scale detailed drawings for approval by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given and retained as such.
- iii) No later than 6 months prior to occupation of each phase of development hereby approved, details of the play equipment to be installed on the site shall be submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in accordance with the details thereby approved prior to the occupation of the residential units. All playspace and communal amenity space within the development shall be available to all residential occupiers of the development in perpetuity.

Reason:

In order that the Council may be satisfied with the details of the play strategy, in accordance with The National Planning Policy Framework 2019 Parts 5, 8, and 12, London Plan (2016) Policy 3.6 Children and young people's play and informal recreation facilities; policies SP11 Open spaces and wildlife and SP12 Design and conservation of The Core Strategy 2011 and the following 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 4.2 Quality of residential accommodation

Above grade condition

19. Prior to the commencement of works above grade (excluding demolition) of the development hereby permitted, a detailed lighting strategy and design for all internal and external lighting relating to that phase, demonstrating compliance with the Institute of Lighting Professionals (ILP) Guidance Notes, shall be submitted to and approved by the

Local Planning Authority in writing. If mitigation is required it shall be implemented prior to the first use of the building and retained as such thereafter.

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.

Above grade condition

20. Prior to the commencement of works above grade, the applicant shall submit written confirmation from the appointed building control body that the specifications for each dwelling identified in the detailed construction plans meet the standard of the Approved Document M of the Building Regulations (2015) required in the schedule below and as corresponding to the approved floor plans. The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

M4 (Category 2) 'accessible and adaptable':- at least 90%

M4 (Category 3) 'wheelchair user dwellings'.- at least 10%

Reason:

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

Above grade condition

21. Prior to any works above grade, evidence of the submission of an application for Secure By Design Accreditation from the Metropolitan Police, along with details of security measures proposed, shall be submitted and approved in writing by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

Above grade condition

22. Details of the following bird and bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement (excluding demolition) of the development hereby granted permission.

No less 8 sparrow boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes shall be installed within the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

Discharge of this condition will be granted on receiving the details of the nest/roost

features and mapped locations and Southwark Council agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 7.19 of the London Plan 2016, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core Strategy.

Pre-Occupation condition

23. No part of the development hereby permitted shall be occupied until all hazardous substances consents for the storage and distribution of natural gas at the Old Kent Road Gas Holder Station have been revoked in their entirety under the provisions of the Planning (Hazardous Substances) Act 1990, and written confirmation of the necessary revocations has been issued by the Hazardous Substances Authority.

Reason: The Old Kent Road Gas Holder Station is a Major Hazard Site and as such, subject to the requirements of the Health and Safety at Work etc. Act 1974. Although the Gas Holder Station is no longer operational and was denotified under the Control of Major Accident Hazards Regulations in 2015, all hazardous substances consents which relate to the site have not yet been formally revoked by the hazardous substances authority in accordance with Sections 14 or 17 of the Planning (Hazardous Substances) Act 1990. Until all such consents have been fully revoked, the Health and Safety Executive considers that the possibility of a major accident remains, which could have serious consequences for people in the vicinity. Although the likelihood of a major accident occurring is small, it is felt prudent for planning purposes to consider the risks to people in the vicinity of the hazardous installation.

Pre-Occupation condition

24. Before the first occupation of the building hereby permitted evidence that Secure By Design Accreditation has been awarded by the Metropolitan Police and that all approve security measures have been implemented shall be submitted to and approved by the Local Planning Authority.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and conservation of The Core Strategy 2011 and Saved Policy 3.14 Designing out crime of the Southwark Plan 2007.

Pre-Occupation condition

25. Prior to commencement of use of the church, an acoustic assessment shall be submitted to and approved by the Local Planning Authority to determine the necessary sound insulation to protect adjoining residential dwellings in light of the proposed use of that space. The assessment shall be accompanied by a detailed specification of sound insulation works. The specification shall be designed to ensure that noise from the church and community space (measured as LAeq (5 min)) does not exceed NR20 in any habitable room. Following approval of the assessment and sound insulation specification, the works shall be implemented in full prior to the use commencing. Post-completion validation testing of sound insulation performance shall be carried out to demonstrate that the required standard has been achieved and the results submitted to and approved by the Local Planning Authority. The sound insulation shall be

permanently maintained thereafter.

Reason:

To ensure that the adjoining occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the church premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2019.

Pre-Occupation condition

26. Prior to occupation, details of the marketing materials for sale and rental properties shall be submitted and approved in writing by the local planning authority clearly identifying the development as car free and that all new residents should sign acknowledgement of the permit free status of their new home.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

Pre-Occupation condition

27. a) Before the first occupation of the church use commences the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the church and community use;
- b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the building to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason

In order that the use of non-car based travel is encouraged in accordance with The National Planning Policy Framework 2019, Strategic Policy 2 Sustainable Transport of The Core Strategy 2011 and Saved Policies 5.2 Transport Impacts, 5.3 Walking and Cycling and 5.6 Car Parking of the Southwark Plan 2007.

Pre-Occupation condition

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

Reason: To ensure the proposal complies with The National Planning Policy Framework 2019, 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.

Pre-Occupation condition

29. Prior to occupation of the relevant commercial unit, a signage strategy for all commercial and church uses shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details, and to ensure a satisfactory townscape environment along Old Kent Road in accordance with Strategic Policy SP12 Design & 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).

Pre-Occupation condition

30. Before the commencement of fit out works , begins on any phase of development, full particulars and details of a scheme for the fit out of the B1 c) premises to an appropriate level for B1 (c) use shall be submitted to and approved by the Local Planning Authority and the development shall not be carried out otherwise than in accordance with any approval given. This should include details of the mechanical and electrical fit out of the units, showing heating and cooling provision, the inclusion of sprinkler systems for fire safety purposes, the provision of goods lifts, and the provision of kitchen and toilet facilities. The development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1 fit out for each phase shall be at the same time, or before the practical completion of the residential component of the same phase.

Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case in accordance with Strategic Policy 1.2 Strategic and local preferred industrial locations of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

Compliance condition

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

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

Living rooms- 35dB LAeq T **

Dining room - 40 dB LAeq T **

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

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

This may be achieved by implementing the measures outlined in the XC02 Noise Report dated December 2017. Following completion of the development and prior to occupation, a validation test shall be carried out on a 2% sample of premises representative of the site including at least ten with a façade facing the Old Kent Road. The results shall be submitted to the LPA for approval in writing.

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.

Compliance condition

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

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework 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).

Compliance condition

33. Party walls, floors and ceilings between any commercial premises as well as any communal amenity spaces and residential dwellings shall be designed to achieve a minimum weighted standardized level difference of 55dB DnTw+Ctr. Pre-occupation testing of the separating partition shall be undertaken for airborne sound insulation in accordance with the methodology of BS EN ISO 140-4:1998. Details of the specification of the partition together with full results of the sound transmission testing shall be submitted to the Local Planning Authority for written approval prior to the use commencing and once approved the partition shall be permanently maintained thereafter.

Reason:

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011), saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007) and the National Planning Policy Framework 2019.

Compliance condition

34. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

Compliance condition

35. No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone, or future controlled parking zone in Southwark in which the application site is situated.

Reason

To ensure compliance with Strategic Policy 2 - Sustainable Transport of the Core Strategy 2011 and saved policy 5.2 Transport Impacts of the Southwark Plan 2007.

Compliance condition

36. No roof plant, equipment or other structures, other than as shown on the plans hereby approved or approved pursuant to a condition of this permission, shall be placed on the roof or be permitted to project above the roofline of any part of the buildings as shown on elevational drawings or shall be permitted to extend outside of the roof plant enclosures of any buildings hereby permitted.

Reason:

In order to ensure that no additional plant is placed on the roof of the building in the interest of the appearance and design of the building and the visual amenity of the area in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.13 Urban Design of the Southwark Plan 2007.

Compliance condition

37. The development hereby permitted shall be constructed to include the energy efficiency measures and photovoltaic panels as stated in the Energy Statement submitted in support of the application. All measures and technologies shall remain for as long as the development is occupied.

Reason: To ensure the development complies with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy and Policy 5.7 Renewable Energy of the London Plan 2016.

Compliance condition

38. The church and community uses hereby permitted shall not be carried on outside of the hours 08.00-22.00 (Monday to Thursday and Sunday) and 08:00 - 23.00 (Friday and Saturday).

Reason:

To safeguard the amenities of neighbouring residential properties 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.

Compliance condition

39. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development"

Special condition

40. Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Strategic Policy 12 - Design and Conservation of The Core Strategy 2011, Saved Policy 3.19 Archaeology of the Southwark Plan 2007 and the National Planning Policy Framework 2019.

Pre-commencement condition

41. Prior to the commencement of the church and community use, a scheme of sound insulation shall be submitted to the local planning authority to ensure that the LFmax sound from amplified and non-amplified music and speech shall not exceed the lowest L90,-5min -1m from the facade of the nearby residential premises at all third octave bands between 31.5Hz and 8kHz. The plant and equipment shall be installed and constructed in accordance with any such approval given and shall be permanently maintained thereafter and the development shall not be carried out otherwise than in accordance with any such approval given.

Reason

To ensure that the occupiers and users of the proposed development and adjoining residential occupiers do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises 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).

Informative notes to the applicant relating to the proposed development

- 1 There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in

line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

OPEN**COMMITTEE:****PLANNING COMMITTEE****MUNICIPAL YEAR 2019-20****NOTE:**

Original held in Constitutional Team; all amendments/queries to Gerald Gohler/Everton Roberts, Constitutional Team, Tel: 020 7525 7420

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