

Planning Committee

Monday 20 July 2020
10.00 am

Online/Virtual: Members of the public are welcome to attend the meeting.
Please contact Constitutional.Team@southwark.gov.uk for a link or
telephone dial-in instructions to join the online meeting

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 Kerlake
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: Tim Murtagh on 020 7525 7187 or email: tim.murtagh@southwark.gov.uk

Members of the committee are summoned to attend this meeting

Eleanor Kelly
Chief Executive
Date: 3 July 2020



Planning Committee

Monday 20 July 2020
10.00 am

Online/Virtual: Members of the public are welcome to attend the meeting. Please contact Constitutional.Team@southwark.gov.uk for a link or telephone dial-in instructions to join the online meeting

Order of Business

Item No.	Title	Page No.
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	1 - 5
	To approve as a correct record the minutes of the open section of the meeting held on 15 June 2020 at 10am.	
6.	RELEASE OF £39,519,515.72 FROM S106 AGREEMENTS ACROSS THE BOROUGH TO SUPPORT HOUSING INVESTMENT	6 - 14

Item No.	Title	Page No.
7.	TO RELEASE £134,024.50 FROM THE S106 AGREEMENTS ASSOCIATED WITH THE BELOW DEVELOPMENTS, TO FUND THE ARCHAEOLOGY SERVICE UNTIL 2021	15 - 18
8.	DEVELOPMENT MANAGEMENT	19 - 22
8.1	EAGLE WHARF 90-96 PECKHAM HILL STREET LONDON SE15 5JT	23 - 100
8.2	BIANCA WAREHOUSE, 43 GLENGALL ROAD, LONDON SE15	101 - 190

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.”

Date: 3 July 2020

Planning Committee

Guidance on conduct of business for planning applications, enforcement cases and other planning proposals (virtual meetings)

Please note:

The council has made the following adaptations to the committee process to accommodate virtual meetings:

- The agenda will be published earlier than the statutory minimum of five working days before the meeting. We will aim to publish the agenda ten clear working days before the meeting.
- This will allow those wishing to present information at the committee to make further written submissions in advance of the meeting in order to:
 - Correct any factual information in the report
 - Confirm whether their views have been accurately reflected in the report
 - Re-emphasise the main points of their comments
 - Suggest conditions to be attached to any planning permission if granted.
- **Those wishing to speak at the meeting should notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

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 in the virtual meeting and wish to speak) for **not more than three minutes each**. **Speakers must notify the constitutional team at Constitutional.Team@southwark.gov.uk in advance of the meeting by 5pm on the working day preceding the meeting.**

- (a) One representative (spokesperson) for any objectors. If there is more than one objector wishing to speak, the time is then divided within the three-minute time slot.
- (b) The applicant or applicant's agent.
- (c) One representative for any supporters (who live within 100 metres of the development site). If there is more than one supporter (who lives within 100 metres of the development site) wishing to speak, the time is divided within the 3-minute time slot.
- (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 three-minute time allowance must be divided amongst those wishing to speak. Where you are unable to decide who is to speak in advance of the meeting, the chair will ask which objector(s)/supporter(s) would like to speak at the point the actual item is being considered. The clerk will put all objectors who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting. The clerk will put all supporters who agree to this in touch with each other, so that they can arrange a representative to speak on their behalf at the meeting.
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, will be speaking in their designated time-slots only, apart from answering brief questions for clarification; this 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 to which is open to the public and there should be no interruptions from members of the public.
10. Members of the public are welcome to record, screenshot, or tweet the public proceedings of the meeting.
11. Please be considerate towards other people and take care not to disturb the proceedings.
12. This meeting will be recorded by the council and uploaded to the Southwark Council YouTube channel the day after the meeting.

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

FOR ACCESS TO THE VIRTUAL MEETING (ONLINE/BY TELEPHONE)

PLEASE CONTACT:

Planning Committee Clerk, Constitutional Team
Finance and Governance

Tel: 020 7525 7420 or email: gerald.gohler@southwark.gov.uk



Planning Committee

MINUTES of the Planning Committee held on Monday 15 June 2020 at 10.00 am

PRESENT: Councillor Martin Seaton (Chair)
 Councillor Kath Whittam (Vice-Chair)
 Councillor Barrie Hargrove
 Councillor Sarah King (Reserve)
 Councillor Hamish McCallum (Reserve)
 Councillor Darren Merrill (Reserve)
 Councillor Margy Newens
 Councillor Damian O'Brien

OTHER MEMBERS PRESENT: Councillor Helen Dennis
 Councillor Richard Livingstone

OFFICER SUPPORT: Simon Bevan, Development Management
 Colin Wilson, Regeneration
 Troy Davies, Development Management
 Alicia Chaumard, Development Management
 Pip Howson, Transport Policy
 Tim Cutts, Regeneration
 Margaret Foley, Legal Officer
 Tim Murtagh, Constitutional Officer

1. APOLOGIES

Apologies for absence were received from Councillors Adele Morris, Catherine Rose and Cleo Soanes.

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 before the meeting:

- Addendum report relating to item 5.1 and 5.2
- Members pack relating to item 5.1 and 5.2.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. 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.

ADDENDUM REPORT

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

5.1 227-255 ILBERTON ROAD, LONDON SE1 1NS

Planning application reference: 19/AP/1773

Report: see pages 7 to 136 of the agenda pack and pages 1 to 4 and 7 to 10 of the addendum report.

PROPOSAL

Demolition of existing buildings and the erection of a part 2/3, 9 and 28 storey (up to 94.65m AOD) mixed-use development comprising of 3,581 sqm including 2,538 sqm of industrial floorspace (Use Classes B1c/B8) at ground and intermediate levels, 598 sqm of internal loading yard, 445 sqm ancillary plant and equipment; and 254 residential apartments (C3), 35.5% affordable by habitable room, and other associated infrastructure.

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

There were no objectors present.

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

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

Councillor Richard Livingstone addressed the sub-committee in his capacity as ward councillor. There were no questions to the ward councillor.

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

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

RESOLVED:

1. That planning permission be granted, subject to conditions in the report and the additional condition below and referral to the Mayor of London, and the applicant entering into an appropriate legal agreement by no later than the 15 December 2020.
2. That the environmental information be taken into account as required by Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations 2017.
3. That following issue of the decision it be confirmed that the director of planning shall place a statement on the Statutory Register pursuant to Regulation 30 of the Town and Country Planning (Environmental Impact Assessments) Regulations and that for the purposes of Regulation 30(1) (d) the main reasons and considerations on which the Local Planning Authority's decision is based shall be set out as in this report.
4. In the event that the requirements of (1) are not met by 15 December 2020 that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out at paragraph 277 of the report.

Additional condition:

That details be submitted of a scheme for the internal ventilation of the development including appropriately located plant, inlets and outlets; filtration and treatment of incoming air.

5.2 221 NEW KENT ROAD, LONDON SE1

Planning application reference:19/AP/5389

Report: see pages 137 to 212 of the agenda pack and pages 4 to 6 of the addendum report.

PROPOSAL

Demolition of existing warehouse building and erection of a part 3, part 6 and part 9 storey building providing 200 hotel rooms (Class C1) and 1,354sqm of work/maker space at ground floor (and mezzanine) (Flexible Class B1) as well as ancillary cafe/restaurant and bar facilities (Class A3/A4), along with associated landscaping, servicing yard and access works.

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

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

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

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

Councillor Helen Dennis addressed the sub-committee in her capacity as ward councillor and responded to questions posed by the sub-committee.

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

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

RESOLVED:

1. That planning permission be granted, subject to the conditions in the report and the additional conditions set out below and the applicant entering into a satisfactory legal agreement.
2. That in the event that the legal agreement is not entered into by 15 December 2020 the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 143 of the report.

Additional conditions:

- 1) Prior to the commencement of works above grade (excluding demolition) and notwithstanding the approved plans, details of the design and location of the entrance to the commercial unit shall be submitted and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the Local Planning Authority may be satisfied as to the details in accordance with the National Planning Policy Framework 2019, Strategic policy SP12: 'Design and Conservation of the Core strategy (2011) and Saved Policies 3.12 Quality in Design, 3.13 Urban Design and 3.2 Protection of amenity.

- 2) The construction environment management plan is to include a provision that there must be consultation with residents and ward councillors in the construction process.

- 3) The section 106 agreement to include a further management plan – a Hotel Operator Management Plan. That would ensure that residents and ward councillors are consulted about the operation of the hotel and that they would have a point of contact to raise any issues with and they would be consulted if there are any changes to the hotel operation which might affect residents.

Informative

The following Informative was also agreed – That Southwark officers will arrange for the hotel to have a Theobald Street address.

The meeting ended at 1.16pm

CHAIR:

DATED:

Item No. 6.	Classification: Open	Date: 20 July 2020	Meeting Name: Planning Committee
Report title:		Release of £39,519,515.72 from S106 agreements across the borough to support Housing Investment	
Ward(s) or groups affected:		All	
From:		Director of Asset Management	

RECOMMENDATION

1. That the planning committee agrees the release of funds totaling £39,519,515.72 of S106 Affordable Housing funding, received against the legal agreements set out in Appendix A, to the S106 Affordable Housing Fund in order to deliver affordable housing across Southwark.

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations. These obligations may take the form of financial contributions, including towards affordable housing.
3. The council expects affordable housing to be provided by developers on-site. In exceptional circumstances where a developer has justified, in accordance with both the council's planning policy requirements and the London Plan, that the affordable housing cannot be built on-site, the affordable housing should be provided off-site. If this is not possible then the council may allow a contribution to be secured by way of an in-lieu payment. All in-lieu payments received by the council in this way and approved by planning committee are combined to form the S106 Affordable Housing Fund. This fund is ring-fenced to help finance the council's New Homes Programme.
4. The planning committee approved a release report for S106 for the council's housing programme in March 2018. The funds released by that report have helped support the New Homes Programme. The units provided by this programme will deliver new affordable homes and contribute towards the council's commitment to build 11,000 new council homes by 2043, as per the Council Plan 2018-22. 2,500 of these homes will be built by 2022.
5. This release of S106 funding to the S106 Affordable Housing Fund will enable the council to support the cost of delivering affordable homes included within the council's housing investment programme. Different schemes are at different stages of development, although the Capital Programme Refresh report presented to Cabinet in September 2019 showed that the New Builds programme expects to spend £651 million between 2019-20 and 2028-29. This is expected to be financed from several sources, such as Right-to-Buy receipts, the Section 106 Affordable Housing Fund, and external borrowing within prudential limits.

KEY ISSUES FOR CONSIDERATION:

6. Subject to Planning Committee approval, the Section 106 sums described in Appendix A will be added to the S106 Affordable Housing Fund and be used to help finance the council's New Homes Programme. The S106 sums released since 2012 have contributed to the delivery of 344 new affordable homes to the council. By way of an example as to the progress of the New Homes programme, recently the council has delivered the Sumner Road (Blossom Court) development completed in April 2019, providing 67 new council homes, as well as 3 homes from shared equity to assist with decanting leaseholders from Aylesbury and Ledbury estates.
7. The council's New Homes Programme, to which these S106 sums will be contributing, has a total programme pipeline of 2,842 homes, and the council is making significant steps towards its ambitious commitment for 11,000 new council homes by 2043 .
8. The S106 Affordable Housing Fund of which these sums being released will form a part, will help to contribute to the following schemes, which are currently on site:

Location	Ward	No. of New Council Homes
Meeting House Lane	Nunhead & Queens Road	29
Pelier Street	Newington	17
Tenda Road	South Bermondsey	12
Lakanal Shops New Build	St Giles	28
Chilton Grove Rooftop Development	Rotherhithe	44
Copeland Road Car Park	Rye Lane	24
Daniels Road	Nunhead & Queens Road	19
Tustin Hidden Homes	Old Kent Road	13
Ivy Church Lane	Faraday	21
Joseph Lancaster	London Bridge & West Bermondsey	40
Redbridge Gardens	St Giles	3
Comber House Drying Rooms	Camberwell Green	6
Welsford St Garages	South Bermondsey	10
Total:		266

And also to the following schemes which have received planning permission and are expected to commence over the next twelve months:

Project	Ward	No. of New Council Homes
Nunhead Lane	Rye Lane	12
39-44 Rutley Close	Newington	25
Linden Grove	Peckham Rye	27
Bassano St Garages	Goose Green	4
Commercial Way	Old Kent Road	74
Goschen Estate	Camberwell Green	17
Haddonfield Estate	Rotherhithe	14

Project	Ward	No. of New Council Homes
Heaton House	Rye Lane	8
Henslowe Road Garages	Dulwich Hill	3
Maydew Build on top	North Bermondsey	24
Rye Hill Park	Peckham Rye	23
Salisbury Estate	North Walworth	26
Sedgemoor Place	St Giles	13
Thaxted Court / Damory House (Building on top)	North Bermondsey	28
Tissington, Silverlock Estate	Rotherhithe	35
Underhill Road	Dulwich Hill	3
Total:		336

9. Resources from the S106 Affordable Housing Fund will be necessary in order to complete the financing for 11,000 new homes by 2043, of which these new homes projects are a part. It is for this reason that this report recommends that the Planning Committee release the sums described in Appendix A.
10. These projects will help deliver our Fairer Future Commitments by making Southwark a more connected and sustainable borough to live in.
11. The New Homes Programme particularly supports the second Fairer Future Commitment, *A Place to Belong*.

Community impact statement

12. The 2014 Strategic Housing Market Assessment demonstrated a continuing need for affordable housing, with the borough experiencing very high house prices that are outside the reach of many of its residents. It has the highest house prices in the housing sub-region (the average 2 bedroom flat being sold for £360k in 2013). At the time of the 2011 census there were 18,547 overcrowded households in Southwark, a higher number, and a higher percentage (15.3%), than any of the other four boroughs in the sub-region. Over the period 1981- 2012 the population of Southwark increased by 34%, the fastest growth in the sub-region by some margin. This helps to demonstrate a continuing need for more homes and particularly for affordable homes in the borough.
13. This proposal to increase the supply of affordable homes in the borough will benefit households in housing need from all Southwark's communities.
14. The provision of this housing is in line with community needs and will create stronger communities. This in turn will improve the quality of life of people in Southwark and encourage community cohesion.
15. It is not considered that the proposal has any impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
16. The Public Sector Equality Duty requires public bodies to consider all individuals when carrying out their day to day work, in shaping policy, in delivering services and in relation to their own employees. It requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. The council's consultation with residents on the 11,000 council homes programme

has been specifically designed to be inclusive of all the borough's communities and provide a range of mechanisms to provide residents with the opportunity to engage.

17. The New Homes team undertakes full equalities impact assessments for each project within the programme, to be completed prior to commencement of works on each site. This is to ensure that there is no disproportionate or discriminatory impact on groups with protected characteristics.
18. By providing a stronger link between the new build programme and working with the Great Estates agenda and utilising social regeneration indicators linked to council plan objectives, the programme will help target those most in need to deliver community benefits.

Resource implications

19. The developments set out in Appendix A secured of £39,519,515.72, combined, in contributions towards the provision of Affordable Housing. All of £39,519,515.72 is currently unallocated and available.
20. The proposed allocation accords with the S106 agreements and would provide appropriate mitigation for the impacts of the specific and future developments.
21. Subject to Planning Committee's approval, this sum of £39,519,515.72 will be ring-fenced as S106 Affordable Housing Fund monies.

Consultation

22. Each site has been subject to the usual planning consultation process and has been assessed as being acceptable, with planning permission being granted for each site.
23. Consultation is a key part of the New Homes Programme, and will be undertaken in respect of the stakeholders concerned with each housing development at multiple stages during the project lifecycle. Some of the New Homes projects are not yet at the consultation stage, but these will in their turn be subject to the same processes of consultation and community involvement.
24. Consultation on individual sites is being undertaken in line with the council's Charter of Principles and continues to provide mechanisms for current and prospective residents to engage with the development of new homes.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

25. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.
26. The affordable housing contributions received can only be used for new affordable housing beyond what is required by the donor site. The affordable housing requirements for the identified donor sites have been calculated and the proposed allocation will be to the additional affordable housing beyond what is required. These accords with the justification for the contribution and the legal agreement.

Director of Law and Democracy

27. This report requests that planning committee authorises the release of an amount of £39,519,515.72 from the various planning obligations agreements ("section 106 Agreements") listed in Appendix A. Paragraph 3 of the report refers to an earlier release of funds in March 2018 to facilitate an earlier phase of the build programme.
28. As members have been previously advised, it is essential that monies held in accordance with section 106 Agreements are expended in accordance with both the terms of the specific agreement and also Regulation 122 of the Community Infrastructure Regulations. Each section 106 Agreement mentioned has been reviewed and it is considered that the proposed expenditure is in accordance with its terms and also the relevant Regulation mentioned above and is otherwise reasonable in all other respects.
29. As an example, the first affordable housing payment for the development at Ludgate House has recently been paid. The relevant agreement relating to this was dated 28 March 2014 and required the financial obligation *"to be paid to the council into a managed pool of funds operated and utilised for the purpose of the construction, provision or delivery of new Affordable Housing with the objective of creating mixed communities within the Borough via the council's Direct Delivery Programme or such other successor programme"*
30. Paragraph 11 of the report mentions the overall benefits of the scheme and a full equalities assessment will be undertaken later which should reassure Members that they will safely comply with the Public Sector Equality Duty if they decide to reach this decision
31. The decision to consider and approve the expenditure of section 106 monies is a matter reserved to the Planning Committee in accordance with the council constitution.

Strategic Director of Finance and Governance CAP19/050

32. This report requests the planning committee to approve the release of £39,519,515.72 Section 106 Affordable Housing funds from the agreements set out in Appendix A, towards the delivery of council's affordable housing programme.
33. The strategic director of finance and governance notes the resource implications at paragraphs 15-18, the supplementary advice at paragraphs 21-22, confirms the council has received the related funds, and they are available for the purposes outlined in the body of this report.
34. Staffing and any other costs associated with this recommendation are to be contained within existing budgets.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106	160 Tooley Street London SE1 2QH	Martha Dankwa 020 7525 3734
Council Plan 2018-22	160 Tooley Street London SE1 2QH	Matthew Little 0207 525 0388
Link: http://www.southwark.gov.uk/council-and-democracy/fairer-future/council-plan		
Capital programme refresh for 2018-19 to 2027-28	160 Tooley Street London SE1 2QH	Rob Woollatt 020 7525 0614
Link: http://moderngov.southwark.gov.uk/ieListDocuments.aspx?CId=132&MId=6096&Ver=4		

APPENDICES

No.	Title
Appendix A	S106 agreements delineated by funds available and intended purpose

AUDIT TRAIL

Lead Officer	Stuart Davis, Director of New Homes	
Report Author	James Gilliland, CIPFA Trainee	
Version	Final	
Date	12 June 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team		1 July 2020

APPENDIX A

Profit Centre	Planning Reference	Ward	Address	Sum available
W01371	97/AP/1503	London Bridge & West Bermondsey	7-25 Bermondsey Street & 2-10 Magdalen Street	106,794.95
W01111	97/AP/1082	Borough & Bankside	18-21 New Globe Walk	177,080.00
W07485	14/AP/2332	North Bermondsey	23 Paradise Street	211,231.32
W06661	11/AP/0868	North Walworth	2-10 Steedman Street	275,157.96
W02441	04/AP/1765	Champion Hill	Land adjoining 6 Dog Kennel Hill	319,206.00
W08161	16/AP/3612	London Bridge & West Bermondsey	Marshall House, 6 Pages Walk	340,000.00
W07721	14/AP/1862	St George's	128-150 Blackfriars Road	5,329,657.06
W07331	13/AP/3791	Borough & Bankside	1,3-5, 7-19 Valentine Place & 21, 27-31 Webber Street	504,950.10
W05791	13/AP/1403	Borough & Bankside	Kings Reach Tower	508,847.00
W07111	13/AP/2405	North Bermondsey	19 Queen Elizabeth Street	713,500.00
W06861	12/AP/1308	Camberwell Green	1-6 Camberwell Green	753,351.71
W07551	14/AP/4693	North Walworth	Old Station House, 1 Carter Place	843,354.00
W03051	06/AP/1882	Borough & Bankside	Union Works, 60 Park St & 16 New Globe Walk	1,372,050.26
W07201	13/AP/3059	London Bridge & West Bermondsey	6-14 Melior Street	1,648,819.40
W03391	11/AP/0912	Borough & Bankside	Bankside Industrial Estate	6,657,160.47
W05791	11/AP/1071	Borough & Bankside	Kings Reach Tower	7,502,463.43
W06811	11/AP/2012	Borough & Bankside	Brandon House	330,000.00
W07291	13/AP/3815	Borough & Bankside	The Music Box, 235-241 Union Street	1,699,998.00
W07141	13/AP/2075	Borough & Bankside	67-69 Southwark Street (Isis House)	421,518.99
W07491	14/AP/1302	London Bridge & West Bermondsey	Fielden House, 235-241 Union Street	1,326,762.00
W08281	14/AP/3104	Dulwich Village	To the rear of 25 Dulwich Village	219,675.93
W07421	14/AP/0830	North Walworth	237 Walworth Road	593,816.00

Profit Centre	Planning Reference	Ward	Address	Sum available
W07121	12/AP/3940	Borough & Bankside	Sampson & Ludgate	7,379,989.00
W08741	18/AP/3167	London Bridge & West Bermondsey	151-157 Tower Bridge Rd	284,132.14
TOTAL				39,519,515.72

Source of funding by ward

Ward	S106 generated
Borough & Bankside	26,554,057.25
Camberwell Green	753,351.71
Champion Hill	319,206.00
Dulwich Village	219,675.93
London Bridge & West Bermondsey	3,706,508.49
North Bermondsey	924,731.32
North Walworth	1,712,327.96
St George's	5,329,657.06

Item No. 7.	Classification: Open	Date: 20 July 2020	Meeting Name: Planning Committee
Report title:		To release £134,024.50 from the S106 agreements associated with the below developments, to fund the archaeology service until 2021	
Ward(s) or groups affected:		All	
From:		Chief Executive	

RECOMMENDATION

1. That planning committee agrees the release of funds totalling £134,024.50 of Section 106 funding, from the below development(s), to deliver the archaeology service, as set out in paragraphs 4-6.

BACKGROUND INFORMATION

2. Planning obligations are used to mitigate the negative impacts caused by a development and contribute towards providing infrastructure and facilities necessary to achieve sustainable communities. In order to achieve this, the council enters into a legal agreement with a developer whereby the developer agrees to provide planning contributions and/or enters into various planning obligations.
3. Agreements have secured funding for the post of archaeology officer over a number of years and this report seeks to release that funding in order to forward fund the post up to and including 2020.

KEY ISSUES FOR CONSIDERATION

4. The archaeology officer post is located within the design and conservation team. The post originated in 1992, partly as a response to the controversy surrounding the discovery of the Rose Theatre in 1989, but also as the importance of the archaeological resource in north Southwark became increasingly apparent.
5. The post was part-funded for two years by English Heritage, but became a core post entirely funded from departmental budgets from 1994. The continuing regeneration of Southwark has led to the discovery of regionally and nationally significant archaeological monuments in the borough. Through the planning process, the officer ensures the provision for archaeological investigation and post-excavation projects and monitors investigations. Where appropriate the preservation of monuments in situ is also negotiated by the officer. Owing to the importance of the archaeological heritage of the borough, it is considered necessary that the post of Archaeology officer is maintained.
6. The archaeology officer post ensures the provision of archaeological investigation and post-excavation projects and monitors investigations. Where appropriate the preservation of monuments in situ is also negotiated by the officer. Owing to the importance of the archaeological heritage of the borough, it is considered

necessary that this post is funded by S106 contributions and secured for the next four years.

Community impact statement

7. This use of funds has no community impact implications.
8. The proposal has no impact on any particular age, disability, faith or religion, race and ethnicity and sexual orientation.
9. The proposals are not considered to have a disproportionate effect on any other community or group.

Consultation

10. This report is releasing funds from a number of agreements, from across the borough. As these contributions are for the single purpose of funding the council's archaeology officer and cannot be used for anything else, it has been considered necessary to consult.

Resource implications

11. All costs arising from implementing the recommendations above will be met from the S106 agreements attached to the planning permissions for the development sites.
12. The project will be managed by the design and conservation team, which has been managing Southwark's archaeology since 1992.
13. Above mentioned funding is required to pay for the post of an archaeology officer. Post is located within the Design and Conservation team. The post originated in 1992. Owing to the importance of the archaeological heritage of the borough, it is considered necessary that this post is funded by S106 contributions and secured for the next four years.

Policy implications

14. These funds will help deliver our Fairer Future Promises by managing the borough's historic environment.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Planning

Permission Ref	Account No	Address	Amount
18/AP/2302	837	Rose Court, 2 Southwark Bridge Road, SE1 9HS	£3,442.42
15/AP/3886	782	25-29 Harper Road, London, SE1 6AW and Crown Court, Swan Street, London SE1 1DF	£6,936.33
16/AP/4569	841	133 Park Street, London SE1 9EA and 105 Sumner Street	£95,795.61

Permission Ref	Account No	Address	Amount
		London SE1 9HZ	
17/AP/3757	842	62A and Hatcham Road and 134-140 Ilderton Road, London SE15 1TW	£11,347.08
12/AP/3940	712	Sampson House 64 Hopton Street SE1 9JH & Ludgate House 245 Blackfriars Road SE1 & RAILWAY ARCHES.	£8,396.86
15/AP/4980	806	153-159 Borough High Street, London SE1 1HR	£1,149.19
17/AP/1646	848	634-636 Old Kent Road, London SE15 1JB	£3,568.01
16/AP/3983	864	56-60 Denmark Hill, London SE5 8RZ	£3,389.00
TOTAL			£134,024.50

15. The above mentioned developments secured £134,024.50, combined, in contributions towards funding the post of archaeology officer. These funds are currently unallocated and available.
16. The proposed allocation accords with the above mentioned agreements and would provide appropriate mitigation for the impacts of the specific and future developments.

Director of Law and Democracy

17. As a central London borough, Southwark is fortunate in possessing a very rich history. This report emphasises the importance of the archaeological heritage within the Borough and outlines the need to devote further resources in order to protect this as far as possible.
18. The report lists eight different planning agreements where financial payments have been made by developers in order to mitigate the impacts caused by the various developments. Usually, such impacts are quite specific to the individual site but in certain instances the developer consents to the contribution being used towards general purposes within the borough. This is the case with the archaeological payments identified in this report where in most of the individual agreements, the developer has agreed that the funding may cover archaeological services within the borough. This report is directly concerned with the ability to fund this important work.
19. The report confirms that it is not considered that the proposal has any disproportionate effect on any other community or group. Accordingly, Members on this occasion, can feel confident that there will be no breach of the rights contained within the European Convention of Human Rights nor any failure to comply with the Public Sector Equality Duty.
20. As is customary with such release reports, the authority to consider and authorise such expenditure is in accordance with paragraph 6, part 3F of the council constitution.

Strategic Director of Finance and Governance CAP19/067

21. This report seeks approval from the planning committee to release the sum of £134,024.50 from the agreements listed at paragraph 15, to fund Archaeology Officer post within the design and conservation team.
22. The director of planning confirms the section 106 receipts associated with these agreements have not been allocated to other projects, and the proposed allocation accords with the terms of the agreements.
23. The strategic director of finance and governance notes the resource implications at paragraphs 11-13, confirms that the council has received the related section 106 funds and they are available for the funding of archaeology officer post.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Copies of S106 Legal Agreements	Planning Division, 160 Tooley Street, London SE1	Neil Loubser 020 7525 5451

APPENDICIES

Appendix	Description
None	

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Michael Tsoukaris, Group Manager Design and Conservation	
Version	Final	
Dated	24 June 2020	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Law and Democracy	Yes	Yes
Strategic Director of Finance and Governance	Yes	Yes
Director of Planning	Yes	Yes
Date final report sent to Constitutional Team		1 July 2020

Item No. 8.	Classification: Open	Date: 20 July 2020	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

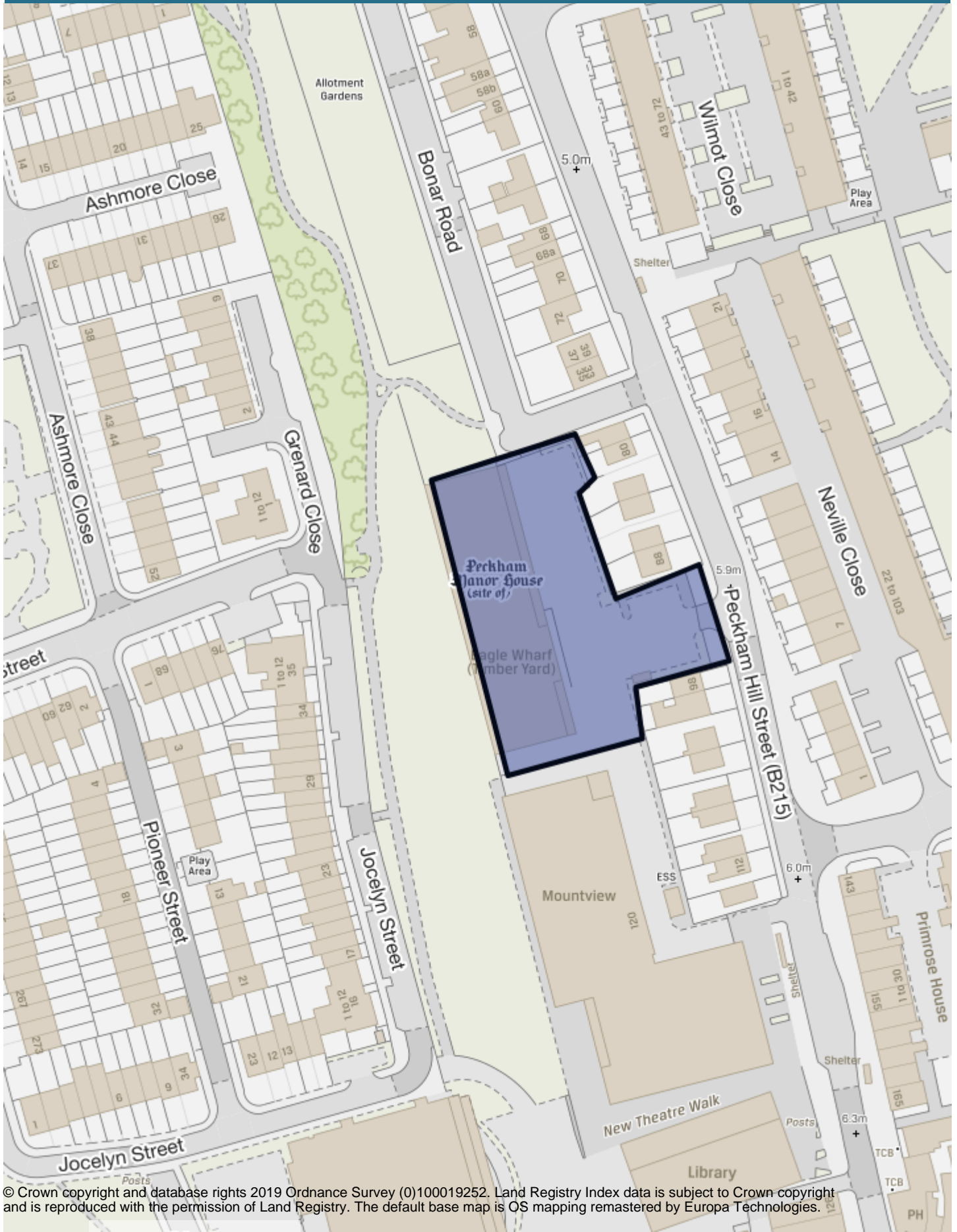
Background Papers	Held At	Contact
Council assembly agenda 23 May 2012	Constitutional Team 160 Tooley Street London SE1 2QH	Virginia Wynn-Jones 020 7525 7055
Each planning committee item has a separate planning case file	Development Management 160 Tooley Street London SE1 2QH	Planning Department 020 7525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

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Chidilim Agada, Head of Constitutional Services		
Report Author	Gerald Gohler, Constitutional Officer Jonathan Gorst, Head of Regeneration and Development		
Version	Final		
Dated	3 July 2020		
Key Decision?	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments sought	Comments included	
Director of Law and Democracy	Yes	Yes	
Director of Planning	No	No	
Cabinet Member	No	No	
Date final report sent to Constitutional Team			3 July 2020



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Item No. 8.1	Classification: Open	Date: 20 July 2020	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 19/AP/2087 for: Full planning application Address: EAGLE WHARF 90-96 PECKHAM HILL STREET LONDON SE15 5JT Proposal: Redevelopment of site comprising the demolition of existing retail warehouse building in (Use Class A1) and construction of two buildings at four and six storeys in height. The application scheme will provide a creative Digital Hub workspace (Use Class B1/D1) and student accommodation incorporating 393 student bedrooms (sui generis Use Class) and associated communal facilities and associated communal facilities. The scheme includes highway improvements, landscaping, blue badge car parking, and cycle parking spaces for students and visitors.		
Ward(s) or groups affected:	Peckham		
From:	Director of Planning		
Application Start Date	18/06/2019	Application Expiry Date	17/09/2019
Earliest Decision Date	20/11/2019		

RECOMMENDATIONS

1. That planning permission be granted subject to conditions and the applicant entering into to an appropriate legal agreement.
2. That in the event that the requirements of (1) are not met by 25 September 2020, the director of planning be authorised to refuse planning permission (if appropriate) for the reasons set out in paragraph 291.

EXECUTIVE SUMMARY

3. This application is for decision by the planning committee as it is a major application for which five or more objections have been received.
4. The proposal is for the redevelopment of an A1 Use Class retail warehouse. The proposed development would provide student housing for University of the Arts, with 393 student rooms within two buildings of four to six storeys. Part of the ground floor is described by the applicant as a Digital Hub workspace, providing a space for the local community to meet and learn digital skills and as a start up work space for individuals and small businesses in the creative arts. The student accommodation would have associated communal rooms, reception, laundry room and cycle storage. The Digital Hub would have separate cycle storage. Landscaped courtyard spaces and a shared communal refuse store would also be provided.
5. One of the joint applicants, the University of the Arts London (UAL), is the largest Arts University in Western Europe and has two major academic institutions (Camberwell College of Arts and London College of Communication at Elephant and Castle) located within the London Borough of Southwark. The academic provision at Camberwell has

recently doubled in size (including the provision of a Creative Computing Institute) and the proposed development will play a vital role in supporting all of these facilities. To date, UAL have relied almost exclusively on private sector student accommodation secured via nomination agreements and leases. These are often at high rents and subject to large annual increases and with limited social and welfare services. UAL's cohort of students is in the region of 20,000. The proposed student accommodation would be exclusively for UAL's own students. UAL's existing student accommodation in Camberwell has 290 rooms and the proposal for 393 student rooms would help in addressing their student's need for accommodation.

6. The accommodation is being developed, owned and run by UAL predominantly for students enrolled at the nearby UAL Camberwell College of the Arts campus in Peckham Road. A payment in lieu of £4 million is proposed for affordable housing to be delivered through the council's own programmes as it is not practical to include conventional affordable housing on site. The sum offered is substantially in excess of the maximum amount which could be supported as evidenced by the viability assessment.
7. The massing and detailed architectural treatment is considered appropriate in the context of the adjacent Mountview Academy building and the listed buildings fronting Peckham Hill Street. The immediate setting and views of the listed buildings would be preserved. The student housing would be good quality and the proposal would not be detrimental to the amenity of neighbouring properties. Planning obligations would secure the in lieu affordable housing payment, and reviews of the viability in the case of a delayed start and post-construction, employment, public realm and transport improvements and highway works. It would also secure the rents and management arrangements for the student accommodation, and the use and access to the Digital Hub space. Proposed conditions would ensure the proposal accords with policies on archaeology, trees, design, transport, ecology, landscaping, amenity, flooding and energy.

BACKGROUND INFORMATION

Site location and description

8. The site comprises 0.38 hectares (ha) of previously developed land and is located on the western side of Peckham Hill Street within the designated Peckham town centre. This brownfield site is bounded by Bonar Road to the north, Surrey Canal to the west and the recently completed development at 90-96 Peckham Hill Street to the south (Mountview Academy – approved by permission reference 16/AP/2649).



9. The existing building on site is set back from the main road and comprises a two storey retail building (Class A1) with a gross internal floor space of 1958m², constructed of dark brick and corrugated metal. The site is vacant, but was previously in use as a timber merchant (Whitten Timber). To the front of the existing building is a customer car park with approximately 40 vehicle parking spaces. The car park was also used as a delivery area. The site is currently accessed via both Peckham Hill Street and Bonar Road.
10. The site is located within the Peckham Hill Street Conservation Area and is adjacent to the Rye Lane Conservation Area (to the south) but does not include any listed buildings. The site is located immediately north of three grade II listed buildings (Nos. 98-108, 102-104 and 106-108 Peckham Hill Street) and immediately west of a group of locally listed buildings (78-88 Peckham Hill Street).
11. The site is located within the Peckham and Nunhead Action Area, the Peckham Core Action Area, the Urban Density Zone, an Air Quality Management Area, Flood Zone 1 and within a Critical Drainage Area (CDA).
12. Surrey Canal is located directly to the west and is designated as Metropolitan Open Land (MOL) and a Site of Importance for Nature Conservation (SINC).
13. The council's Geographical Information System (GIS) shows a small section of the site as being within MOL. However, this layer has not been drawn correctly on the GIS and that the site is not MOL/SINC. This would be amended when the New Southwark Plan (NSP) is adopted.
14. Surrey Canal provides a north-south pedestrian and cyclist link from the Peckham town centre towards Burgess Park.
15. The site is well served by public transport and has an excellent Public Transport Accessibility Level (PTAL) rating of 6a. The site is not within a Controlled Parking Zone (CPZ). Peckham Hill Street is within the bus priority network and several local bus routes are within walking distance to the site, with the closest being 70 metres away. The site is also within walking distance (approximately 12 minutes) to Peckham Rye station offering services on the London Overground and Southern Rail networks.

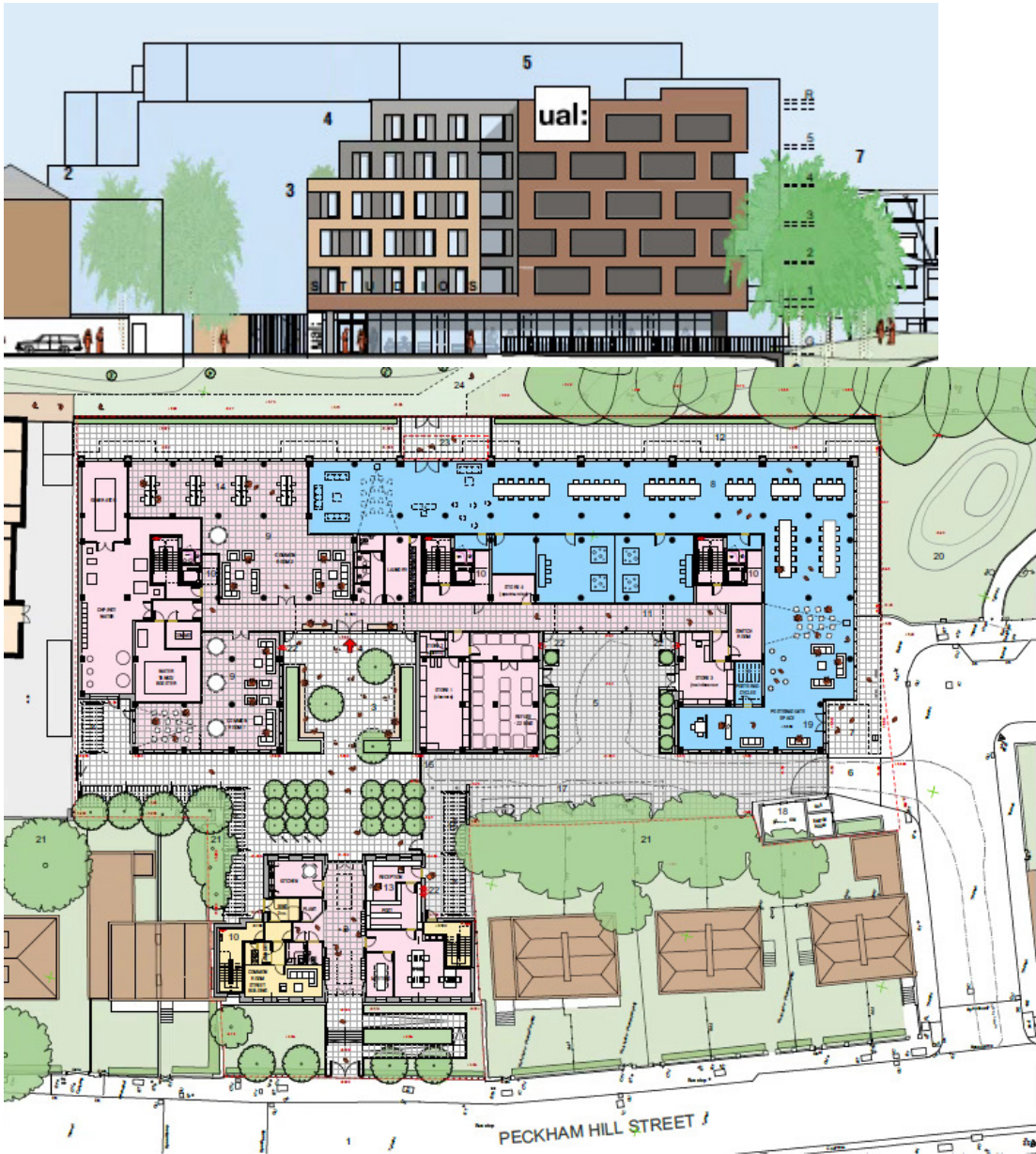
16. In the emerging New Southwark Plan, the site is within an Archaeological Priority Zone, and within the wide setting consultation area of the proposed borough view of St Paul's Cathedral from One Tree Hill.

The surrounding area

17. The surrounding area is predominantly residential in character with a mix of high and low density housing. Immediately to the south of the site is the newly constructed Mountview Academy (planning permission reference 16/AP/2649), a part three- four- and five-storey building comprising teaching, rehearsal and administrative accommodation, theatre (Class D1), and cafe/restaurant/bar (Class A3/A4). Further to the south are Peckham Library, Peckham Pulse Leisure Centre, and Peckham Square, which the council has permission to redevelop.
18. The site is located within, but on the edge, of the town centre and adjacent to residential uses, away from the main parade of shops and services, and outside of protected shopping frontages.
19. The site is a short walk from University of Arts London's (UAL) campus at the Camberwell College of Arts on Peckham Road and UAL's campus at the London College of Communication at Elephant and Castle is easily accessible by public transport or by bicycle.

Details of proposal

20. A mixed use development comprising of a creative Digital Hub workspace (dual Class B1/D1) and student accommodation (sui generis) is proposed. A total of 393 student bedrooms would be provided with the accommodation being owned and run by the University of Arts London for its own students, ; predominantly those enrolled at the nearby UAL Camberwell College of the Arts campus in Peckham Road. The floor area of the student accommodation would be 10,993sqm and the Digital Hub (Class B1/D1) would have a floor area of 753sqm.
21. It is proposed to demolish the existing building and to construct two buildings at four and six storeys in height.
22. The six storey building would be the main building located on the western side of the site. It would have a parapet height of 18.8m, and would step down to the (east) elevation in the form of three smaller 'pavilions' (at a height of 12,4m) which would be centred around landscaped courtyards at ground floor level. This building would be 159m long, and front onto the Surrey Canal to the rear (west).



23. The Digital Hub would be on part of the ground floor of the six storey building (shown in blue above) and the remainder of the ground floor would provide common rooms for students, a generator room, water tank, storage areas and refuse storage facilities. The upper floors would comprise student accommodation, arranged as 393 student bedrooms with shared living rooms and kitchens.
24. The applicant's vision for the proposed Digital Hub is that it would help create the pathways for local people to engage with and enjoy careers in London's creative economy. The Digital Hub would house two key functions:
 - A space for people of the local community to meet and learn digital skills.
 - Start up work space for individuals and small businesses in the creative arts.
25. The Use Class for the Digital Hub would be B1/D1 and the hours of operation requested are from 7am to 10 pm during weekdays and between 9 am and 5pm on Saturdays, with no opening on Sundays.
26. The Digital Hub represents the latest phase in UAL's evolution and would nurture creative businesses crucial to the Borough's and London's on-going success as a global hub for creative business.
27. The Digital Hub will be run and managed by UAL as a completely separate facility to the student housing with a standalone access on Bonar Road. No access to Canal Park is provided, however the building has been designed so that in the future, with the approval of the council, access could be taken directly from Surrey Canal.
28. UAL has committed to operate the facility on a not for profit basis and whilst it will need to cover running costs, it is not the intention to run the Digital Hub as a commercial facility.
29. The layout of the Digital Hub would allow it to be flexible and adapt to the needs of future users. The layout plan of the Digital Hub is indicative and it is anticipated that it would have the following key features:
 - A large reception area with break out informal seating that can accommodate meetings and events of up to 50 people.
 - Two or more presentation areas with seating for 16 people arranged around a projecting screen
 - Business start-up desk space and separate workshops that could accommodate between 50 and 70 people.
30. The four storey infill building would front Peckham Hill Street, measuring 10.5m high and 26m wide. It would provide 30 student rooms on the first to third floors (with shared kitchens and living rooms) and associated uses such as a reception and a post room on the ground floor. The building would provide pedestrian and cycle access to the student accommodation via a reception, which would have 24-hour security.



31. A single storey building comprising a substation, gas and switch room is also proposed on the northern part of the site.
32. Three blue badge car parking spaces would be provided within the courtyard.
33. It is proposed to replace the existing vehicular crossover from Peckham Hill Street at the front of the site with a continuous footpath across the site frontage.
34. The pedestrian access from Peckham Hill Street would only be used by students and visitors and would also provide access to 208 cycle parking spaces within the ground floor landscaped area. 198 of the cycle spaces would be long stay, two tier type, for students (at a rate of 1 space per 2 students) and five Sheffield stands would provide 10 short stay spaces for visitors.
35. The front garden outside the four storey building would incorporate a ramp which would lead down to the entrance level. This would enable students to cycle down the ramp before dismounting and walking their bikes through the building to the secure cycle storage area in the courtyard to the rear.
36. Users of the Digital hub would have access to 2 short stay spaces outside the entrance along Bonar Road and 12 long-stay cycle spaces which would be provided in a secure area within the building and accessed via the reception space. The long-stay cycle spaces would be the two tier type.
37. The current vehicular access from Bonar Road would be maintained and would be used for delivery / service vehicles.
38. Existing mature trees on and adjacent to the site would be protected and retained with additional planting provided within a shared surface courtyard area between the two buildings. The main building would be set away from the Surrey Canal by approximately 3.5m with a hedge and railing along the rear boundary of the site.
39. A Listed Building Consent application (20/AP/1259) has also been submitted and is currently under consideration. Listed building consent is required as the proposed four storey infill building would abut the adjacent listed building at 98 Peckham Hill Street and this listed building would need to be underpinned.

Additional information submitted

40. The proposal has seen a number of additional documents submitted following the receipt of feedback through the consultation process, but the physical development has not changed during the course of the assessment.
41. The additional information submitted includes:
- Pedestrian Visibility Splay drawing – drawing no 3782-003 – prepared by Caneparo Associates (14 May 2020)
 - Substation plans and elevations – drawing no P38 (dated 12th May 2020) – prepared by Stephen Marshall Architects
 - Proposed indicative surface and foul water drainage design – drawing no A/HBEAGLEWHARF.10 rev P4 – prepared by Mayer Brown
 - CIL Additional Information Form (dated 13.01.2020) – completed by Rolfe Judd Planning
 - Bat Activity Surveys (dated 01.06.2020) – prepared by 4 Acre Ecology Limited
 - Delivery & Servicing Plan (dated May 2020) prepared by Caneparo Associates
 - Transport Issues letter (dated 19.05.2020) summarising agreed points – prepared by Caneparo Associates
 - Flood Risk Assessment & Drainage Strategy 3rd Issue(dated June 2019) – prepared by Mayer Brown
 - Overshadowing study dated 26 June 2020.

Planning history

42. See Appendix 3 for any relevant planning history of the application site.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

43. The main issues to be considered in respect of this application are:
1. Principle of the proposed development in terms of land use;
 2. Environmental impact assessment;
 3. Student rents, affordable housing and viability ;
 4. Accommodation mix including wheelchair housing;
 5. Density;
 6. Quality of accommodation;
 7. Design, layout and impact on, heritage assets;
 8. Landscaping and trees;
 9. Impact on Metropolitan Open Land (MOL);
 10. Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 11. Energy and sustainability;
 12. Ecology and biodiversity;
 13. Air quality;
 14. Ground conditions and contamination;
 15. Water resources and flood risk;
 16. Archaeology;
 17. Transport, parking, highways and servicing
 18. Security and management of anti-social behaviour;
 19. Employment and training
 20. Planning obligations (S.106 undertaking or agreement);
 21. Mayoral and borough community infrastructure levy (CIL);
 22. Other matters:
 23. Community involvement and engagement;

- 24. Consultation responses, and how the application addresses the concerns raised;
 - 25. Consultation responses from external consultees;
 - 26. Community impact and equalities assessment;
 - 27. Human rights implications_and
 - 28. Positive and proactive statement.
44. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

45. 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.
46. 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.

Adopted planning policy and material considerations

The National Planning Policy Framework (NPPF) February 2019

47. The National Planning Policy Framework (NPPF) is a material consideration. The revised 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. Paragraph 212 states that the policies in the Framework are material considerations which should be taken into account in dealing with applications. The following sections are relevant:

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

The London Plan (2016)

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

- Policy 2.15 Town Centres
- Policy 3.3 Increasing housing supply
- Policy 3.4 Optimising housing potential
- Policy 3.5 Quality and design of housing developments
- Policy 3.8 Housing Choice
- Policy 3.9 Mixed and balanced communities
- Policy 3.10 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 3.18 Education Facilities
 Policy 4.6 Support for and Enhancement of Arts, Culture, Sport and Entertainment
 Policy 4.12 Improving opportunities for all
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.7 Renewable energy
 Policy 5.9 Overheating and cooling
 Policy 5.10 Urban greening
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.14 Water quality and waste water infrastructure
 Policy 5.15 Water use and supplies
 Policy 5.21 Contaminated land
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
 Policy 6.9 Cycling
 Policy 6.13 Parking
 Policy 7.1 Lifetime neighbourhoods
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage Assets and Archaeology
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 Policy 7.19 Biodiversity and Access to Nature
 Policy 8.2 Planning obligations
 Policy 8.3 Community Infrastructure Levy.

Core Strategy (2011)

49. 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 2 Sustainable Transport
 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 8 Student 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)

50. 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 1.7 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 3.15 Conservation of the historic environment
 Policy 3.16 Conservation Areas
 Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 Policy 3.19 Archaeology
 Policy 3.25 Metropolitan Open Land (MOL)
 Policy 3.28 Biodiversity
 Policy 4.2 Quality of residential accommodation
 Policy 4.4 Affordable Housing
 Policy 4.7 Non Self-Contained Housing for Identified User Groups
 Policy 5.1 Locating Developments
 Policy 5.2 Transport Impacts
 Policy 5.3 Walking and Cycling
 Policy 5.4 Public Transport Improvements
 Policy 5.6 Car Parking
 Policy 5.7 Parking Standards for Disabled People and the Mobility Impaired
 Policy 5.8 Other Parking.

Peckham and Nunhead Area Action Plan 2014

51. The Peckham and Nunhead Area Action Plan (PNAAP) was adopted on 26 November 2014 and sets out the planning framework for delivering development in Peckham and Nunhead. The AAP identifies a “wider action area” and a “core action area” the latter of which is expected to be the focus of development and intensification.
52. The application site is within the core action area, within the Peckham North character area, and next to proposal site PNAAP 10 ‘Eagle Wharf’ – i.e. the Mountview site.
53. The following policies are relevant in this AAP:

Policy 1 – Peckham town centre shopping
 Policy 7 - Community facilities
 Policy 13 - The road network
 Policy 15 - Residential parking
 Policy 16 - New homes
 Policy 17 - Affordable and private homes
 Policy 18 - Mix and design of new homes
 Policy 20 - Trees
 Policy 21 - Energy
 Policy 22 - Waste, water, flooding and pollution
 Policy 23 - Public realm
 Policy 24 - Heritage

Policy 25 - Built form
 Policy 26 - Building heights
 Policy 27 – Land Use
 Policy 28 – Transport and movement
 Policy 29 – Built Environment
 Policy 30 – Natural environment
 Policy 48 - Presumption in favour of sustainable development
 Policy 49 - Section 106 planning obligations and community infrastructure levy

Southwark Supplementary Planning Documents (SPD)

54. The following Supplementary Planning Documents issued by the council are material considerations:

Affordable housing
 Affordable housing Draft June 2011
 2015 Technical Update to the Council's Residential Design Standards SPD 2011
 Design and Access Statements SPD (2007)
 Development Viability SPD (2016)
 Section 106 Planning Obligations and CIL SPD (2015)
 Sustainable Design and Construction SPD (2009)
 Sustainability Assessment SPD (2009).

GLA Supplementary Planning Guidance

55. The following Supplementary Planning Guidance issued by the GLA are material considerations:
 Homes for Londoners: Affordable Housing and Viability SPG (2017)

Emerging planning policy

56. The draft development plan documents of the draft New London Plan and draft New Southwark Plan are material considerations that can be given weight.

Draft New London Plan

57. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2 March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan.
58. The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.
59. The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight. 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.

GG4: Delivering the homes Londoners need
 SD6: Town centres and high streets
 SD7: Town centres: development principles and Development Plan Documents
 D1: London's form, character and capacity for growth
 D2: Infrastructure requirements for sustainable densities

D3: Optimising site capacity through the design-led approach
 D4: Delivering good design
 D5: Inclusive design
 D6: Housing quality and standards
 D7: Accessible housing
 H1: Increasing housing supply
 H4: Delivering affordable housing
 H15: Purpose built student accommodation
 E9: Retail, markets and hot food takeaways
 HC1: Heritage conservation and growth
 G5: Urban greening
 G6: Biodiversity and access to nature
 G7: Trees and woodlands
 S11: Improving air quality
 S12: Minimising greenhouse gas emissions
 S112: Flood risk management
 S113: Sustainable drainage
 T4: Assessing and mitigating transport impacts
 T5: Cycling
 T6.1: Residential parking.

New Southwark Plan

60. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.
61. These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version. This version will be considered at the Examination in Public (EiP).
62. It is anticipated that the plan will be adopted in late 2020 following an 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. Draft policies most relevant to this application are:

Policy P1 Social rented and intermediate housing
 Policy P5 Student homes
 Policy P12 Design quality
 Policy P13 Design quality
 Policy P14 Residential Design
 P15 Designing out crime
 Policy P17 Efficient use of land
 Policy P20 Conservation of the historic environment and natural heritage
 Policy P27 Access to employment and training
 Policy P34 Towns and local centres
 Policy P46 Community uses
 Policy P49 Highways impacts
 Policy P50 Walking

Policy P52 Cycling
 Policy P54 Parking standards for disabled people and the mobility impaired
 Policy P55 Protection of amenity
 Policy P59 Biodiversity
 Policy P60 Trees
 Policy P63 Contaminated land and hazardous substances
 Policy P67 Reducing flood risk
 Policy IP3 Community infrastructure levy (CIL) and section 106 planning obligations

Consultation

63. Details of consultation undertaken in respect of this application are set out in and Appendices 1 and 2.
64. Statutory consultation was undertaken on the proposed development including neighbouring letters, site notices and a press notice in Southwark News. The applicant undertook community engagement consulting on the proposals prior to the submission of the planning application, and during the course of the application, resulting in several amendments to the scheme. Further information can be found in paragraph 40 above and paragraphs 298 to 302 below.

Summary of consultation responses

65. One round of consultation was undertaken by the council and 17 representations, of which 12 objected, were received from members of the public.
66. The issues raised by the submitted objections are summarised as:
- A more suitable use would be a use that improves health care facilities in the area
 - Noise nuisance, anti-social behaviour, loss of light and privacy and close proximity to neighbours
 - The design would be out of keeping with the character of the area and the site would be overdeveloped
 - Traffic congestion, parking issues and inadequate public transport infrastructure
 - Environmental impact during the construction and potentially contaminated land
 - Loss of green space
 - Strain on existing community facilities
 - Lack of social and affordable housing, rent to buy and/or other housing schemes
 - Structural damage to properties in the vicinity.
67. One objector notified the council of their withdrawal of part of their objection in relation to noise and disturbance.
68. The five comments in support were in regard to:
- The Digital Hub as a good addition to Peckham
 - The scale, design and landscaping fronting the street as positive and in keeping with the local area
 - Highway works and works to the park would make Peckham Hill Street safer for highway users and pedestrians
 - A plaque should be erected on the rear of the building to reflect the site history.

Assessment

Principle of the proposed development in terms of land use

69. The site is identified in both the adopted development plan and the emerging New

Southwark Plan as being within the Peckham Major Town Centre, Peckham and Nunhead Action Area and Peckham Core Action Area. Planning policies within the London Plan, Core Strategy and saved Southwark Plan, and within the emerging New Southwark Plan and draft New London Plan where they can be given weight, apply to the consideration of this application. The site is not specifically allocated in either the adopted or emerging plans.

Loss of retail Use Class A space

70. The proposed development would result in the loss of the existing A1 use of the site as a timber yard. The site is not within a protected shopping frontage. Saved Policy 1.7 of the Southwark Plan states that within town and local centres, any A Use Classes “should be retained or replaced by an alternative use that provides a service to the general public and would not harm the vitality and viability of the centre”. Policy P34 of the Emerging New Southwark Plan states that the aim is to expand shopping space in town centres particularly at Peckham, Canada Water, Old Kent Road, Walworth Road and Elephant and Castle which have the most potential for growth. The policy goes on to say that other activities, including offices and community facilities, would also help to make these town centres more vibrant and independent. The sections below will consider whether the proposed B1/D1 use of the Digital Hub, and the student accommodation (*sui generis*) are appropriate uses for this town centre location. However, given the distance of the site from the core of Peckham town centre, and its dislocation from other retail uses, it is not considered that the loss of retail use in this location would harm the vitality or viability of Peckham town centre.

Proposed B1/D1 use

71. The proposal would provide a new site for UAL. The proposed Class B1/D1 use Digital Hub on part of the ground floor would provide a service to the general public as it would be used as a start-up studio space for UAL post graduate students and as a venue for outreach engagement with the local community allowing residents of all ages to be involved in creative computing. Peckham has developed a reputation as a creative and cultural hub and the proposed Digital Hub would help the creative industries in the town centre to flourish, thereby contributing to the vitality and viability of the town centre in accordance with Saved Policy 1.7 of the Southwark Plan. Both Class B1 and D1 uses are town centre uses. This would also be in keeping with the aims of the Peckham and Nunhead Area Action Plan.
72. The proposed B1 use would be in accordance with strategic policy 10 of the Core Strategy which supports the provision of additional business floorspace to help meet general demand for office in town and local centres and encourages the provision of flexible space to help meet the needs of the local office market. The number of jobs in Southwark would be increased as it is anticipated that the proposed B1 floorspace would create a suitable environment with opportunities for start up businesses by post graduate UAL students to contribute to the local economy.
73. Policy P34 of the Emerging New Southwark Plan states that town and local centres should be the main focus for new developments providing new shops, education, healthcare and community facilities, offices and workspaces, leisure facilities and entertainment venues. The proposed B1 use would comply with this policy as it would boost the local economy and would help make the town centre more vibrant and independent, which would reduce the amount of trips people need to make to reach their local jobs.
74. The Digital Hub would be directly linked to the new Creative Computing Institute at Camberwell College of Arts. The Digital Hub will act as a venue for outreach engagement with the local community allowing residents of all ages (school children to

pensioners) to learn Digital Skills and be involved in creative computing. Since 2018, UAL have been trialling, linked to the Creative Computer Institute (CCI), a new Digital Learning Centre housed in temporary accommodation in the grounds of its Wilson Road Institute. This centre has proved popular providing local people with opportunities to explore and learn new IT skills. Following the success of this facility UAL's aim is to relocate it to the proposed Digital Hub at Eagle Wharf thereby providing a permanent and expanded home for its teaching and community learning in IT skills.

75. The Digital Hub would offer opportunities to learn a range of Digital Skills from the essential skills through to more specialist digital skills in the Creative Arts.

76. Essential skills may include learning opportunities in areas such as:

- How to communicate, collaborate, and share on line.
- Find, manage and store digital information and content securely.
- Apply for services, buy and sell, and manage transactions on line.
- Find solutions to problems using digital tools and online services.

and learning in more specialist digital skills in Creative Arts may include areas such as:

- Creative Computer Programming
- Digital Design and Media Production
- Virtual reality applications.
- Digital Fabrication and Prototyping.

77. This facility would assist in creating stronger community links as local residents would interact whilst learning and developing digital skills.

78. The Digital Hub would also provide incubation space to help the creation of start-up businesses in the creative arts by providing:

- Shared workspace on favourable and flexible terms,
- A pool of shared support services to reduce overhead costs for start up businesses.
- Access to the academic excellence and world class facilities at the Creative Design Institute at Camberwell College of Art and other UAL colleges (e.g. London College of Communication, Chelsea Art College)
- Start-up coaching, mentoring and access to training sessions, business support and advice (coaching)
- Opportunities for start-ups to pitch their business to investors and industry experts. The Digital Hub is expected to support between 20 and 30 start-up businesses which at an average of 2.5 employees per company could create between 50 and 70 jobs.

79. UAL has stated it proposes to continue to engage fully with local people and local groups about ideas for the future of the Digital Hub and aim to facilitate a working group comprised of UAL, Ward Councillors and local community representatives of all ages, to ensure that the learning programmes provided would build on the best practice of the programmes that UAL already offer and best meet the needs of the local community.

80. In order to secure the benefits of the Digital Hub for local people the planning permission and accompanying S106 agreement would:

- Secure the construction of the building including the provision of the Digital Hub facility, including its size, location and its separate access from Bonar Road.

- Restrict the building to be used for uses in class B1/D1.
 - Commit UAL to operate it on a not for profit basis
 - Require UAL to commit to local consultation on how best the centre should be operated and will seek to form a working group to lead that consultation with representation from Councillors and council officers.
81. The Digital Hub would be in keeping with Strategic Policy 4 'Places for Learning, Enjoyment and Healthy Lifestyles' of the Core Strategy. This policy seeks to provide a wide range of well used community facilities that provide spaces for many different communities and activities in accessible areas and encourages development to help create safe, healthy and mixed communities.
82. The proposed development would provide benefits to Peckham town centre and community. Between 30 and 40 jobs would be created (20 to 30 more than were employed at the timber yard) and it is estimated that investment associated with student expenditure would be in the region of £2m. These benefits are considered to far outweigh the loss of the existing retail warehouse. It would be complimentary Mountview Academy, Peckham Library and the council's proposals for the improvements to Peckham Square.
83. The loss of the existing retail warehouse unit (Use Class A1) and the proposed flexible Class B1/D1 Digital Hub would be acceptable for this town centre location.

Provision of student accommodation

84. Objections were received to the proposed student housing use on the basis that the application does not include any information with regard to social and affordable housing, to help house current local residents. Objectors also raised concerns that the site should be used for more suitable needs for this neighbourhood such as improvements to transport infrastructure or doctor surgeries and that the student accommodation would detrimentally change the balance of the community from a good mix to being over-populated by students.
85. The NPPF makes reference to residential use in a town centre. The NPPF does not define residential use as a main town centre use, but it does state that residential development can play an important role in ensuring the vitality of town centres and should be encouraged on appropriate sites.
86. Student housing is considered as non self-contained accommodation and a 'sui generis' use in the Use Classes Order. Student housing is however considered as housing for monitoring purposes through the council's and the GLA's monitoring reports. The Core Strategy sets a target of providing at least 24,450 net new homes between 2011 and 2026. The London Plan (2016) sets Southwark a minimum ten year target of 27,362 homes between 2015 and 2025, i.e. a rate of 2,736 per year. It is noted that the draft New London Plan sets lower targets for the borough (of 23,550 over 10 years) compared with the adopted London Plan of 27,362 over ten years.
87. The proposed non self-contained accommodation for students would contribute towards the borough's housing targets on the basis of a 3:1 ratio. As such, the proposed 393 student rooms will contribute the equivalent of 131 new residential dwellings towards Southwark's housing targets. Further, the draft London Plan sets an overall strategic requirement for purpose built student accommodation of 3,500 bed spaces to be provided annually. The proposed student accommodation will therefore assist Southwark and London as a whole in meeting housing need targets as well as providing much needed accommodation for students.
88. The New London Plan updates the ratio to 2.5:1. With 393 student rooms proposed,

the development would count as 157 homes towards meeting the council's housing targets.

89. The council can demonstrate a five year supply of housing land, plus the necessary 20% buffer required by the housing delivery test. Through its assessment of the deliverable housing sites in the borough, the five year housing land supply with an additional 20% buffer has been identified (and exceeded). The application site is not an identified proposal site in the current Area Action Plan nor the emerging New Southwark Plan, therefore its redevelopment for housing has not been anticipated by the borough-wide assessment of deliverable housing sites.
90. While this application site would be appropriate for Class C3 residential development to contribute to the council's general housing supply as part of the windfall allowance for small sites, it has not been assumed for such development in calculating the five year housing land supply and buffer. The proposed student housing scheme would not compromise the council's ability to meet its strategic housing targets set in the Core Strategy and London Plan, particularly as student housing contributes towards the borough's housing.
91. There is support for student housing in the adopted Southwark policies, (particularly within town centres and placed with good access to public transport, such as this site), London Plan and Mayor of London's Housing SPG, and within the emerging New Southwark Plan and draft London Plan. These policies are summarised below:
92. London Plan policy 3.18 'Education facilities' requires boroughs to support and maintain London's international reputation as a centre of excellence in higher education, and part b of policy 4.10 'New and emerging economic sectors' requires boroughs to "give strong support for London's higher and further education institutions and their developments, recognising their needs for accommodation". London Plan policy 3.8 'Housing choice' requires local planning authorities to identify the ranges of needs likely to arise within their areas and ensure that (h) "strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes". The supporting text in paragraphs 3.52-3.53C set out further detail, including reference that there could be a requirement for some 20,000-31,000 student places over the ten years to 2025, but that "addressing these demands should not compromise capacity to meet the need for conventional dwellings". The supporting text also notes that Southwark is one of four central boroughs where 57% of provision for new student accommodation has been concentrated, reflecting the clustering of the HEIs in and around central London.
93. The Mayor of London's Housing SPG in section 3.9 states that specialist student accommodation makes an essential contribution to the attractiveness of London as an academic centre of excellence.
94. Core Strategy strategic policy 8 'Student homes' is consistent with the London Plan and acknowledges there is a need for student housing in Southwark, by stating that development will meet the needs of universities and colleges for new student housing whilst balancing the building of student homes with other types of housing, such as affordable and family housing. This would be achieved by 1) allowing student homes within the town centres and places with good access to public transport services, providing that these do not harm the local character, and 2) requiring 35% of student developments as affordable housing, with a cross reference to strategic policy 6 'Homes for people on different incomes'.
95. Saved policy 4.7 of the Southwark Plan relates to non-self contained accommodation (including student accommodation), and states that it will normally be permitted where

1) the need for and suitability of the accommodation can be demonstrated; 2) its provision does not result in a significant loss of amenity to neighbouring occupiers; 3) there is adequate infrastructure in the area to support any increase in residents and; 4) a satisfactory standard of accommodation, amenities and facilities are provided.

96. These requirements of saved policy 4.7 link into the Residential Design Standards SPD, which sets out at section 4.3 sets out the further information required of a student housing scheme:

“Student housing can be in the form of halls of residence, cluster flats or self contained units. To ensure that the appropriate levels of student accommodation are supplied in the borough without prejudicing the development of general needs housing, planning applications for student accommodation will have to be accompanied with evidence that there is an identified need for this type of housing, including:

- A letter from a recognised educational establishment
- Confirmation that the accommodation will be affordable to the identified user group
- Details of security arrangements
- Details of the long-term management and maintenance arrangements of the student accommodation.”

97. In terms of emerging policy, both the draft London Plan and draft New Southwark Plan have specific student housing policies.

98. Draft London Plan policy H15 ‘Purpose-built student accommodation’ states in part A that boroughs should seek to ensure the local and strategic need for purpose-built student accommodation is addressed provided that; 1) the development contributes to a mixed and inclusive neighbourhood; 2) it is secured for students; 3) the majority of bedrooms and all affordable student accommodation is secured through a nomination agreement for occupation by students of one or more higher education providers; 4) the maximum level of accommodation is secured as affordable student accommodation and; 5) the accommodation provides adequate functional living space and layout. Part B of emerging policy H15 states that boroughs, student accommodation providers and higher education providers are encouraged to deliver student accommodation in locations well-connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.

99. The supporting text for draft policy H15 states that purpose built student accommodation contributes to meeting London’s overall housing need, and is not in addition to need. It requires 3,500 student bed spaces to be provided annually across London; this is a higher annual figure than the range of the adopted London Plan, suggesting that the need for student housing has increased since 2016. This strategic London-wide need has not been broken down into borough-level targets in the draft London Plan. To demonstrate there is a need for new student housing development; accommodation must be operated directly by an HEI or have an agreement in place with one or more HEIs to provide housing for its students (i.e. a nomination agreement).

100. The draft New Southwark Plan policy P5 states:

“Development of purpose-built student housing must:

1. Provide 10% of student rooms as easily adaptable for occupation by wheelchair users; and
2. When providing direct lets at market rent, provide 35% of the Gross Internal Area

- of the floor space as conventional affordable housing, as per policy P4, as a first priority. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the Mayor of London; or
3. When providing student rooms for nominated further and higher education institutions at affordable student rents as defined by the Mayor of London, provide 35% conventional affordable housing subject to viability, as per policy P4.”
101. The first reason listed in support of this policy is that there is a need for more student accommodation across the whole of London which needs to be balanced with making sure Southwark has enough sites for other types of homes, including affordable and family homes. The affordable housing element of the current application is considered in a separate section below.
 102. The evidence base behind the NSP includes a background paper on student housing (dated December 2019). It refers to the council’s Strategic Housing Market Assessment (SHMA) Update 2019 which found that over 21,000 students aged 20 or above live in the borough during term time, and 23,500 places at HEIs in Southwark. At least 50% of these students live in private rented accommodation, and 15% live with their parents. There are some 7,800 bed spaces in purpose built student accommodation in the borough for London South Bank University, King’s College, University of the Arts, and in independent halls of residence. The evidence base background paper also refers to the SHMA confirming an acute need for affordable homes in the borough of 2,077 net affordable homes annually, which is a significant increase from the 2014 SHMA of 799 affordable homes annually.
 103. When assessing the principle of a proposed student housing scheme, these policies require consideration of the need for student housing, the location of the proposal, and management of the student accommodation. Later sections of this report will consider the affordable housing, quality of accommodation and transport aspects of this proposal that are referred to in these policies as well.

Need for student housing

104. There are several Higher Education Institutions (HEIs) in the borough, including London South Bank University, Kings College London, University of Arts London (UAL) and London School of Economics with teaching facilities and student accommodation. There are a number of developments providing direct let student housing in the borough. The proposed development would be a nomination scheme managed by UAL. All occupiers of the student residential accommodation within the application scheme will be students registered as attending UAL.
105. The council’s student housing background paper in the NSP evidence base sets out the student schemes at that time. An update is set out below. There are nine live or recently approved planning applications that include student housing. Of these nine applications: the Spa Road scheme and the Alscot Road scheme which were recently resolved to be granted by the Planning Committee; the Canada Water Masterplan which has been granted planning permission; Capital House has a resolution to grant; 272 St James Road was allowed at appeal; and four are live applications at 89-111 Borough High Street, Paris Gardens, Glengall Road (Old Kent Road) and Eagle Wharf (the site). The eight schemes if approved and come forward would total 3,023 student rooms, with no figure put to the Canada Water outline scheme given the inherent flexibility within the masterplan.
106. The site is not within the vicinity of other purpose built student housing schemes in the borough. The nearest site hosting student housing are located approximately 850m to the west at UAL, which future occupants of the proposed development would attend

lectures.

107. The proposal is considered to address a need for student housing within London and would serve students of UAL. Providing student housing in this location may also assist in freeing up private rental housing which is currently occupied by students for conventional housing needs.
108. The proposed student accommodation would assist Southwark Council and London as a whole in meeting housing need targets as well as providing much needed accommodation for students. UAL are clear that additional student homes directly managed by themselves would improve their ability to attract students, and improve student welfare. In this respect, the application addresses London Plan policy 3.8 and draft London Plan policy H17.

Location

109. The site is within Peckham town centre and is well served by public transport and has an excellent Public Transport Accessibility Level (PTAL) rating of 6a indicating an excellent accessibility to public transport and reflecting the significant number of bus routes in the area and proximity to Peckham rail station. Peckham Hill Street is a Bus Priority Network and several local bus routes are within walking distance to the site, with the closest being just 70 metres away. The site is also within walking distance (approximately 12 minutes) to Peckham Rye station offering services on the London Overground and Southern Rail networks.
110. Core Strategy strategic policy 8 seeks to allow development of student homes within town centres and places with good access to public transport. This site would meet both criteria. It is noted that emerging New Southwark Plan policy P5 removes the reference to siting student housing in town centres and placed with good access to public transport.
111. Peckham is an ideal location for UAL to accommodate new student halls given the close proximity of their campus (Camberwell College of Arts) located approximately 850m to the west (12 minute walking distance). The UAL London College of Communication at Elephant and Castle is also easily accessibly from the site. The proposed development therefore addresses Policy 4.7 of the saved Southwark Plan and Policy 8 of the Core Strategy in respect of being in a location with adequate infrastructure.
112. The principle of student accommodation on this site is therefore appropriate due to the town centre location, excellent level of public transport accessibility and close proximity to UAL's established higher educational facilities.

Management

113. A student accommodation management plan has been provided, to address two requirements of the Residential Design Standards SPD. The proposed development would be managed by UAL. There would be 24/7 security on the site. It is recommended that the on-going management plan be secured in the legal agreement. This would ensure robust management of student occupation of the rooms including a prohibition on students bringing vehicles to the locality and to detail the moving in/our arrangements to minimise disruption to the public highway.
114. In conclusion, the student housing element of the proposal would be in compliance with national, strategic and local policies and guidance that encourage the provision of mixed use development on underused and underdeveloped brownfield sites. It accords with the NPPF (2019) by maximising the contribution from brownfield land and

making the most effective use of land to deliver much needed student accommodation (equating to the equivalent of 131 dwellings for the purposes of the GLA housing targets for Southwark) alongside a Digital Hub space for the benefit of UAL post graduate students and the local community. The site is in a town centre and in a highly accessible location close to public transport, shops and services.

115. It is recommended that if permission is granted it should be subject to planning obligations to secure the following:
- All occupiers of the student residential accommodation within the application scheme will be students registered as attending UAL
 - Outside of term time, the rooms could be made available to students on courses at other London colleges or universities
 - Student room rents are limited to those set out in the application (ranging from £180 to £275 per week) subject to indexation.
 - An on-going student management plan.
 - Provision of a 743sqm ground floor space (identified on the attached plan) consisting of a mix of UAL postgraduate start-up studios and Digital Training space which is made available to the local community and operated on a not for profit basis. A more detailed operation and management plan should be submitted for approval prior to occupation.

Environmental impact assessment

116. The scale of development proposed by this application does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant environmental impacts in this urban setting. An EIA for this proposed development is not required.

Affordable housing and viability

117. Emerging New Southwark Plan policy P5 "Student homes" differentiates between student housing provided as direct lets (i.e. not linked to a particular university or college so available to any student), and those provided as nominations schemes, (i.e. those provided by a particular university and only available to their students). In this case, the accommodation would be owned and managed by UAL and only available to its students, so it is a nominations scheme for the purposes of policy P5. For nominations schemes, part 3 of that policy states: "*when providing student rooms for nominated further and higher education institutions at affordable student rents as defined by the Mayor of London, provide 35% conventional affordable housing subject to viability, as per policy P4*".
118. The London Plan (2016) at paragraph 3.53B requires an element of affordable student accommodation where a provider of student accommodation does not have a nominations agreement. The Mayor of London's Housing SPG provides further information on student housing, including affordable student accommodation. The draft London Plan policy H15 has a requirement for purpose built student accommodation schemes to provide the maximum level of affordable student accommodation (of at least 35% or subject to the viability tested route). It should be noted that the London Plan does not require purpose built student housing schemes to provide a contribution to affordable general needs housing.
119. The GLA defines affordable student housing as costing no more than 55% of the maximum Qualifying Maintenance Loan for a student living in London. For the year 2019/2020 the maximum loan was £11,672, so the maximum annual rent for an

affordable student room would be £6,420. Based on a 40 week tenancy, this would equate to £160.50 per week. UAL have argued that it is more beneficial to its whole student body to keep rents as low as they can across the board, rather than more heavily discounting some rooms at the expense of others.

120. The current application is a nominations scheme, but according to the GLA definition, none of the rooms would strictly meet the definition of affordable. The cheapest rooms (the non-ensuite cluster rooms) would be charged at £180 per week. Tenancies would be 40 or 50 week terms. Therefore whilst the scheme does not fully meet the criteria for part 3 of policy P5, it is clearly not a direct scheme, where rents tend to be much higher. Therefore it is reasonable to consider the affordable housing contribution in terms of assessing the maximum viable provision the development can provide.
121. Table 1 shows how the proposed rents compare to the rents in other recently submitted or approved schemes. Apart from the direct let St James's Road scheme, the proposed rents would be lower than the direct let private sector room rates listed, although the context and accessibility of the sites all differ.
122. Table 1 – Comparison of Proposed UAL Eagle Wharf and other nominated and private sector student room rents (note all rents priced at 2019/20 levels).

Address	Student rents: nomination	Student rents: direct let
43 Glengall Road (LSE, reported elsewhere on this agenda)	£169-£250 per week	
272 St James's Road, London, SE1 5JX		£167-£240 per week
The site Eagle Wharf, 90-96 Peckham Hill Street	£180-£275 per week	
77-89 Alscot Road, London SE1 3AW		£237-£283 per week in 2020
11-13 Spa Road, London, SE16 3RB		£245-£310 per week
Capital House, 42-46 Weston Street, London SE1 3QD		£290-£515 per week
6 Paris Gardens & 20-21 Hatfields, London, SE1 8DJ		£305-£505 per week

123. The applicant has offered an in lieu contribution of £4m. The council would use a payment in lieu in its New Council Homes Delivery Programme to deliver truly affordable housing. The lack of affordable housing was referred to in the objections received to this application.
124. When taking account of the habitable rooms in the scheme (393 student bedrooms and common areas) and counting any rooms that are over 27.5sqm as two rooms, there are a total of 473 habitable rooms in the proposal. To comply with the Core Strategy policy a 35% on-site provision would be 166 habitable rooms of affordable housing. This method of calculation has been carried out in accordance with that described in the December 2019 student housing evidence base document. The Affordable Housing SPD and draft Affordable Housing SPD set out the sequential test of firstly on-site provision, then if this is not possible off-site provision, and finally if off-site provision is not possible, requiring an in lieu payment in exceptional

circumstances.

125. No on-site affordable housing is proposed in this application. In the applicant's opinion, it would not be practical to provide conventional affordable housing on site due to the nature, layout and functionality of the development. The provision of two separate stairs and lift cores, entrances, cycle storage and refuse stores to serve both student and residential accommodation would significantly affect the ground floor area and the efficiency of the floor plans at each level. As residential habitable rooms would on average be larger than the student rooms in the scheme, a 35% provision by habitable room would result in the affordable housing taking a proportionally larger floor area than the student housing. Whilst it may have been possible given the configuration of the site to include conventional affordable housing in separate buildings fronting Peckham Hill Street, this would have been disruptive to the operation of the entrances, and would have affected the overall efficiency of the student layout and management. The applicant has put forward an entirely student scheme, and it must be determined on this basis. On balance, officers have concluded at the absence of on site conventional housing could be justified.
126. UAL has other college sites and student housing sites in London that are occupied. As a higher education institute, it does not have alternative sites in the borough where off-site affordable housing could be provided. It is accepted that given the nature of UAL, and the timetable for construction, it would not be practical for them to deliver off-site affordable housing.
127. The council's draft Affordable Housing SPD states at 6.3.9 that *"New housing developments in Southwark may, in exceptional circumstances, provide affordable housing by making a pooled contribution instead of providing the affordable housing on-site or through the developer securing their own off-site affordable housing site. The sequential test must be followed to justify that at least as much affordable housing as would have been provided if the minimum 35% affordable housing requirement were achieved on-site. A minimum of £100,000 of pooled contribution per habitable room of affordable housing will be required. To ensure that the maximum reasonable proportion of affordable housing is negotiated on each development we will determine the exact amount required (above £100,000 per affordable habitable room) using a robust viability assessment."*
128. As set out in paragraph 6.3.9 of the draft SPD, the viability appraisal must justify that at least as much affordable housing is being provided as would have been provided if the minimum 35% affordable housing requirement were achieved on-site. The requirement for a financial appraisal for any application that has an affordable housing requirement is further established under the council's Development Viability SPD.
129. The adopted Supplementary Planning Document (SPD) relating to the provision of affordable housing pre-dates the Core Strategy and therefore the council have also developed a draft SPD that is dated June 2011. The draft SPD has been written to support the adopted Core Strategy which, as identified above, is clear in its requirements for student developments and affordable housing. In addition, it establishes a methodology to translate the requirements of the Core Strategy into an off-site contribution. Based on the provisions of the draft SPD, a policy compliant 35% provision would be 166 habitable rooms (the total habitable rooms is 473), off-site affordable housing contribution, would be £16,600,000.
130. The applicant has submitted a Financial Viability Assessment (FVA) in accordance with Affordable Housing SPD to allow an assessment of the maximum level of affordable housing that could be supported by the development. The appraisal was reviewed by BNP Paribas Real Estate (BNPP) on behalf of the council. Following this scrutiny, BNPP agreed that the development would have a deficit of £1.7 million based

on a target profit level of 15% of Gross Development Value (GDV). This low target profit level reflects the lower risk to the developer due to the agreement with UAL, but even on this lower target profit, the scheme is in deficit. The deficit arises because the residual land value of the scheme is less than the Benchmark Land Value set by the existing use (plus a 'premium' to release the land for development).

131. BNPP carried out a further sensitivity analysis to examine the impact of small changes to the assumptions such as rents and profit. Even with these adjustments, BNPP concluded that the scheme could only achieve a surplus of £0.57 million.
132. The Core Strategy requires as much affordable housing as is financially viable and the London Plan requires the maximum reasonable amount. Following a review of the appraisal, officers have concluded that the applicant's offer of an in lieu payment is the most appropriate means of contributing to affordable housing, and their offer of £4 million is significantly above the maximum viable amount as assessed by the FVA process. £4 million equates to £24,096 per habitable room of affordable housing, so substantially less than the £100,000 per room set out the Affordable Housing SPD. However, since the policies in both the adopted and emerging plans require the maximum amount 'subject to viability', it would be reasonable to accept this sum, particularly if the other benefits of the development are seen to outweigh this shortfall.

Conclusion on affordable housing

133. The London Plan, Core Strategy and saved Southwark Plan contain policies which seek the maximum reasonable and financially viable amount of affordable housing in proposed developments. These policies at national, London and borough levels allow for a commuted or in lieu payment in exceptional circumstances, and the NPPF acknowledges that there may be circumstances where an in lieu payment can be justified. Where it is clear that a payment in lieu approach would deliver more (and more appropriate) affordable housing, a commuted sum is acceptable.
134. In this case the fact that this is a nominations scheme for UAL, who are an institution important to Peckham and Southwark, is given some weight. The fact that the rents are generally lower than rents in direct let schemes is also given weight, although it is noted that none of the rooms would meet the definition of 'affordable student rents' as set by the GLA. It is acknowledged that the payment in lieu of £4million is significantly in excess of the maximum amount which could be supported by a viable scheme, and the submitted information has been scrutinised for the council by expert valuers BNPP. Other aspects of the development such as the community access to the digital hub are also benefits which can be given weight. It is therefore concluded that, on balance, the offer of £4 million is acceptable as meeting the affordable housing obligations of the development. The scheme would be subject to early and late stage review provisions in the s106 agreement in order that additional profit, above the threshold target profit level, can be captured as an additional in lieu payment. This would be secured through the s106 agreement.

Unit mix including wheelchair housing

135. While policies within the development plan set the housing mix expected in a Class C3 housing scheme, there are no dwelling mix policies in terms of student housing. Policy D5 Inclusive Design of the Draft London Plan seeks to deliver an inclusive environment and meet the needs of all Londoners and requires development proposals to achieve the highest standards of accessible and inclusive design.
136. Policy P5 of the Draft New Southwark Plan requires development of purpose built student housing to provide adequately sized bedrooms and functional indoor communal living space and provide 10% of student rooms as easily adaptable for

occupation by wheelchair users.

137. A mix of room types would be provided to suit a range of needs and price points, including en-suite, non en-suite and studio rooms. The student rooms in the main building would be arranged in 'clusters', each with a maximum of nine rooms and shared kitchen and living spaces. The front building would provide 30 studios.
138. It is proposed that 5% of the total student bedrooms (20 out of 393) would be wheelchair accessible located in the main building, meeting the accessible space standards set out in Building Regulation required M4(3) 'wheelchair user dwellings'. All accessible rooms would include an accessible shower room and kitchenette. Each core would be accessible via stairs and lift, with a maximum of three cluster flats per core (and the lift cores linked by a central corridor in the main building so that wheelchair users can reach another lift if the closest lift fails). The rooms would all be fitted out to a base specification for a "typical" wheelchair user but the design, construction and space provided would allow for reasonable adaptations to meet the needs of individual residents. After the admissions procedure an applicant's needs would be assessed and any necessary adaptations carried out so that the accommodation is appropriate for the user.
139. This 5% provision would be less than the 10% sought by emerging policy P5 of the New Southwark Plan. The applicant submitted a document setting out that only one of a total of 60 accessible rooms were occupied in the 2019/20 academic year by UAL students. This represents 0.03% of the total number of UAL rooms (3,307 beds) and 0.005% of the total number of students within the University (i.e. 19,262 - 18/19 figure). The total number of accessible rooms provided by UAL is 60. It is understood that this level of demand for accessible accommodation has remained the case year on year. Officers are satisfied that in this case it would be acceptable to provide only 5% of wheelchair accessible bedrooms as it is likely that, based on historic demand, approximately 7 of the proposed 20 accessible rooms would be required.
140. The applicant also states that most students who use wheelchairs and/or have restricted mobility prefer, and would be offered as a first priority, accommodation close to campus. In the case of students attending Camberwell College of Arts and the Creative Computing Institute (which, due to its location, Eagle Wharf will principally be serving) this would be Gardens House and Portland House both of which directly adjoin the place at which their academic offering will be made. Taking this into account, the demand for accessible rooms at Eagle Wharf may be further reduced.
141. The rent of a fully fitted wheelchair accessible bedroom would be limited to the rate for a standard en-suite room to ensure that disabled students are not further financially disadvantaged by their disability.
142. It is recommended that the legal agreement includes the requirement that 20 wheelchair adaptable studios are to be provided of which 1 will be fully fitted out from first occupation, with others fitted out as demand arises.

Density

143. London Plan (2016) policies 3.3 and 3.4 seek to increase housing supply and optimise housing potential through intensification and mixed use redevelopment. Table 3.2 of the London Plan suggests a density of 200-700 habitable rooms per hectare for a site in the urban area with a PTAL of 4 to 6. Core Strategy policy 5 "Providing new homes" sets the expected density range for new residential development across the borough. This site is within the urban density zone, where a density of 200-700 habitable rooms per hectare is anticipated. Southwark Plan policy 3.11 requires developments to ensure they maximise efficient use of land.

144. Objectors raised concerns with regards to the proposed density of the development and alleged that it would amount to vast over development of the site where currently no one lives, and more open space is needed on the site.
145. The Residential Design Standards SPD sets out the method for calculating density on primarily conventional residential developments and mixed use schemes. Counting each student bedroom as a habitable room and the communal living and kitchens being counted as habitable rooms gives a total of 473 habitable rooms in the proposal. The space in the digital hub contributed a further 27 habitable room equivalents.
146. With a site area of 3,800 sqm, and a total of 500 habitable rooms, the proposed density is 1,316 habitable rooms per hectare. This exceeds the maximum of the expected range for the urban density zone.
147. Core Strategy policy 5 states that “within the opportunity areas and action area cores the maximum densities set out above may be exceeded when developments are of an exemplary standard of design”. The site is within an action area core, and so it is within the appropriate policy designation for considering a higher density development. The Residential Design Standards SPD sets out a list of criteria for demonstrating an exemplary standard in a conventional housing scheme: some are not as relevant to a student housing scheme, such as the provision of bulk storage.
148. Density gives a numerical measure of the amount (intensity) of development and provides an indication of whether the scale of development is likely to be appropriate in different parts of the borough. A density above the expected range would not of itself necessarily lead to a conclusion that the scheme should be judged unacceptable. If it can be demonstrated that the scheme would achieve a high standard of design, including quality of accommodation, and there are no adverse impacts arising to neighbour amenity for example, then the higher density of the scheme would not be a reason to warrant refusing planning permission. The emerging New Southwark Plan and New London Plan both reduce the emphasis on numeric density ranges (and remove the density table 3.2 of the adopted London Plan) and instead put more emphasis on the quality of design.
149. The quality of the proposed student rooms, the design of the building, and its resulting impacts (as set out in the separate section below on “Design” and the section below on “Quality of residential accommodation”) are all acceptable and do not suggest an overdevelopment of the site. The impacts of the proposal, including its impacts on neighbouring amenity and transport, are discussed in detail in other sections of this assessment; subject to the conditions and obligations identified the proposal would not cause harm to indicate this density is not acceptable. Therefore the proposal is considered to comply with the above mentioned policies for density, and would make efficient use of land as required by saved policy 3.11.

Quality of the accommodation

150. Draft London Plan Policy H15 requires purpose built student accommodation to provide adequate functional living space and layout and emerging New Southwark Local Plan policy P24 requires the development of purpose built student housing to provide adequately sized bedrooms and functional indoor communal living space commensurate with the intended number of occupiers sharing the communal space.
151. There are no specific housing standards for student housing and given the different needs and management of student housing in comparison to conventional housing, it is not appropriate to apply standard residential design standards to student housing. The scheme has been designed specifically to the requirements of the University and

the proposed student accommodation would be well lit and ventilated with all habitable rooms having good levels of outlook and privacy. The bedrooms have been designed with an efficient and comfortable layout to provide sufficient space for a bed, desk and chair, and storage space for future occupants. A range of room types and sizes (from 10sqm to 27.5sqm) are proposed to suit a wide range of students.

152. The student accommodation would comprise a mix of en-suite and non en-suite rooms with shared kitchen and living room space. The wheelchair accessible rooms would all have their own kitchenette area and en-suite and some of the accessible rooms would also have access to shared kitchen facilities. There would be a maximum of 10 bed spaces per shared kitchen with additional communal space provided at ground floor in the form of a large common room area.
153. The proposed common room at the ground floor level of the main block would be accessible directly from the main courtyard space which would be passed through when walking between the front building and the main block. The total area of the two common rooms on the ground floor would be 255sqm. The common room area would be divided into three sections; a recreation area within the pavilion space and study and conversation areas which would overlook the park to the west. The internal layouts of the main block have been designed so that kitchens are located with views over Surrey Canal Park and to the city where possible.
154. The proposal would therefore provide sufficient and functional communal living space for future occupants with living space within each flat as well as the larger common room area at ground floor. Students would also have access to a communal laundry room at ground floor.
155. Officers consider that the proposed student accommodation would provide high quality accommodation with adequate and functional living space as well as adequately sized bedrooms and functional indoor communal living space, compliant with draft London Plan policy H17 and emerging New Southwark Local Plan policy P24.
156. The daylight and sunlight assessment also reviews the internal daylight levels of the proposed development. There are no specific standards for student study bedrooms or shared common rooms in student accommodation and although student housing should be classed as quasi-residential accommodation, given the short term and transient nature of the occupancy of the rooms for living accommodation, they fall somewhere between conventional residential premises and hotel/hostel use. As there are no designated targets for study bedrooms, the accepted practice is to apply the equivalent domestic bedroom standard of 1.0%ADF (Daylight Factor) to student study bedrooms. For the common rooms/living/kitchen/diners, the corresponding domestic living room standard of 1.5%ADF has been applied.
157. The plan of the main building is an "E" shape with three projecting rear wings in order to maximise the outlook from the study bedrooms. This plan-form creates inevitable corners and it is difficult to achieve good natural daylight conditions in rooms located in corners due to the reduced view of the sky resulting from the corner location. As the priority is to achieve good natural lighting conditions within the study bedrooms where the students will spend more of their time, the common rooms/shared living/kitchen/diners have been located in about half of these corner locations.
158. In the main building all of the study bedrooms will achieve an ADF value in excess of 1.0%ADF. However, 7 common rooms recorded ADF values below the 1.5%ADF target for an equivalent domestic living room. Of those 7 common rooms, 3 will be below 1.0%ADF. These rooms, respectively on the first, second and third floors, would sit one on top of each other and would be located in the recessed corner of the southern projected wing.

159. All of the study bedrooms in the building fronting Peckham Hill Street recorded ADF values above the equivalent 1.0%ADF target for domestic bedrooms.
160. All of the 393 study bedrooms will therefore achieve adequate levels of daylight. Of the 40 common rooms proposed seven would have an ADF below 1.5%ADF. This would on balance be acceptable as common rooms in student accommodation are not used in the same way as conventional domestic living rooms. The layout of the main building has prioritised achieving good daylight levels within the study bedrooms as this is where the occupants will spend more of their time.
161. The submitted noise impact assessment identifies that the dominant noise source affecting the site is from road traffic and that with the recommended mitigation measures the proposed student accommodation would achieve the necessary noise requirements. The council's environmental protection team recommends that permission includes a condition relating to internal noise levels 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.

Design, layout and heritage assets

162. Objectors raised concerns that:

The height of the proposed buildings would be out of keeping with the immediate surrounding area – (being mainly three storey terraced housing with lower ground floors), that the six storey building would ruin the skyline for the surrounding homes and be a general eyesore to the area. The objectors consider that the height of the buildings should be lower and the style of the building should be more in keeping with the surrounding homes, e.g. yellow brick and more neutral colouring to better fit within a low rise residential area of Peckham.

163. The saved policies of the Southwark Plan, Core Strategy, London Plan and emerging Southwark Plan reinforce the principles of the NPPF which highlights the importance of good design. Good design is intended to reinforce the character of the context, responding to its urban setting and creating an attractive place. The proposed architectural design is assessed on its fabric, function and geometry. The site is within a conservation area and adjacent to listed buildings. In considering the impact of a proposal on a heritage asset such as a listed building, the local planning authority must have regard to planning legislation in its determination of a planning application. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72 of the Act requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context, "preserving", means doing no harm.
164. The proposed four-storey building on Peckham Hill Street would be comparable in height, massing and fenestration arrangements to the Georgian semi-detached houses on either side and to the adjacent Mountview Academy. The left-hand entrance block is adjacent the flank wall of No. 98, which is Grade II listed. This part of the proposed development required the submission of the associated application for Listed Building Consent, currently under consideration in ref. 20/AP/1259. The front block would replace four houses which once stood on the site fronting Peckham Hill Street and would follow the prevailing building line, continuing the street frontage.

165. From the courtyard elevation of the main building the massing of three pavilions would be sympathetic in scale to the Georgian housing on Peckham Hill Street.
166. The height and massing of the six storey main building would be appropriate to the open setting of the canal walk and the Peckham Hill Street Conservation Area. It would comply with the guidance in the conservation area appraisal, which identifies the development potential of the site, and would not appear overly dominant in this sensitive historic context. It is also considered that the main building would not harm the setting of the listed buildings to the east.
167. The NPPF highlights the importance of heritage assets and requires that developments conserve or enhance heritage assets and their settings and where there may be unjustified harm to a heritage asset or its setting this should be given considerable weight. In this case the proposal is not considered to cause any harm to heritage assets. Furthermore the substantial public benefits of this development, the provision of a the student accommodation and digital hub, providing high quality educational and community benefits can be taken into consideration in the when considering the impact of a development on its historic setting and officers are satisfied that this proposal complies with the requirements of the NPPF.
168. The proposed materials would reflect the main principles of the design and its distinctive parts. The main building would be formed of brickwork, with the base of the building a dark brick similar in appearance to the adjacent Mountview Academy. In contrast the upper floors would be in a soft brown coloured brick to represent timber and the historic use of the site. The darker brown brick of the projecting kitchens would reflect the colour of the Corten cladding found on the Mountview rehearsal room building. The use of a dark grey brick across the upper floors would provide detailing around windows and provide false windows on the east elevation where real windows can not be installed to protect residential amenity. The flat roof of this block would include areas of green roof and photo voltaic panels. The north elevation of the main building would provide the entrance to the creative Digital Hub and the glazed ground floor would activate the park frontage.
169. The block fronting Peckham Hill Street would reflect the adjacent Georgian houses and would repair the townscape. The brick buildings would pick up the stone datum, window width and cornice details.
170. The brown bricks of the proposed single storey substation would match the bricks of the proposed building facing the park to the west. With a depth of 4m, width of 6.9m and a height of 2.9m it would be a subordinate and functional building.
171. The detailed design is considered to be of a high quality that would help create a distinctive group of buildings, subject to the approval of material samples that would respond sensitively to its open historic setting and make a strong contribution to the conservation area and this part of Peckham.
172. It is recommended that any permission should be subject to conditions requiring the submission of details of the boundary treatment, detailed drawings and sample panels of the materials. These would ensure that the interests of visual and residential are safeguarded, and that the design quality is carried through to the constructed scheme.

Landscaping and trees

173. The infill building at the front of the site would include front gardens of a similar depth to those of the adjacent dwellings to continue the character of the street frontage and provide green open space to the front of the site. Mature trees would also be planted in

the 'back garden' area of the infill building, continuing the historic tree line along the rear gardens of dwellings along Peckham Hill Street and reflecting the urban grain of the area.

174. The proposed landscaped courtyards to the front of the main building, between the proposed pavilions, would provide greenery within the site and would reduce the visual impact of the built form. This would provide a pleasant external amenity space for students to enjoy whilst also being within the secure accommodation complex.
175. 'To the north of the site there is an opportunity to landscape the grassed area at the entrance to the park adjoining the Digital Hub to improve the visual amenity of this area. These public realm improvements would be secured by a planning obligation.
176. The proposed hedge along the western boundary with the park would be within the site boundary. The proposed ground floor plan illustrates gates on western boundary with park land. The council's parks team would not permit direct access from any residential or commercial property into the park. The applicant advised no direct access to the park is proposed and the only access to the park would be for emergency fire purposes as is the case with the existing timber yard use. The proposed landscaping is generally acceptable, but further details of the planting schedule would be secured by condition, along with the restriction of use of the proposed gate along the western boundary.
177. No trees would be removed. The applicant followed advice from officers that the building should be set back 3.5m from the western boundary of the site to protect and enhance the setting of the existing trees within Surrey Canal and would ensure an appropriate buffer for their ongoing maintenance and protection during construction. Conditions regarding tree protection measures and site supervision schedule would be secured by condition.
178. The parks and cemeteries team raised concerns that tree protection plans show hoarding and ground protection outside of the development site, on park land. Explicit permission from the parks service would be required under a licence for such proposals. They also advise that if any parks land is temporarily required to facilitate this development e.g. scaffold/hoarding etc. a licence shall be required from the parks service to permit any access and these matters would be covered by an informative.
179. No windows, doors or balconies would open onto or overhang park land and no heating/cooling or any mechanical plant would overhang or discharge onto park land. The proposed building has been set back to avoid any such situation.
180. Surrey Canal to the west of the site is designated as Metropolitan Open Land (MOL). The existing timber yard building has a long, blank façade which fronts the MOL. The proposed building would be set in from the boundary with a hedge along the western boundary. This combined with interesting design features would break up the rear elevation and would have a positive impact on the setting of the MOL in comparison to the existing warehouse building. It is considered that the proposed development would maintain the openness and landscape quality of the MOL as well as protect and enhance the landscape quality of the MOL.
181. It is recommended that a legal agreement includes :

The applicant will make a financial contribution up to a maximum of £25,000 for public realm improvements in the park adjoining the Digital Hub entrance at Bonar Road.

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

182. Saved Southwark Plan policy 3.2 states that planning permission will not be granted where it would cause loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Policy P12 of the Draft New Southwark Plan requires development to be of a high standard of design with adequate daylight, sunlight and outlook for new and existing occupiers.
183. The site is currently underdeveloped and occupied by a low-rise building and car parking resulting in the neighbouring residential buildings having the benefit of a relatively open and unobstructed outlook, and receiving very good levels of natural daylight and sunlight. These existing levels are above Building Research Establishment (BRE) Guidelines targets and reasonable expectations for a built-up urban environment. As such, any meaningful redevelopment of the site would likely result in some loss of light and the BRE recommendations need to be considered with this in mind.
184. Objectors raised concerns about the height and positioning of the proposed building and that this would lead to loss of light and overshadowing of adjoining properties. It was stated that based on the orientation of the buildings opposite the development, across the Surrey Canal (to the west), the development would cause a significant loss of sunlight, particularly in the morning hours. Objectors suggested a lower lying building would be more in keeping with the local residential housing in the area and ensure that the current residents in the immediate area would not be negatively affected in terms of loss of light.
185. The submitted daylight and sunlight assessment considers the impact on daylight and sunlight for both neighbouring and future residents. The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. The first is the use of Vertical Sky Components (VSC) which is then followed by the measurement of internal Daylight Distribution. The authors of the daylight and sunlight assessment did not have access to the interior of any of the existing neighbouring buildings and have therefore relied upon an external inspection and review of any publically available records to establish the extent and location of existing residential premises. They have assumed that all of the windows identified within those premises serve habitable rooms. However, photographs within the Assessment shows that some of the rooms are hallways, stair landings, bathrooms, WCs and general circulation space (i.e. not habitable rooms). The neighbouring buildings in residential use were tested: 4 to 21 Neville Close, 78 to 106 Peckham Hill Street (evens), 33-35 Bonar Road, Middleton House and 25 to 35 Jocelyn Street.

Loss of daylight: Vertical Sky Component (VSC)

186. The BRE guidance states that “If this VSC is greater than 27% then enough skylight should still be reaching the window of the existing building. Any reduction below this level should be kept to a minimum. If the VSC with the new development in place is both less than 27% and less than 0.8 times its former value, then the occupants of the existing building will notice the reduction in the amount of skylight”. There are however many circumstances where the VSC value is already below 27%. In such circumstances, it is permissible to reduce existing VSC values by a factor of 0.2 (i.e. 20%) so that the VSC value under “proposed” conditions remains more than 0.8 times its former value.
187. The BRE Guidelines recognise that alternative numerical values could be set where the pattern and nature of development is greater than the low density two storey

suburban housing model upon which the VSC targets are derived especially in denser urban environments.

188. The majority of the neighbouring properties would have proposed VSC values in excess of 27% and many neighbouring properties with existing VSC values below 27% would not have a VSC reduction by more than a factor of 0.2 (i.e 20%).

Vertical sky component (VSC)

	Windows assessed	Pass	Fail	No. of Failures between 21% - 38% loss
4 – 21 Neville Close	112	112	0	0
78 - 102 Peckham Hill Street	64	42	22	21
33 – 35 Bonar Road	7	7	0	0
Middleton House	41	41	0	0
25 -35 Jocelyn Street	54	52	2	2
Total	278	254 (91%)	24 (9%)	23 (8.3%)

189. All the windows at numbers 88, 98 and 100 Peckham Hill Street with existing VSC values below 27% would have proposed VSC values that would reduce by more than a factor of 0.2 (i.e. a loss of more than 20%).
190. Two ground floor windows at 35 Jocelyn Street with existing VSC values below 27% would have proposed VSC values that would reduce by more than a factor of 0.2 (i.e. a loss of more than 20%). A reduction of VSC in excess of 20% implies a noticeable reduction. The percentage losses were 25.85% and 26.13%. Both of those windows are however located below projecting external private amenity balconies and therefore suffer from the “canopy-effect” of those projecting balconies. In such circumstances the BRE Guidelines recommend that the “canopy-effect” of projections should be omitted when assessing VSC. If the daylight levels were measured without the balconies in place, they would comply with the guidelines.

Loss of daylight: no sky line (NSL)

191. Where the internal layouts of the neighbouring properties are known, the internal daylight distribution should be measured in addition to VSC to determine the extent of daylight penetration and direct sky visibility from within the room. The internal daylight distribution is measured by plotting the position of the “existing” and “proposed” no sky line (NSL) contour where the internal layouts of the neighbouring properties are known. The NSL simply follows the division between those parts of a room at a working plane that can receive some direct skylight from those that cannot.
192. When comparing the NSL for existing buildings against that proposed following development, BRE guidelines state that if the no sky line moves so that the area of the existing room which does receive direct skylight is reduced to less than 0.8 times its

former value ((ie more than a 20% reduction) then this will be noticeable to the occupants, and more of the room will appear poorly lit. The table below shows that the majority of residential rooms tested would receive direct skylight to acceptable levels.

Daylight distribution (no sky line – NSL test)

	Rooms tested	Pass	Fail	No. of Failures between 21% - 38% loss
4 - 21 Neville Close	73	71	2	1
78 - 106 Peckham Hill Street	53	46	7	2
33 - 35 Bonar Road	5	5	0	0
Middleton House	23	23	0	0
25 - 35 Jocelyn Street	50	50	0	0
Totals	204	195 (96%)	9 (4%)	3 (1.4%)

193. The daylight distribution to certain rooms of the following neighbouring residential rooms would reduce by more than 20%:

Address	Floor / Room	Percentage reduction in NSL
16 Neville Close	Ground floor Living room	46.5
15 Neville Close	Ground Floor Living room	20.1
100 Peckham Hill Street	Basement Kitchen	59
98 Peckham Hill Street	Basement unknown	79
	Ground floor	26
88 Peckham Hill Street	Basement bedroom	56.1
	Basement unknown	63
	Ground floor unknown	44.6
86 Peckham Hill Street	Basement unknown	56.3
84 Peckham Hill Street	Basement bedroom	55.5
82 Peckham Hill Street	Basement bedroom	55.3
80 Peckham Hill Street	Basement bedroom	24.2

Loss of sunlight

194. Annual probable sunlight hours (APSH) is a measure of sunlight that a given window may expect over a year period. The BRE guidance states that only windows with an orientation within 90 degrees of south need to be assessed.
195. The BRE's recommendation for sunlight is:
 "If this window reference point can receive more than one quarter (25%) of annual

probable sunlight hours (APHS), including at least 5% of annual probable sunlight hours during the winter months of 21 September and 21 March, then the room should receive enough sunlight.....any reduction in sunlight access below this level should be kept to a minimum. If the availability of sunlight hours are both less than the amounts given and less than 0.8 times their former value, either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight”.

196. The submitted daylight and sunlight assessment have however tested every window regardless of the use of the room served by each window, including glazed doors.

Only four properties along Peckham Hill Street, numbers 100, 98, 88 and 86, would not be in full compliance with the BRE Sunlight Standards in terms of sunlight to principal living rooms. The table below provides details of the total number of windows at these properties that fail the APSH test.

Sunlight (annual probable sunlight hours – APSH test)

	Windows tested	Passes both tests	Fail Total annual	Fail Winter hours	No. of Failures between 21% - 38% loss (Total)	No. of Failures between 21% - 38% loss (Winter)
4 - 21 Neville Close	112	112	0	0	0	0
78 - 106 Peckham Hill Street	48	38	7	7	1	2
33 - 35 Bonar Road	7	7	0	0	1	0
Middleton House	15	15	0	0	0	0
Total	182	172 (95%)	7 (4%)	7 (4%)	2 (1%)	2 (1%)

197. The rear extension of 100 Peckham Hill Street overshadows the lower windows in 100 Peckham Hill Street and 98 Peckham Hill Street. This means that the basement and ground floor windows in both of those properties receive very low levels of direct sunlight under existing conditions and even a small obstruction will appear as a disproportionately high reduction when expressed as a percentage of the current values. The change in absolute values is however relatively small as for 100 Peckham Hill Street both summer and winter sunlight would reduce from 4% to 1% and for 98 Peckham Hill Street the winter sunlight of two ground floor windows would respectively reduce from 3% to 2% and from 7% to 5%.
198. 88 Peckham Hill Street will continue to receive good levels of annual sunlight with only one basement window falling below the 25% target. That window did however record an APSH value of 21%, which is relatively good. The main shortfalls arise in winter where there will be three windows that do not meet the BRE recommendations. That said, those three windows recorded 3%, 2% and 3% Winter APSH against a target of 5% APSH. Given that two of those shortfalls occur at basement level, the results are not unreasonable.
199. At 86 Peckham Hill Street, one Winter Sunlight shortfall was recorded to a window at basement level where the winter APSH value of 3% will fall by 1% to 2% APSH. This change is so small as to make no material difference.

Overshadowing

200. The overshadowing report sets out the potential overshadowing impact on neighbouring gardens, numbers 80 to 106 (evens) Peckham Hill Street. as a result of the proposed development. The report concludes that there will be full compliance with

the BRE Overshadowing Standards as a result of the proposed development with the exception of one garden (88 Peckham Hill Street).

201. No 88 is directly to the north of the existing site access from Peckham Hill Street and therefore benefits from unobstructed sunlight at present. However, historically, there would have been 4 additional houses in this gap which would have caused overshadowing to this garden. Further, this garden does not achieve the BRE targets in the existing situation as only 35% of the garden receives more than 2 hours of sun on the ground at 21st March (Spring Equinox). This would fall to 5.08%.
202. Overall, this one digression from the BRE standards for overshadowing should not be considered to be significant and is clearly outweighed by the wider public benefits resulting from this development, particularly as this garden does not meet the BRE standards at present.

Loss of privacy

203. Objectors raised concerns that the height and size of the development would lead to direct views into properties at the other side of the Surrey Canal.
204. The Design Review Panel (DRP) at the application stage were more concerned with the properties on Peckham Hill Street and advised that further consideration should be given to the massing of the proposed pavilions in order to reduce overlooking to neighbouring properties and within the scheme itself. The scheme was amended in direct response to the DRP feedback, including increasing the distance between the proposed pavilions, removing windows on the eastern façade of the pavilions to restrict overlooking, stepping the height of the pavilions down to four storeys in the east, and further design development of the architectural facades.
205. Properties along Jocelyn Road and Grenard Court to the west of the site would be separated from the proposed development by the Surrey Canal and the existing substantial bank of trees, resulting in separation distances in excess of 40 metres. As such, the separation distances between the proposal and these residential properties are sufficient to prevent any significant overlooking.
206. The four-storey building at the front of the site would not include any side windows. The rear elevation of the infill building would be staggered with rear windows on the recessed element serving stairways and other non-habitable spaces and would not lead to undue overlooking to neighbouring properties on Peckham Hill Street. The projecting rear element would include upper floor windows serving habitable rooms. However, the projecting element would extend almost the full length of the neighbouring gardens and will therefore not allow for views into the most private areas of residential amenity space.
207. The east elevation of the main building would face towards the rear of the Peckham Hill Street properties and would have a separation distance of 15m from ground floor level. This would be closer than the adjacent Mountview building which has a separation distance of 21m and closer than the 21m sought by the Residential Design Standards SPD. The main building would however be staggered with the closest projecting elements having windows facing north and south, and blank elevations facing eastwards towards these residential properties, so that only angled views would be possible to towards the rear windows and gardens.
208. Ground floor windows along this elevation wouldn't allow for increased opportunity for overlooking and there is in excess of approximately 25-30 metres between upper floor windows in the recessed east elevation and the rear elevation of the existing neighbouring properties (see drawing below). Furthermore, the mature trees along the

boundary between the site and the properties along Peckham Hill Street would be retained and protected to ensure the development would not result in any perceived overlooking and further ensure the sense of privacy for neighbouring occupants.



209. Overall, the proposal would protect the residential amenity of neighbouring properties and would not result in undue overlooking or loss of privacy for neighbouring occupants.
210. It is recommended that any permission should be subject to a condition that the flat roofs of the development only be used in emergency and not as roof terraces in order to protect the privacy of neighbouring properties.

Light pollution

211. Objectors raised concerns that the demolition of the existing building and construction of two buildings at four and six storeys in height would have a negative affect on the adjoining properties and community due to light pollution.
212. It is however considered that the levels of light associated with the proposed development would not be excessive and would not substantiate a reason for refusal. It is recommended that permission is subject to a condition of details of the lighting to the building's exterior and to the landscaping to ensure that appropriate lighting is in place next to the SINC.

Noise and vibration

213. Saved Policy 3.2 of the Southwark Plan seeks to ensure that developments do not harm the amenity of present or future occupiers in the surrounding area or on the site. Policy D13 of the Draft New London Plan outlines the 'Agent of Change' principle which places the responsibility for mitigating impacts from existing noise generating activities or uses on proposed new noise-sensitive development. Development should be designed to ensure that established noise generating uses remain viable and can continue to grow without unreasonable restrictions being placed on them.

214. Objectors raised concerns that the proposed development would lead to noise nuisance as this section of the Surrey Canal, which backs onto the site and, is a peaceful place. Objectors state that here was not a lot of noise from the timber yard and it used to shut in the evening and on Sundays whereas student accommodation never shuts and is rarely quiet. Adjoining properties are concerned about the noise the cycle storage facilities would create and inconvenience and disruptions during the building work process. Objectors request that a planning condition or planning obligation is imposed requiring that noise mitigation measures are put in place. Objectors are also concerned about the proximity of the proposed four storey buildings to nearby houses and any disturbance this may cause.
215. The submitted noise impact assessment identifies that the dominant noise source currently affecting the site is from road traffic.
216. It is recommended that any permission is subject to a Construction Management Plan condition to deal with noise during construction. It is unlikely that the cycle storage facilities would result in undue noise and inconvenience to nearby properties as they would be located within a courtyard.
217. There would be 24/7 security on the site and it is recommended that mitigation of any potential noise disturbance by students be secured through the Student Management Plan by the S106 legal agreement.
218. The council's environmental protection team recommended that permission is subject to a conditions relating to sound level from any plant and associated ducting and a construction management plan.
219. It is recommended that the hours of use of the Digital Hub be controlled by an appropriate condition as it would be used as a social hub for start-up studio space for UAL post graduate students and for outreach engagement with the local community.

Energy and sustainability

220. Paragraph 10 of the NPPF states that sustainable development should be pursued in a positive way and at the heart of the Framework is a presumption in favour of sustainable development.
221. The applicant states that a highly sustainable and energy efficient strategy was incorporated from the early stages of design. The main objective of the Energy Strategy is to provide a means of servicing the development with the smallest feasible carbon footprint, whilst prioritising reducing the risk of overheating.
222. The specification of high-performance building fabric and airtightness to reduce winter heat loss would reduce the required heating energy. Lighting demand would be reduced through the use of larger windows and LED type lights with presence detection used to decrease the electrical load.
223. During summer months natural ventilation would provide fresh air via either opening windows or vents adjacent to windows. Overheating of rooms would also be reduced by using glass in windows that would reduce solar radiation.
224. Energy efficient systems have been selected to further reduce the carbon emissions of the proposed buildings. The proposal would include energy efficiency measures such as combined heat and power (CHP) which would co-generate electricity and heat in a single combustion process. Mechanical ventilation with heat recovery system (MVHR) and provision of photovoltaic panels would also be utilised. Overall the proposed development would achieve a 35% carbon reduction against a Part L 2013 compliant

scheme in accordance with the minimum requirements of policy 5.2 of the London Plan. Compliance with the approved energy assessment (including the provision of PV panels) would be secured by condition.

225. The Sustainability Report includes a BREEAM Pre-Assessment outlining how the development would target an 'Excellent' rating. This would be conditioned.

Ecology and biodiversity

226. Objectors raised concerns that the development would take away valued green space for residents. The existing site is however covered by a building and hard surfaces.
227. The site is not designated as public open space, but is adjacent Surrey Canal, which would remain as a public open space and is designated as a Site of Importance for Nature Conservation (SINC).
228. The council's ecological officer recommended four conditions relating to a green roof, an ecological management plan, swift nesting boxes and sparrow terraces and bat boxes. It is recommended that permission be granted to three of the four suggested conditions, with the fourth, relating to green roofs, being subject to a feasibility study of the relationship with the green roof to the planned PVs.
229. The council's ecological officer recommended that ecological net gain is advised, and made recommendations regarding species to be used in the tree and hedge planting that would help a rare butterfly and use native species for biodiversity improvements. A landscaping condition would address these matters of detail.
230. The ecological officer is also considering the installation of bat friendly lighting along Surrey Canal and it is recommended that permission be granted subject to a S106 payment as mitigation. This would form part of the £25,000 secured for improvements to the park adjacent to the Digital Hub.
231. The proposal would be in keeping with policy 7.19 Biodiversity and Access to Nature of the London Plan and policy 3.28 Biodiversity of the Saved Southwark Plan. These policies require development proposals to make a positive contribution to the protection, enhancement, creation and management of biodiversity and states that developments would not be permitted which would damage the nature conservation value of SINCS.

Air quality

232. Objectors raised concerns that the environmental impact of the construction of the development would be large and that the associated traffic would add to pollution, and that during the construction of Mountview theatre several huge concrete mixer lorries were parked up on Goldsmith Road with their engines running all day. There are concerns that the development would run counter to the council's policy on cleaner air.
233. The submitted air quality assessment identifies and recommends a range of mitigation measures which are to form part of a dust management plan during construction. Officers recommend that permission be granted subject to a construction management plan condition which would include continuous monitoring of dust emissions.
234. The applicant further states that, once operational, the development is not expected to give rise to significant impacts on air quality. An air quality neutral assessment has shown that the proposed development would meet both the buildings and transport emission benchmarks and can be considered air quality neutral. Emissions from the

proposed CHP have been assessed as part of the scheme and the effect is determined to be 'negligible'. It is noted that the council's Environmental Protection Team had no objection in terms of air quality.

Ground conditions and contamination

235. Objectors raised concerns that there may be potential that the land is contaminated.
236. The submitted Geo-environmental and Geotechnical Report identifies the risk from potential soil contaminants and ground gas to future site users and construction workers to be low. The risk to buildings and structures is identified to be medium to low and any risks be minimised with appropriate concrete mix design. The risk posed to groundwater is identified to be negligible. Overall, the risks at site are identified to be negligible to low and a remediation strategy is proposed based on the conceptual site model and risk assessment to ensure the development is safe from geo-environmental risks.
237. The council's environmental protection team has no objection and recommends a condition relating to soil contamination to ensure the site is appropriately remediated for the proposed uses.

Water resources and flood risk

238. The submitted flood risk assessment (FRA) considers the impact of the proposed development in addition to the common ways in which flooding can occur. The FRA concludes that despite being within a critical drainage area, the site would be at very low risk of surface water flooding. Surface water run-off from the site would discharge via a network of pipes and gullies into the Thames Water combined sewer in Bonar Road at a peak discharge of 3l/s.
239. The development would be served by the existing combined sewer in Bonar Road for both foul and surface water drainage. A capacity check has been submitted and an application will be made to Thames Water at the detailed design stage in order to gain consent to connect to the public sewer. The FRA concludes that the total rate of discharge into the combined Thames Water sewer would be significantly lower than the existing arrangement and the proposed development is not at risk of flooding and can be carried out without increasing the risk of flooding to surrounding properties.
240. The greenfield rate for the development site is 3 l/s is acceptable to the council's flood and drainage team.

Archaeology

241. The submitted archaeological desk based assessment shows that a previous archaeological investigation within the site recorded prehistoric and post-medieval buried archaeology on site.
242. This negates the requirement for pre-determination archaeological evaluation in this instance. A geotechnical survey carried out in 2017 identified that remediation work was possibly carried out.
243. It is recommended that the archaeological interest be conserved by attaching conditions relating to mitigation, foundation design and reporting site work.
244. It is also recommended that permission be granted subject to a legal agreement including the requirement for a financial contribution of £11,171 (indexed) towards the council's cost of providing technical archaeological support, in line with the Section

106 and CIL SPD.

Transport, parking, highways, deliveries and servicing

245. The site has a Public Transport Accessibility Level of 6a, demonstrating an excellent level of accessibility, being in close proximity to Peckham Rye Station (750 metres from the site) and a number of local bus routes. The site is also within walking distance to a range of local amenities which future students will benefit from, including a range of retail shops along Peckham Hill Street, Rye Lane and Peckham Road. The site is also within walking distance of car club bays, with the closest being only 400 metres from the site on Marmont Road.

Parking

246. The parking on Bonar Road is currently not restricted. The development would be car free, with the exception of 3 disabled parking spaces. This would be in keeping with Saved Southwark Plan Policy 5.6 which requires all developments to minimise the number of car parking spaces provided and draft London Plan policy which states "Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free". This would encourage students to use alternative, sustainable methods of transport.

247. Objectors raised concerns that the immediate area and its surroundings are already heavily congested with traffic and there would not be capacity in the nearby streets to accommodate any additional on-street car parking. Objectors also requested that, if this car free development is to go ahead, Bonar Road be included in the nearby CPZ so that resident parking and restrictions are enforced during the day to mitigate against the increased flow of vehicles into the area.

248. The car parking surveys carried out by the applicant along the immediate road sections surrounding the site included Peckham Hill Street, Buller Close, Goldsmith Road, Bonar Road, Lisford Street, Grenard Close and Jocelyn Street and were carried out between 0500hrs and 0330hrs on Tuesday/Wednesday 11 and 12 September 2018. The car parking survey found that on average 47(31%) of the calculated 150 on-street car parking spaces were unoccupied.

249. The New London Plan requires that all residential developments in a comparable location be 'car-free'. This development would be excluded from those eligible for car parking permits under any future CPZ operating in this locality. This would be covered by a planning obligation. The transport officer recommended that the legal agreement include the provision of 3 disabled car parking bays equipped with active electric vehicle charging points (EVCP's) and that the applicant make a financial contribution towards future extension of the CPZ to this area. Officers however consider that on balance the CPZ contribution is not justified since student living accommodation would be excluded in their lease from bringing a car to the site.

Transport infrastructure

250. Objectors raised concerns that there are already queues to get on the buses from Bonar Road onwards to Waite Street (to the north of the site) in the morning and despite the applicant's extensive document regarding this, local residents are still concerned that there is not the capacity for the existing buses to accommodate the extra users. Buses such as the 63 and 363 at capacity between 7.45 and 8.30am. Objectors also requested that if the development is granted planning permission the developer should provide a transport contribution to improve the bus service.

251. The council's transport policy team did not raise capacity on the bus network as an

issue. In terms of bus infrastructure the bus stop on Peckham Hill Street is on a narrow segment and currently has no shelter and passenger information system. The removal of this site's current vehicle entrance on this road presents an opportunity for the bus stop to be relocated to the area of the redundant vehicle access. To facilitate this the applicant would be required to safeguard a 2m wide footway behind the relocated bus stop. This would be secured in a planning obligation as part of the highways works.

252. Objectors also raised concerns that Peckham Rye station is getting busier and busier every week and requested that if the development is granted planning permission the developer should provide a transport contribution.
253. Officers do not consider that this would be appropriate as the council's transport policy team did not raise capacity on the train network as an issue.
254. Objectors raised concerns that Bonar Road is already a very busy short cut through Peckham and would not be able to cope with the additional traffic generated by the new development. Objectors speculated that the council would probably have to turn it into a one way street.
255. The above concerns are noted, but the applicant's Transport Assessment concludes that the proposed development would be appropriate for this location and could be successfully accommodated by the local transport network. There would only be a negligible change in traffic generation when compared to the existing use of the site. The information has been reviewed by officers who raised no objection and advised that the proposed development would not have any noticeable adverse impact on the existing vehicular traffic on the adjoining roads.

Deliveries and servicing

256. Vehicular access would be retained from Bonar Road, however, the position of this entrance would be re-located eastwards to provide access to the proposed car park and servicing area. Sliding gates would separate this area from the main courtyard area and student accommodation, The gates would set back from the footway to provide sufficient space for vehicles to wait off-street while the gates are opened.
257. Deliveries and servicing for the student accommodation would take place via the on-site car park accessed via the vehicle entrance from Bonar Road. The waste store for the student accommodation and Digital Hub would have direct access to the car park area.
258. The council's highways team advised that the pedestrian visibility splays of 2mx2m at the vehicle access off Bonar Road are acceptable. The proposal to use a private commercial service for waste collection is also acceptable.
259. The submitted delivery and service management plan (DSP) would need to be revised before it would be acceptable. This needs to be revised to include ways of consolidating deliveries and using transport operators with a minimum of 'Silver' membership of FORS. It is recommended that these outstanding matters be dealt with by requiring an amended DSP in the S106 legal agreement.
260. The refuse storage facilities would be adequate.
261. On moving in and moving out days, the servicing yard would be made available for parents and students to park in allocated time slots to prevent an overspill of vehicles onto the local highway network. It is recommended that the s106 agreement requires that a Student Management Plan be secured to ensure robust management of student

occupation of the rooms including a prohibition on students bringing vehicles to the locality and to detail the moving in/our arrangements to minimise disruption to the public highway.

Cycling and walking

262. Policy 6.9 Cycling of the London Plan (2016) requires development to provide secure, integrated, convenient and accessible cycle parking facilities.
263. The provision of 222 cycle parking spaces - 198 student cycle parking spaces within the courtyard area, 10 student short-stay cycle spaces outside of the main building complex, 12 cycle parking spaces within the car park adjacent to the Digital Hub and 2 visitor spaces - would be acceptable as it would exceed the requirements of the current London Plan (2016) and the New Southwark Plan standards. However, as only 5% of the cycle parking would be provided by Sheffield cycle stands it would be below the requirement that at least 25% of the cycle parking spaces be contained in Sheffield cycle stands. Given the site restrictions it is considered that the proposed cycle parking is acceptable in this case.
264. A room with 1 shower and changing facilities for staff cycling to work would be located on the ground floor of the block fronting Peckham Hill Street.
265. Officers queried the proposed public realm at the northern periphery of this site. It does not appear to serve any significant purpose in terms of linking this site to the pedestrian routes along the neighbouring Surrey Canal, as there is already a footpath beside this end of this site. While it may be more beneficial for an unrestricted public pedestrian route through this site officers are satisfied that this would not be possible as the entrance off Peckham Hill Street is only for residents and visitors and the provision of a public right of way would lead to security risks for students.
266. The parks and cemeteries team also raised concerns with regard to the installation of gates at the western boundary of this site beside Surrey Canal. No direct access to the park is proposed as the only access to the park would be for emergency fire purposes as is the case with the existing Whitten Timber use. This would be covered by an appropriate compliance condition.
267. The council's parks and cemeteries team also raised concerns with regard to pathways proposed across the council's park land, designated as public open space, on the western boundary. The applicant advised that the pathways are shown as "indicative future routes" on the Ground Floor and Site Plans and were added to show that at some point in the future, if there was a desire from both the council and UAL to access the ground floor digital studios directly from the park, then this could theoretically be achieved. They do not form part of the current proposals.
268. It is recommended that any permission is subject to a legal agreement including a contribution towards pedestrian and cycle route improvements within the vicinity of the application scheme (up to a maximum of £15,000). These improvements would not necessarily include Surrey Canal.

Student Travel Plan

269. A student travel plan has been submitted with the application which aims to put in place the management tools deemed necessary to enable the students of the site to make informed decisions about their travel, and at the same time minimise the adverse impacts of their travel on the environment. This would be achieved by the strategy for eliminating the barriers keeping students and visitors from using sustainable modes of transport. It is recommended that a condition requires that the student travel plan be

implemented and reviewed by the operator of the student accommodation.

Construction Management Plan

270. The submitted construction management plan (CMP) will need to be revised before it would be acceptable, to include a construction vehicle routing plan, using transport operators with a minimum of 'Silver' membership of FORS, contact details of site liaison officer, agreeing crane installation method with the council, an undertaking to sweep the adjoining highway daily, penalties relating to banning construction vehicles not adhering to the agreed routing of vehicles, consolidation of deliveries, plus site layout plans for each phase of the development showing loading area, operators' parking spaces, location of wheel washing facilities, vehicle entrance arrangement and on-site routing of traffic.
271. It is recommended that these outstanding issues be dealt with by including a Construction Management Plan in the S106 legal agreement.

Highways works

272. The developer would need to enter into a S278 agreement (and S38 agreement) regarding land for adoption by the council) for the necessary highway works such as:
- Repaving the footways including new kerbing fronting the development on Peckham Hill Street and both sides of Bonar Road, including the removal of bollards. Since the application site falls within the 'Heritage' designation the footway must be paved with Yorkstone natural stone slabs with 150mm wide granite kerbs;
 - Removal of crossover on Peckham Hill Street and reinstate footway;
 - The creation of an extended raised table around the bend on Peckham Hill Street and Bonar Road;
 - Reinstall the redundant crossover at the vehicle access on Bonar Road;
 - Promote a Traffic Regulations Order (TRO) to introduce short lengths of parking restrictions at the vehicle access on Bonar Road;
 - Repair any damages to the highway due to construction activities for the Development including construction work and the movement of construction vehicles; and Surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement.
273. It is recommended that permission be granted subject to these matters being included in the legal agreement.
274. The council's highways team advised that prior to works commencing on site, including any demolition, a joint condition survey should be arranged with the highways team to catalogue condition of streets and drainage gullies. Informative about this, the need to design to SSDM standards, and the section 278 agreement would be included on any permission.

Security and anti-social behaviour

275. Objectors raised concerns that anti-social behaviour incidents would increase in the local area with 393 students on what would be a densely populated site, with site management only in place Monday to Friday until 6pm.
276. The proposed student accommodation would be separate from the proposed Digital Hub which has its own entrance from Bonar Road. The student accommodation can

only be accessed via a reception / security area on the ground floor of the Peckham Hill Street building and access in to the main areas of the student accommodation would not be possible without approval from on site staff.

277. The submitted Student Management Plan states that the site would be managed by dedicated site managers Monday to Friday 9am to 6pm. An out of hours support security team would personally attend to matters outside of these business hours. The student accommodation would therefore have 24/7 cover.
278. All UAL managed residences are assigned to the Accreditation Network UK (ANUK) Code of Practice. This code covers, among other matters, health and safety, maintenance and repair, and relationships between managers and student tenants.
279. The ground floor management office, located behind the reception, would be well positioned to monitor all students and visitors entering the building and those in the landscaped courtyard within the development. The Tenancy Agreement would have specific restrictions regarding student tenants undertaking any form of anti-social behaviour. The continual staff presence (Residence Manager and out-of-hours staff) and use of CCTV would also deter anti-social behaviour.
280. It is not expected that neighbours would be affected by the development during the summer months as the site would be managed in a similar manner as term time. Whilst undergraduate tenants generally wish to leave London during the summer, in this period, it is proposed to accommodate students undertaking language and other courses, and participants of the University's summer art course programme. These students would adhere to the same behavioural restrictions as imposed to full time tenants.
281. Residents may be affected by vehicle trips to and from the proposed student accommodation at the start and end of term when students move into and out of the premises. Whilst modes of transport would vary between private vehicles and taxis it is expected that students would arrive and depart within a relatively short timeframe and that the activity could give rise to congestion at certain times. UAL would formally manage this with the implementation of a pre-booking system and advise users that the courtyard space adjoining the digital hub would be available for vehicles to drop-off and pick-up of students.
282. The management team of the proposed student accommodation would actively seek a working relationship and engage with all stakeholders.
283. Officers consider that the proposed development would be safe, secure and would respect the character and amenity of the residential surrounding area and built environment. The applicant would be required to oblige to commitments within the Student Management Plan through a legal agreement.
284. Objectors were also concerned that security to adjoining gardens would be compromised as the cycle sheds would reduce the height of the adjoining garden walls and fences and make access easier should someone want to enter the back of adjoining gardens. Objectors suggested that the cycle sheds be moved further away from the perimeter walls or relocated elsewhere.
285. Officers consider that the proposed development would be more secure than the existing site as the boundary along the north elevation fronting Bonar Road would decrease as a larger proportion of the northern boundary would comprise the new building. Furthermore, the remaining wall along this elevation would be the same height as the existing wall and the digital hub on the ground floor and student accommodation above would provide passive surveillance.

Employment and training

286. It is estimated that the Digital Hub would provide approximately 30-40 jobs which is a significant uplift on the existing use which had 9 full time employees.
287. The scheme is large enough to trigger the construction phase employment and training requirements of the Section 106 and CILS SPD (or payments in lieu), and for local procurement in construction and operational phase. These would be secured in the section 106 agreement (set out in more detail below).

Planning obligations (S.106 undertaking or agreement)

288. The applicant is willing to enter into a legal agreement with the council to cover any relevant planning obligations. If a legal agreement is not provided it is recommended that planning permission be refused by reason of failure to mitigate the impact of the proposed development contrary to saved Policy 2.5 Planning Obligations of the Southwark Plan 2007. The contributions and obligations are:

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		
Employment and training (during construction)	<ul style="list-style-type: none"> 22 jobs lasting a minimum of 26 weeks for unemployed Southwark residents. Where this is not possible to meet this requirement, a charge of £4,300 per job not provided will be applied; 22 Southwark residents trained in pre- or post-employment short courses. Where this is not possible to provide a payment a charge of £150 per resident will be applied; 6 new apprenticeship start or in work NVQ. Where this is not possible to provide a payment a charge of £1,500 per apprenticeship will be applied; 	Agreed
Employment and enterprise	Allow for local procurement and supply chain measures during construction and after construction.	Agreed
Digital Hub	Provision of a 743sqm ground floor space (identified on the attached plan) consisting of a mix of UAL postgraduate start-up studios and Digital Training space. Management, operation and promotion	Agreed

	strategy to be submitted and agreed prior to occupation.	
Link to UAL and Student Room Rents		
Restriction on the end user of the student accommodation	<p>All occupiers of the student residential accommodation within the application scheme will be students registered as attending University of the Arts London</p> <p>Student room rents are set at the levels specified in the application, subject to indexation</p> <p>Outside of term times the accommodation may be available to students attending course at UAL or other Higher education institutions</p>	Agreed
Student Management Plan		
Student Management Plan	To be secured to ensure robust management of student occupation of the rooms including a prohibition on students bringing vehicles to the locality, to control noise, and to detail the moving in/our arrangements to minimise disruption to the public highway.	Agreed
Housing and Viability		
Off Site Affordable Student Housing Contribution	<p>Payment of £4m (indexed) paid in tranches related to commencement, and occupation.</p> <p>Requirement for an early stage review in the event of the development not substantially commencing within 24 months of permission, and prior to third year of occupation</p> <p>.</p>	Agreed
Wheelchair Units	20 Wheelchair adaptable studios are to be provided of which 1 will be fully fitted out at first occupation.	Agreed
Public realm improvements		
Public realm improvements	Public realm improvement to an area in the park adjoining the Digital Hub entrance at Bonar Road (area shown on attached plan) and a financial contribution to the installation of bat friendly lighting along Surrey Canal.	Agreed

	The applicant will carry out the proposed landscaping works in accordance with a plan / specification to be agreed or a financial contribution of £25,000 to be agreed with the council.	
Transport and Highways		
Public Transport Infrastructure Contribution	Contribution towards the safeguarding of a strip of land at the front of the site for the possible future provision of a relocated bus stop. Payment of £75,000 towards these works;	Agreed
Highway works	<p>Requiring a s278 / s38 agreement to include:</p> <ul style="list-style-type: none"> • Repaving the footways including new kerbing fronting the development on Peckham Hill Street and both sides of Bonar Road, including the removal of bollards. Since the application site falls within the 'Heritage' designation the footway must be paved with Yorkstone natural stone slabs with 150mm wide granite kerbs; • Removal of crossover on Peckham Hill Street and reinstate footway; • The creation of an extended raised table around the bend on Peckham Hill Street and Bonar Road; • Reinstate the redundant crossover at the vehicle access on Bonar Road; • Dedication of a 2m wide strip of land supplementing the footway behind the required northbound bus shelter on Peckham Hill Street; • Provision of bus shelter/countdown facilities at the north and south bound two bus stops along this part of Peckham Hill Street; • Reconstruction / repositioning of the raised zebra crossing facility on Peckham Hill Street including resurfacing of the road segment 	Agreed

	<p>around it (to accommodate the associated bus stopping area);</p> <ul style="list-style-type: none"> • Promote a Traffic Regulations Order (TRO) to introduce short lengths of parking restrictions at the vehicle access on Bonar Road; • Repair any damages to the highway due to construction activities for the Development including construction work and the movement of construction vehicles. • Parking restrictions should be promoted at the vehicle access on Bonar Road to aid in vehicle movements in and out of the development. Surface water from private areas is not permitted to flow onto public highway in accordance with Section 163 of the Highways Act 1980. Detailed drawings should be submitted as part of the s278 application confirming this requirement. 	
Delivery and Servicing Plan	The servicing to site to be undertaken in line with the DSP.	Agreed
Delivery and Servicing Bond	The associated servicing deposit (£19,650 indexed) and monitoring fee (£1,600).	Agreed
Pedestrian / Cycle Improvements	Contribution of £15,000 towards pedestrian and cycle route improvements within the vicinity of the application scheme.	Agreed
Parking permit restriction	This development would be excluded from those eligible for car parking permits under any future CPZ operating in this locality.	Agreed
Disabled parking bays	The provision of 3 disabled car parking bays equipped with active electric vehicle charging points. Restriction on the release of the wheelchair parking spaces.	Agreed
Others		
Archaeology	Contribution towards the council's cost of	Agreed

	providing technical archaeological support (£11,171 for schemes of 10,000sqm+)	
Administration fee	Maximum contribution to cover the costs of monitoring these necessary planning obligations, calculated as 2% of £134,650 = £2,693.	Agreed

289. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with policy 2.5 of the Southwark Plan, Core Strategy policy 14 and London Plan policy 8.2, and the Section 106 Planning Obligations and CIL SPD. The content of the S106 complies with the requirements of the CIL Regulations 2010.
290. In the absence of a legal agreement to secure the items and mitigation listed in the table above, the proposal would be contrary to saved policies 2.5 and 4.4 of the saved Southwark Plan 2007, Core Strategy policy 13, London Plan policies 3.12 and 8.2, and section 5 of the NPPF.
291. In the event that a satisfactory legal agreement has not been entered into by 25 September 2020, the director of planning be authorised to refuse planning permission (if appropriate) for the following reason:

“The proposal fails to provide an appropriate mechanism for securing the in lieu payment for affordable housing, the highways works and financial contributions towards transport mitigation. The proposal therefore fails to demonstrate conformity with strategic planning policies and fails to adequately mitigate the particular impacts associated with the development in accordance with saved policies 2.5 'Planning obligations' and 4.4 'Affordable Housing' of the Southwark Plan (2007), Strategic Policies 8 'Student Housing' and '14 'Delivery and implementation' of the Core Strategy (2011), and London Plan (2016) policies 3.12 'Negotiating affordable housing' and ' 8.2 'Planning obligations', as well as guidance in the council's Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).”

Mayoral and borough community infrastructure levy (CIL)

292. 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.
293. The Mayoral CIL2 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.
294. The proposal is liable for Mayoral and Southwark CIL. The party responsible to pay CIL must submit CIL Form 2 (Assumption of Liability) and CIL Form6 (Commencement Notice) at least a day prior to material operations start on site. The applicant submitted a form to the council indicating a Southwark CIL payment of £542,100 and a Mayoral CIL payment of £1,025,590. The council will review the proposals CIL liability on receipt of CIL Form1 (CIL Additional Information) and Form2 (Assumption of Liability) and thereafter issue a Liability Notice.

Other matters

295. Objectors raised concerns that student housing would strain local facilities and that something more suitable needs to be planned for this neighbourhood such as increased transport or doctors surgeries. It is alleged that the local doctor's surgery (Lister Health Centre) already has a month long waiting list for doctor's appointments.
296. The transport issue has been discussed in the transport section of this report. Most students use services at home and the council acknowledge that there is a need for additional health facilities and this is reflected in the councils REG123 list.
297. The signage shown on the proposed plans is only indicative and an application for advertisement consent would be required prior to installation of any signage, unless it is permitted under express consent. This will be dealt with by an informative.

Community involvement and engagement

298. The applicant has undertaken extensive pre-application discussions with the council, local residents, councillors and other key local groups. Over 18 months in the lead-up to submission of the application, they consulted political stakeholders, Mountview Academy, local residents, and other stakeholder groups (Friends of Burgess Park, Peckham Vision, Peckham Society and Bell Gardens TRA).
299. An event hosted by UAL at the 'Playground' facility on Wilson Road was held on 15 May 2019 to update local stakeholders on UAL's digital projects in the area and to introduce the new proposals. A public exhibition event was then held on the 16 May 2019 where members of the local community, ward members and local community groups were invited to review the proposals and discuss the scheme with the applicant and representatives from the project team. Flyers were sent to over 3,000 addresses including residential and business addresses, inviting them to the public exhibition and outlining the proposed plans. During the event, feedback forms were provided to attendees that could be filled out on the day and returned at the exhibition or sent via email or post. A project website has also been created so that interested parties can find out more about the proposals and view the exhibition boards online.
300. The applicant's pre-application consultation resulted in various amendments to the scheme. The applicant and project team have responded positively to the feedback received to ensure that the proposals fully optimise the potential of the site whilst being mindful of neighbours and delivering the objectives of the existing and emerging policy framework.
301. The applicant advised that they would continue to engage proactively with the community throughout the various stages of the application and if relevant the construction process.
302. Following the submission of the planning application, the council advertised it by neighbour letters, site notices and a press notice. The objections and comments received from the local community and statutory consultees are summarised in this report.

Consultation responses, and how the application addresses the concerns raised

Consultation responses from internal and divisional consultees

303. Summarised below are the material planning considerations raised by internal and

divisional consultees, along with the officer's response.

304. Environmental protection team:

No objection and recommend four conditions relating to internal noise levels, sound levels for plant and any associated ducting, construction management plan and land contamination.

Officer response to issue(s) raised:

Recommend that the application is granted subject to four conditions.

305. Highways team:

Acceptable, subject to conditions and issues raised with regards to pedestrian visibility splays and refuse vehicle tracking movement to be resolved prior to consent. Recommended that if consent is granted the developer must enter into a S278 agreement for the highways works.

Officer response to issue(s) raised:

All outstanding issues have been resolved and comments incorporated in the recommendation.

306. Archaeology:

Acceptable subject to conditions.

Officer response to issue(s) raised:

Included in the recommendation.

307. Flood risk management team:

No objection to the greenfield rate of 3l/s for the development site. Additional documents submitted have been reviewed and although slightly discharging above greenfield there is a fair amount of additional greening proposed and therefore it is acceptable.

Officer response to issue(s) raised:

Noted.

308. Ecologist:

Acceptable subject to conditions and a legal agreement to secure a commuted sum to install bat lighting in Surrey Canal.

Officer response to issue(s) raised:

Noted.

309. Parks and cemeteries team:

Acceptable but mentions general expectation of developments next to a park.

Officer comment:

Noted.

Consultation responses from external consultees

310. None consulted.

Community impact and equalities assessment

311. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
312. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
313. 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.
314. 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

315. 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.
316. This application has the legitimate aim of providing student housing and a digital hub space through the proposed redevelopment. 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.

Positive and proactive statement

317. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
318. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the

development plan and core strategy and submissions that are in accordance with the application requirements.

Positive and proactive engagement: summary table

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	NO
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	NO

Conclusion

319. There is no policy objection to the loss of the A1 use of the site as a timber yard given the location outside of the main town centre retail area, and as it would be replaced by a B1/D1 use that would provide a service to the general public and would not harm the vitality and viability of the town centre.
320. The proposed development would provide benefits to Peckham town centre and community. Between 30 and 40 jobs would be created (20 to 30 more than were employed at the timber yard) and it is estimated that investment associated with student expenditure would be in the region of £2million. These benefits are considered to outweigh the loss of the existing retail warehouse.
321. There is support in the London Plan, Core Strategy and Southwark Plan for student housing and it counts towards the borough's housing delivery targets.
322. No affordable housing is proposed within the development due to the size of the site and the impact it would have on the operation of the student housing scheme. A payment in lieu is proposed of £4m, which equates to around 8.4% affordable housing by habitable room. Whilst this is significantly below the policy requirement of 35%, the policy does recognise that affordable housing requirements must be assessed with regard to viability. An FVA was submitted and reviewed, and the expert surveyors for the council concluded that the viability of the development is marginal, and therefore the £4 million payment is substantially more than could be supported by a viable scheme. The contribution would be subject to reviews secured through the s106 agreement.
323. The design of the buildings is appropriate for this site. The buildings fronting onto Peckham Hill Street respect the established building line and heights of the adjacent grade II listed buildings and preserve their setting. The main building sits comfortably in terms of its scale, height, massing and architectural treatment in the context of the adjacent Surrey Canal and Mountview Academy.
324. The proposal would provide a high standard of accommodation for student residents, by the size of rooms, daylight provision, outlook, communal facilities and amenity spaces. The development would not cause significant harm to the amenity of neighbouring properties, in terms of privacy, outlook, daylight or sunlight levels, and the supervision of student behaviour would be secured through a student management plan
325. Conditions are proposed to secure the sustainability aspects (e.g. carbon reduction, BREEAM excellent) and biodiversity. There is no loss of trees, or impact on existing

trees, through the development. Highway works and transport contributions would be secured by the legal agreement to ensure the development makes appropriate improvements to the local area to mitigate its impacts.

326. The application is a sustainable redevelopment of a brownfield site in a highly accessible town centre location. It would support the future success of UAL as an important contributor to the creative and cultural life of Peckham and Southwark. It is therefore recommended that planning permission be granted subject to the proposed conditions and completion of an appropriate legal agreement to secure the necessary planning obligations.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Andre Verster, Team Leader Team Major and New Homes Team	
Version	Final	
Dated	30 June 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		1 July 2020

APPENDIX 1

Consultation undertaken

Site notice date: 17/10/2019

Press notice date: n/a

Case officer site visit date: 17/10/2019

Neighbour consultation letters sent: 30/10/2019

Internal services consulted

Tree Services
 Design and Conservation Team
 Environmental Protection
 Local Economy
 Ecology
 Archaeology
 Transport Policy
 Highways Development and Management
 Parks and Cemeteries
 Flood Risk Management & Urban Drainage

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

Flat A 88 Peckham Hill Street London	84 Peckham Hill Street London Southwark
89 Neville Close London Southwark	44 Neville Close London Southwark
69 Neville Close London Southwark	36 Neville Close London Southwark
66 Neville Close London Southwark	70 Wilmot Close London Southwark
55 Neville Close London Southwark	50 Wilmot Close London Southwark
41 Neville Close London Southwark	87 Neville Close London Southwark
2 Grenard Close London Southwark	80 Neville Close London Southwark
52 Ashmore Close London Southwark	77 Neville Close London Southwark
Flat 3 35 Jocelyn Street London	Flat 7 1 Grenard Close London
22 Neville Close London Southwark	50 Ashmore Close London Southwark
Flat 12 Primrose House Peckham Hill Street	27 Neville Close London Southwark
86B Peckham Hill Street London Southwark	13 Neville Close London Southwark
112A Peckham Hill Street London	1 Neville Close London Southwark
Southwark	41 Ashmore Close London Southwark
Flat 5 Primrose House Peckham Hill Street	9 Neville Close London Southwark
The Peckham Hill Street Surgery 143-145	40 Neville Close London Southwark
Peckham Hill Street London	Flat 3 16 Jocelyn Street London
20 Jocelyn Street London Southwark	56 Neville Close London Southwark
Flat 4 35 Jocelyn Street London	18 Neville Close London Southwark
Flat 1 35 Jocelyn Street London	70 Neville Close London Southwark
9 Pioneer Street London Southwark	99 Neville Close London Southwark
28 Jocelyn Street London Southwark	76 Neville Close London Southwark
151-153 Peckham Hill Street London	11 Neville Close London Southwark
Southwark	72 Lisford Street London Southwark
70 Peckham Hill Street London Southwark	Flat 3 1 Grenard Close London

35 Ashmore Close London Southwark
 7 Pioneer Street London Southwark
 65 Wilmot Close London Southwark
 The Learning Centre Peckham Library 122
 Peckham Hill Street
 Flat 1 100 Peckham Hill Street London
 Flat 1 58A Peckham Hill Street London
 Flat 16 Primrose House Peckham Hill Street
 Flat 13 Primrose House Peckham Hill Street
 22 Jocelyn Street London Southwark
 Flat 12 35 Jocelyn Street London
 68 Lisford Street London Southwark
 Flat 12 16 Jocelyn Street London
 19 Pioneer Street London Southwark
 31 Jocelyn Street London Southwark
 35 Bonar Road London Southwark
 159 Peckham Hill Street London Southwark
 68A Peckham Hill Street London Southwark
 98 Peckham Hill Street London Southwark
 52 Neville Close London Southwark
 32 Neville Close London Southwark
 2 Neville Close London Southwark
 71 Wilmot Close London Southwark
 67 Wilmot Close London Southwark
 55 Wilmot Close London Southwark
 49 Wilmot Close London Southwark
 45 Wilmot Close London Southwark
 78 Neville Close London Southwark
 71 Neville Close London Southwark
 Flat 5 1 Grenard Close London
 62 Neville Close London Southwark
 100 Neville Close London Southwark
 47 Neville Close London Southwark
 44 Ashmore Close London Southwark
 27 Ashmore Close London Southwark
 65 Neville Close London Southwark
 101 Neville Close London Southwark
 Flat C 58B Peckham Hill Street London
 78 Peckham Hill Street London Southwark
 43 Wilmot Close London Southwark
 84 Neville Close London Southwark
 47 Ashmore Close London Southwark
 Flat 10 16 Jocelyn Street London
 83 Neville Close London Southwark
 35 Neville Close London Southwark
 23 Neville Close London Southwark
 51 Wilmot Close London Southwark
 45 Ashmore Close London Southwark
 26 Jocelyn Street London Southwark
 24 Jocelyn Street London Southwark
 60 Wilmot Close London Southwark
 Flat 9 Primrose House Peckham Hill Street
 34 Neville Close London Southwark
 Flat 3 Primrose House Peckham Hill Street
 Flat 2 Primrose House Peckham Hill Street
 Basement Flat 60 Peckham Hill Street
 London

104A Peckham Hill Street London
 Southwark
 82B Peckham Hill Street London Southwark
 Flat 4 Primrose House Peckham Hill Street
 Flat 1 Primrose House Peckham Hill Street
 32 Jocelyn Street London Southwark
 Flat 2 108 Peckham Hill Street London
 33 Bonar Road London Southwark
 161 Peckham Hill Street London Southwark
 114 Peckham Hill Street London Southwark
 38 Neville Close London Southwark
 30 Neville Close London Southwark
 14 Neville Close London Southwark
 64 Wilmot Close London Southwark
 97 Neville Close London Southwark
 91 Neville Close London Southwark
 85 Neville Close London Southwark
 Flat 11 1 Grenard Close London
 60 Neville Close London Southwark
 58 Neville Close London Southwark
 12 Jocelyn Street London Southwark
 23 Pioneer Street London Southwark
 1 Pioneer Street London Southwark
 25 Jocelyn Street London Southwark
 Flat 8 1 Grenard Close London
 18 Jocelyn Street London Southwark
 39 Ashmore Close London Southwark
 13 Jocelyn Street London Southwark
 Flat 8 35 Jocelyn Street London
 13 Pioneer Street London Southwark
 81 Neville Close London Southwark
 Flat 12 1 Grenard Close London
 72 Neville Close London Southwark
 54 Neville Close London Southwark
 Flat 3 100 Peckham Hill Street London
 3 Grenard Close London Southwark
 31 Neville Close London Southwark
 Flat 14 Primrose House Peckham Hill Street
 102C Peckham Hill Street London
 Southwark
 165 Peckham Hill Street London Southwark
 110 Peckham Hill Street London Southwark
 93 Neville Close London Southwark
 54 Wilmot Close London Southwark
 44 Wilmot Close London Southwark
 42 Ashmore Close London Southwark
 Flat 9 16 Jocelyn Street London
 21 Pioneer Street London Southwark
 68 Wilmot Close London Southwark
 72 Peckham Hill Street London Southwark
 28 Neville Close London Southwark
 Flat 21 Primrose House Peckham Hill Street
 Flat 17 Primrose House Peckham Hill Street
 80A Peckham Hill Street London Southwark
 Ground Floor And First Floor Flat 60
 Peckham Hill Street London
 Flat 8 Primrose House Peckham Hill Street

Flat 20 Primrose House Peckham Hill Street
 Flat 19 Primrose House Peckham Hill Street
 Flat 11 Primrose House Peckham Hill Street
 70 Lisford Street London Southwark
 Flat 7 16 Jocelyn Street London
 Flat 11 35 Jocelyn Street London
 Flat 7 35 Jocelyn Street London
 3 Pioneer Street London Southwark
 34 Jocelyn Street London Southwark
 163 Peckham Hill Street London Southwark
 Flat 1 108 Peckham Hill Street London
 48 Neville Close London Southwark
 26 Neville Close London Southwark
 59 Wilmot Close London Southwark
 58 Wilmot Close London Southwark
 53 Wilmot Close London Southwark
 95 Neville Close London Southwark
 7 Grenard Close London Southwark
 6 Grenard Close London Southwark
 57 Neville Close London Southwark
 21 Neville Close London Southwark
 43 Ashmore Close London Southwark
 30 Ashmore Close London Southwark
 Westland Coffee And Wine 120 Peckham
 Hill Street London
 Rear Of 52 New Church Road London
 Flat 10 Primrose House Peckham Hill Street
 49 Ashmore Close London Southwark
 17 Pioneer Street London Southwark
 Peckham Pulse 10 Melon Road London
 3 Neville Close London Southwark
 Flat 6 1 Grenard Close London
 32 Ashmore Close London Southwark
 Flat 5 16 Jocelyn Street London
 Flat 2 16 Jocelyn Street London
 37 Bonar Road London Southwark
 6 Neville Close London Southwark
 16 Neville Close London Southwark
 Well Street Pizza Peckham 120 Peckham
 Hill Street London
 104C Peckham Hill Street London
 Southwark
 104D Peckham Hill Street London
 Southwark
 112B Peckham Hill Street London
 Southwark
 102A Peckham Hill Street London
 Southwark
 Flat B 88 Peckham Hill Street London
 Flat 7 Primrose House Peckham Hill Street
 23 Jocelyn Street London Southwark
 19 Jocelyn Street London Southwark
 11 Pioneer Street London Southwark
 39 Bonar Road London Southwark
 62 Wilmot Close London Southwark
 48 Wilmot Close London Southwark
 46 Wilmot Close London Southwark
 64 Neville Close London Southwark
 Flat 4 1 Grenard Close London
 8 Grenard Close London Southwark
 7 Neville Close London Southwark
 43 Neville Close London Southwark
 39 Neville Close London Southwark
 33 Neville Close London Southwark
 29 Ashmore Close London Southwark
 98 Neville Close London Southwark
 Flat 10 1 Grenard Close London
 80B Peckham Hill Street London Southwark
 4 Neville Close London Southwark
 26 Ashmore Close London Southwark
 68 Peckham Hill Street London Southwark
 63 Neville Close London Southwark
 17 Neville Close London Southwark
 9 Grenard Close London Southwark
 5 Grenard Close London Southwark
 33 Jocelyn Street London Southwark
 Flat 6 35 Jocelyn Street London
 10 Neville Close London Southwark
 62 Peckham Hill Street London Southwark
 145 Peckham Hill Street London Southwark
 Flat B 58B Peckham Hill Street London
 Flat 8 16 Jocelyn Street London
 Flat 4 16 Jocelyn Street London
 Flat 1 16 Jocelyn Street London
 Flat 2 35 Jocelyn Street London
 5 Pioneer Street London Southwark
 20 Neville Close London Southwark
 66 Wilmot Close London Southwark
 61 Wilmot Close London Southwark
 70A Peckham Hill Street London Southwark
 94 Neville Close London Southwark
 90 Neville Close London Southwark
 74 Neville Close London Southwark
 67 Neville Close London Southwark
 48 Ashmore Close London Southwark
 61 Neville Close London Southwark
 53 Neville Close London Southwark
 5 Neville Close London Southwark
 19 Neville Close London Southwark
 36 Ashmore Close London Southwark
 34 Ashmore Close London Southwark
 31 Ashmore Close London Southwark
 Flat A 58B Peckham Hill Street London
 15 Pioneer Street London Southwark
 82A Peckham Hill Street London Southwark
 Flat 11 16 Jocelyn Street London
 59 Neville Close London Southwark
 64 Peckham Hill Street London Southwark
 86 Neville Close London Southwark
 Peckham Library 122 Peckham Hill Street
 London
 102 Neville Close London Southwark
 147-149 Peckham Hill Street London
 Southwark

30 Jocelyn Street London Southwark
 28 Ashmore Close London Southwark
 21 Jocelyn Street London Southwark
 155 Peckham Hill Street London Southwark
 Flat 1 106 Peckham Hill Street London
 72 Wilmot Close London Southwark
 Flat 6 Primrose House Peckham Hill Street
 Flat 15 Primrose House Peckham Hill Street
 Flat 2 58A Peckham Hill Street London
 Flat 2 106A Peckham Hill Street London
 104B Peckham Hill Street London
 Southwark
 15 Jocelyn Street London Southwark
 76 Lisford Street London Southwark
 Flat 6 16 Jocelyn Street London
 29 Jocelyn Street London Southwark
 27 Jocelyn Street London Southwark
 58B Peckham Hill Street London Southwark
 63 Wilmot Close London Southwark
 51 Ashmore Close London Southwark
 51 Neville Close London Southwark
 45 Neville Close London Southwark
 37 Neville Close London Southwark
 25 Neville Close London Southwark
 46 Ashmore Close London Southwark
 38 Ashmore Close London Southwark
 One Stop Shop Peckham Library 122
 Peckham Hill Street
 17 Jocelyn Street London Southwark
 37 Ashmore Close London Southwark
 86A Peckham Hill Street London Southwark
 57 Wilmot Close London Southwark
 Flat 22 Primrose House Peckham Hill Street
 102D Peckham Hill Street London
 Southwark
 157 Peckham Hill Street London Southwark
 79 Neville Close London Southwark
 49 Neville Close London Southwark
 14 Jocelyn Street London Southwark
 47 Wilmot Close London Southwark
 Flat 9 1 Grenard Close London
 Second Floor 122 Peckham Hill Street
 London
 Flat 9 35 Jocelyn Street London
 46 Neville Close London Southwark
 Flat 2 100 Peckham Hill Street London
 102B Peckham Hill Street London Southwark
 Flat 18 Primrose House Peckham Hill Street
 74 Lisford Street London Southwark
 Flat 10 35 Jocelyn Street London
 8 Neville Close London Southwark
 50 Neville Close London Southwark
 42 Neville Close London Southwark
 24 Neville Close London Southwark
 52 Wilmot Close London Southwark
 92 Neville Close London Southwark
 88 Neville Close London Southwark

82 Neville Close London Southwark
 75 Neville Close London Southwark
 73 Neville Close London Southwark
 68 Neville Close London Southwark
 Flat 2 1 Grenard Close London
 Flat 1 1 Grenard Close London
 4 Grenard Close London Southwark
 15 Neville Close London Southwark
 33 Ashmore Close London Southwark
 96 Neville Close London Southwark
 66 Peckham Hill Street London Southwark
 56 Wilmot Close London Southwark
 29 Neville Close London Southwark
 12 Neville Close London Southwark
 69 Wilmot Close London Southwark
 103 Neville Close London Southwark
 40 Ashmore Close London Southwark
 Flat 5 35 Jocelyn Street London

Re-consultation: n/a.

Consultation responses received

Internal services

Environmental Protection
Ecology
Archaeology
Transport Policy
Highways Development and Management
Flood Risk Management & Urban Drainage
Parks and Cemeteries

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

33 Highshore Road London SE15 5AF
Parks & Leisure, Southwark Council PO Box
64529 London
88 Peckham Hill Street Peckham Hill Street
Peckham
1 Grenard Close London SE15 5GZ
CAAG Camberwell SE5 8LE
1 Grenard Close London SE15 5GZ
Flat 7 1 Grenard Close London
Middleton House, 1 Grenard Close London
SE15 5GZ
98 Peckham Hill Street London Southwark
85 Asylum Rd Peckham SE15 2RL
1 Grenard Close London SW155GZ
Flat 7, Middleton House 1 Grenard Close
Peckham, London
102a Peckham Hill Street London SE155JT
Flat 10 1 Grenard Close London
62 Peckham Hill Street London Southwark
6 Grenard Close Peckham SE15 5G

Relevant planning history

Planning permission was granted on 01/05/1998 for application reference number 98/AP/0240 for the construction of retail warehouse with ancillary offices and mill, together with 43 car parking spaces.

Planning permission was granted on 03/07/2000 for application reference number 00/AP/0702 for the construction of retail warehouse with ancillary offices and mill, storage space and associated car parking.

RECOMMENDATION

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

Applicant	University Of The Arts London And Hollybrook Limited	Reg. Number	19/AP/2087
Application Type Recommendation	Major application	Case Number	2748-K

Draft of Decision Notice

for the following development:

Redevelopment of site comprising the demolition of existing building and erection of two buildings at four and six storeys in height. The application scheme will provide a 753 sqm creative Digital Hub workspace (Class B1/D1) and student accommodation incorporating 393 student bedrooms and associated communal facilities. The scheme includes highway improvements, landscaping, blue badge car parking, and cycle parking spaces for students and visitors.

Eagle Wharf 90-96 Peckham Hill Street London SE15 5JT

In accordance with application received on 18 June 2019

and Applicant's Drawing Nos.:

Existing Plans

- P02 – SIITE PLAN EXISTING – dated 24th May 2019
- P03 – EXISTING WEST (PARK) SITE ELEVATION – dated 24th May 2019
- P04 – EXISTING EAST (COURTYARD) ELEVATION – dated 24th May 2019
- P05 – PECKHAM HILL STREET ELEVATION EXISTING – dated 24th May 2019
- P06 – EXISTING SITE SECTIONS – dated 24th May 2019
- P07 – EXISTING WEST ELEVATION – dated 24th May 2019
- P08 – EXISTING NORTH ELEVATION – dated 24th May 2019
- P09 – EXISTING EAST ELEVATION – dated 24th May 2019
- P10 – EXISTING SOUTH ELEVATION – dated 24th May 2019
- P11 – PECKHAM HILL STREET ELEVATION EXISTING – dated 24th May 2019
- P12 – PECKHAM HILL STREET EXISTING COURTYARD ELEVATION – dated 24th May 2019

Proposed Plans

- P01 – SITE LOCATION PLAN – dated 24th May 2019
- P13 – SITE PLAN PROPOSED – dated 24th May 2019
- P14 – PROPOSED WEST (PARK) SITE ELEVATION – dated 24th May 2019
- P15 – PROPOSED EAST (COURTYARD) SITE ELEVATION – dated 24th May 2019
- P16 – PECKHAM HILL STREET SITE ELEVATION PROPOSED – dated 24th May 2019
- P17 – PROPOSED SITE SECTIONS – dated 24th May 2019
- P18 – WEST ELEVATION OF STUDENT ACCOMMODATION – dated 24th May 2019
- P19 – PROPOSED NORTH ELEVATION – dated 24th May 2019

- P20 – REAR (EAST) ELEVATION OF STUDENT ACCOMMODATION – dated 24th May 2019
 P21 – PROPOSED SOUTH ELEVATION – dated 24th May 2019
 P22 – STREET BUILDING PROPOSED EAST (PECKHAM HILL STREET) ELEVATION – dated 24th May 2019
 P23 – STREET BUILDING PROPOSED WEST (COURTYARD) ELEVATION AND ROUTE ELEVATIONS – dated 24th May 2019
 P24 – PROPOSED SECTION AA ENTRANCE COURTYARD – dated 24th May 2019
 P25 – PROPOSED SECTION BB POSTGRADUATE COURTYARD – dated 24th May 2019
 P26 – PROPOSED BAY STUDY 1 - PARK BUILDING WEST (PARK) ELEVATION – dated 24th May 2019
 P27 – PROPOSED BAY STUDY 2 - PARK BUILDING, NORTH ELEVATION – dated 24th May 2019
 P28 – BAY STUDY 3 - PECKHAM HILL STREET BUILDING – dated 24th May 2019
 P29 – PROPOSED GROUND FLOOR PLAN – dated 24th May 2019
 P30 – PROPOSED FIRST FLOOR PLAN – dated 24th May 2019
 P31 – PROPOSED SECOND FLOOR PLAN – dated 24th May 2019
 P32 – PROPOSED THIRD FLOOR PLAN – dated 24th May 2019
 P33 – PROPOSED FOURTH FLOOR PLAN – dated 24th May 2019
 P34 – PROPOSED FIFTH FLOOR PLAN – dated 24th May 2019
 P35 – PROPOSED ROOF FLOOR PLAN – dated 24th May 2019
 P36 – PROPOSED ROOM TYPES SHEET 1 – dated 24th May 2019
 P37 – PROPOSED ROOM TYPES SHEET 2 – dated 24th May 2019

Other Documents

- Design and Access Statement (dated May 2019) – prepared by Stephen Marshall Architects
 Planning Statement (dated 14.06.2019) – prepared by Rolfe Judd Planning
 Landscape and Public Realm Strategy (dated May 2019) – prepared by Townshend Landscape Architects
 Preliminary Bat & Walkover Survey (dated 05.06.2019) – prepared by 4 Acre Ecology
 Daylight and Sunlight Report (dated 29th May 2019) – prepared by Lumina
 Transport Assessment (dated May 2019) – prepared by Caneparo Associates
 Heritage Statement (dated 30.05.2019) – prepared by MOLA
 Student Travel Plan (dated May 2019) – prepared by Caneparo Associates
 Construction Management Plan (dated May 2019) – prepared by Hollybrook
 Historic Environment Assessment (dated May 2019) (Archaeology) – prepared by MOLA
 Environmental Noise Assessment (dated 31.05.2019) – prepared by Paragon Acoustic Consultants
 Engagement Summary (dated June 2019) – prepared by KANDA
 Statement of Community Involvement (dated June 2019) – prepared by KANDA
 Tree Survey and Impact Assessment (dated May 2019) – prepared by Keen Consultants
 Tree Constraints Plan – drawing no 1073-KC-XX-YTREE-TCP01RevD – prepared by Keen Consultants
 Tree Protection Plan – drawing no 1073-KC-XX-YTREE-TPP01RevB – prepared by Keen Consultants
 Geo-environmental and Geotechnical Interpretative Report and Remediation Method Statement (dated April 2019) – prepared by CGL
 Energy Statement (dated May 2019) – prepared by Max Fordham
 Sustainability Statement (dated May 2019) – prepared by Max Fordham
 BREEAM tracker – Construction Scoresheet – prepared by Max Fordham
 Financial Viability Assessment Executive Summary (dated 30th May 2019) – prepared by Montagu Evans
 Air Quality Assessment (dated June 2019) – prepared by WYG
 The role of the UAL Digital Hub – prepared by Ramidus Consulting Ltd (7 June 2019)
 UAL Student Accommodation Management Plan (dated June 2019) – prepared by University of the Arts London
 CIL Additional Information Form (dated 13.01.2020) – completed by Rolfe Judd Planning
 Bat Activity Surveys (dated 01.06.2020) – prepared by 4 Acre Ecology Limited
 Delivery & Servicing Plan (dated May 2020) prepared by Caneparo Associates

Transport Issues letter (dated 19.05.2020) summarising agreed points – prepared by Caneparo Associates
 Flood Risk Assessment & Drainage Strategy 3rd Issue(dated June 2019) – prepared by Mayer Brown
 Overshadowing study – dated June 2020

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/document name: Rev.: Received on:

P23 STREET BUILDING PROPOSED	Plans - Proposed		10.07.2019
P24 PROPOSED SECTION AA ENTR	Plans - Proposed		10.07.2019
P25 PROPOSED SECTION BB POST	Plans - Proposed		10.07.2019
P26 PROPOSED BAY STUDY 1 PAR	Plans - Proposed		10.07.2019
P27 PROPOSED BAY STUDY 2 PAR	Plans - Proposed		10.07.2019
P28 BAY STUDY 3 PECKHAM HILL	Plans - Proposed		10.07.2019
P29 PROPOSED GROUND FLOOR PL	Plans - Proposed		10.07.2019
P30 PROPOSED FIRST FLOOR PLA	Plans - Proposed		10.07.2019
P31 PROPOSED SECOND FLOOR PL	Plans - Proposed		10.07.2019
P32 PROPOSED THIRD FLOOR PLA	Plans - Proposed		10.07.2019
P33 PROPOSED			

FOURTH FLOOR PL	Plans - Proposed	10.07.2019
P34 PROPOSED FIFTH FLOOR PLA	Plans - Proposed	10.07.2019
P35 PROPOSED ROOF PLAN	Plans - Proposed	10.07.2019
P36 PROPOSED ROOM TYPES SHEE	Plans - Proposed	10.07.2019
P37 PROPOSED ROOM TYPES SHEE	Plans - Proposed	10.07.2019
P38 SUBSTATION Plans - Proposed 15.05.2020		
P15 PROPOSED EAST (COURTYARD	Plans - Proposed	10.07.2019
P16 PECKHAM HILL STREET SITE	Plans - Proposed	10.07.2019
P17 PROPOSED SITE SECTIONS	Plans - Proposed	10.07.2019
P18 WEST ELEVATION OF STUDEN	Plans - Proposed	10.07.2019
P19 PROPOSED NORTH ELEVATION	Plans - Proposed	10.07.2019
P20 REAR (EAST) ELEVATION OF	Plans - Proposed	10.07.2019
P21 PROPOSED SOUTH ELEVATION	Plans - Proposed	10.07.2019
P22 STREET BUILDING PROPOSED	Plans - Proposed	10.07.2019
003 PEDESRTRIAN VISIBILITY SPLAY 2M X		

2M	Plans – Proposed	
P14		
PROPOSED		
WEST (PARK)		
SIT	Plans - Proposed	10.07.2019
P13	Site location plan	10.07.2019

2. Time limit condition

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.

3. Pre-commencement condition

Archaeological Mitigation

Before any work hereby authorised begins, excluding demolition, 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.

4. Pre-commencement condition

Archaeological Foundation Design

Before any work hereby authorised begins, a detailed scheme showing the complete scope and arrangement of the 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.

5. Pre-commencement condition

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

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

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 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.

6. Pre-commencement condition

CONSTRUCTION MANAGEMENT PLAN

Prior to works commencing, including any demolition, a construction management plan including continuous monitoring of noise and dust emissions at positions shall be submitted to and approved in writing by the Local Planning Authority. The measures for the control of construction impacts listed in the Air Quality Assessment by WYG, ref. A109922, June 2019, shall be included as if part of the Construction Management Plan.

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 Framework 2012.

7. Above grade condition

Prior to the commencement of above grade works a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The lighting specification shall use LED's (at 3 lux), a spectrum 80% amber and 20% white with a clear view, no UV, horizontal light spread shall less that 70° and a timer.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and to ensure that appropriate lighting is in place next to the SINC.

8. Above grade condition

DETAILED DRAWINGS

Prior to the commencement of above grade works, detailed drawings and section drawings at a scale of at least 1:10 through:

- the facades;
- parapets; and
- 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. 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 saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

9. Above grade condition

MATERIAL SAMPLES

Prior to the commencement of above grade works a 1sqm sample panel of brickwork and all facing and roofing materials shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

10. Above grade condition

CYCLE STORAGE DETAILS

Prior to the commencement of above grade works, details (1:50 scale drawings, technical specification and product information sheets) of the facilities to be provided for the secure storage of cycles for residents and staff, and the facilities for the storage of visitor cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

11 . Above grade condition

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.

12 . Above grade condition

DETAILS OF THE MEANS OF ENCLOSURE

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

Reason:

In the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

13. Above grade condition

ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, 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.

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.

14. Above grade condition

Before any above grade work hereby authorised begins details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 6 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

15. Above grade condition

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 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.

16. Pre-Occupation condition

Prior to first occupation of the building hereby approved details of bird and/or bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 6 sparrow terraces and 6 bat boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / terraces shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / terraces 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 the Local Planning Authority agreeing the submitted plans, and once the nest/roost

features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

17. Pre-Occupation condition

REFUSE COLLECTION

Prior to first occupation of the buildings hereby approved, details of the refuse collection arrangements for both the B1/D1 use Digital Hub and the sui generis student accommodation shall be submitted to and approved by the Local Planning Authority. The development shall be operated in accordance with the approved collection arrangements for the duration of the development. The refuse storage shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the premises prior to the first occupation of the building. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007.

18. Pre-Occupation condition

STUDENT TRAVEL PLAN AND DETAILED TRANSPORT METHODS SURVEY

a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Student Travel Plan setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

b) At the start of the second year of operation of the approved Student 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.

19. Compliance condition

The student accommodation 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.

Note that the above may be achieved by following the recommendations contained in the submitted report by Paragon Acoustic Consultants, ref. 20190531_4253_ENA01, May 2019.

Reason:

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

20. Compliance condition

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014.

Reason:

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

21. Compliance condition

DRAINAGE STRATEGY

The development shall be constructed in accordance with the Flood Risk Assessment and Drainage Strategy (prepared by Mayer Brown, dated June 2019), unless an alternative drainage strategy is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the development includes sufficient sustainable urban drainage measures in accordance with the National Planning Policy Framework (2019), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Saved Policy 3.9 Water of the Southwark Plan (2007).

22. Compliance condition

ENERGY STATEMENT

The development shall be constructed in accordance with the energy efficiency measures, CHP, mechanical ventilation with heat recovery system and provision of photovoltaic panels to achieve a minimum 35% reduction in carbon dioxide emissions as detailed in the Energy Statement and Sustainability Statement by Max Fordham (dated May 2019), unless an alternative energy assessment is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2019), Policy 5.2 of the London Plan (2016), 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).

23. Compliance condition

ROOFS TO BE USED ONLY IN EMERGENCY

The roofs of the buildings hereby permitted shall not be used outside the terrace areas annotated on the approved drawings shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason:

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area 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).

24. Compliance condition**SHOWERING FACILITIES**

The showering facilities for staff cycling to the site hereby approved shall be retained and the space used for no other purpose.

Reason:

In order to ensure that satisfactory facilities are provided and retained in order to encourage the use of non-car based travel, in accordance with: The National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of The Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts) and 5.3 (Walking and Cycling) of the Southwark Plan 2007.

25. Compliance condition**GATES ON WESTERN BOUNDARY TO BE USED ONLY IN FIRE EMERGENCY**

The gates to be provided in the western elevation, along the boundary with the Surrey Canal, shall not be used other than for purposes as an exit in the case of fire emergency and shall not be used as a general means of access into and/or exit from the building/site by users of the building/site.

Reason:

In order to safeguard the amenity of nearby residents from potential noise nuisance associated with persons using these doors as a general means of access to and exit from the building 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.

26. Compliance condition**HOURS OF USE**

The B1/D1 use for "The Digital Hub" on the ground floor of the development hereby permitted shall not be carried on outside of the hours of 07:00 and 22:00 on Monday to Fridays and between 09:00 and 17:00 on Saturdays.

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.

27. Compliance condition

RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework 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.

28. Special condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA. Post development, a verification report shall be submitted that confirms the conditions found during works and demonstrating the site is suitable and safe for the developed use, controlled waters and the wider environment.

Reason:

There is a potential for unexpected contamination to be identified during development ground works. The Environmental Protection Team shall be consulted should any contamination

29. Special condition

BREEAM REPORT AND POST CONSTRUCTION REVIEW

a. Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed BREEAM Standards.

b. Within six months of first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed BREEAM 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

30. Special condition

Archaeology Reporting Site Work

Within six months of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be

submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason

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

Informatives

1.

The Council's Parks and Cemeteries Team raised concerns that tree protection plans show hoarding and ground protection outside of the development site, on park land. Explicit permission from the parks service would be required under a licence for such proposals. They also advise that if any parks land is temporarily required to facilitate this development e.g. scaffold/hoarding etc. a licence shall be required from the Parks Service to permit any access. No access shall be permitted on council land without prior agreement with the Parks Service.

2.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm.

The applicant will be required to enter into an s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

3.

The signage shown on the approved plans is only indicative and an application for advertisement consent would be required prior to installation of any signage, unless it is permitted under express consent.

4.

The development would be served by the existing combined sewer in Bonar Road for both foul and surface water drainage. The application should make Section 106 application to Thames Water at the detailed design stage in order to gain consent to connect to the public sewer.

5.

The applicant needs to obtain Listed Building Consent for the associated application for Listed Building Consent (20/AP/1259) for the abutting and underpinning of 98 Peckham Hill Street before commencing works to the front block.

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Item No. 8.2	Classification: Open	Date: 20 July 2020	Meeting Name: Planning Committee
Report title:	<p>Development Management planning application: Application 20/AP/0039 for: Full Planning Application</p> <p>BIANCA WAREHOUSE, 43 GLENGALL ROAD, LONDON SE15</p> <p>Proposal: Demolition of the existing building and erection of a new mixed use building of up to 15 storeys (plus lower ground and basement) (51.525m AOD) to provide a Halls of Residence for the London School of Economics and Political Science consisting of 676 student rooms, replacement commercial floorspace of 2,375sqm consisting of 1190sqm of B1c, and 1,185sqm of flexible B1c/D1/A3 Use as a Creative Commercial Centre that includes University related community uses, a community café; and new areas of public realm. 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) or groups affected:	Old Kent Road		
From:	Director of Planning		
Application Start Date: 09.01.2020		Application Expiry Date: 09.04.2020	
Earliest Decision Date: 02.04.2020			

RECOMMENDATIONS

1. That the planning committee grant planning permission, subject to conditions and the applicant entering into an appropriate legal agreement.
2. In the event that the Section 106 Legal Agreement is not completed by 25 September 2020, that the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 268 of this report.

EXECUTIVE SUMMARY

3. This application is for decision by the committee as it is a major application.
4. The proposal is for the redevelopment of the Bianca Art Storage warehouse at 43 Glengall Road to create new halls of residence with 676 student rooms for the London School of Economics (LSE), of which 35% will be let at GLA affordable student rate rents. The student accommodation scheme would have 2,375m² of replacement employment space including a Creative Commercial Centre and community café run by the LSE, the LSE Creative Commercial Centre forms part of this employment space.

Existing site: Aerial view

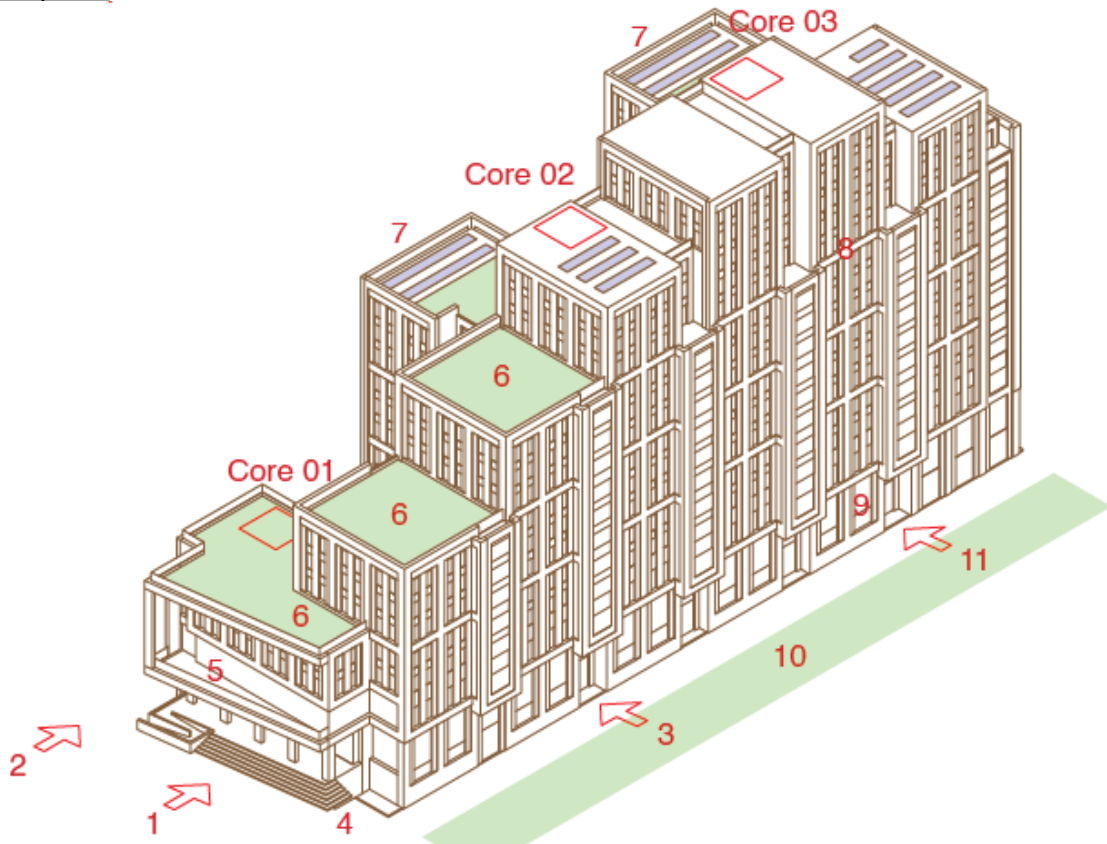


- A. Burgess Park
- B. Glengall Road Business Park
- C. Proposed Malt Street development
- D. Glengall Road

Proposal: CGI image



Proposal



1. Entrance to Halls of Residence from Glengall Road
2. Cycle entrance
3. Entrance to employment and LSE Café and Community Centre from Bianca Road
4. Landscaped public realm
5. Common Room with views over Burgess Park
6. Stepped terraces
7. Additions
8. Student bedrooms
9. Employment / LSE outreach space (2,375m²)
10. Linear Park
11. Access to Employment

5. The Applicant, London School of Economics and Political Science (LSE) is one of the leading social science universities and a world leading centre for research. Founded in 1895, LSE has 11,100 students made up of 5,900 undergraduates and 5,200 postgraduates. LSE has a strong history in Southwark with student accommodation and teaching facilities in the north of the borough. The School seeks to offer accommodation to all new LSE students in London.
6. The site is located less than 30 minutes from the LSE by direct bus and within easy cycle distance. Students could have access to the greenspaces and sports facilities offered by Burgess Park which would promote wellbeing, good mental health and encourage a healthy lifestyle. Students also able to interact with the local communities in the area, including the Glengall Wharf community garden opposite the proposed development.

7. LSE is committed to providing a genuinely affordable high-quality Halls of Residence, and in accordance with the new London Plan Policy H15 a minimum of **35%** of the rooms in the development (**236 rooms**) will be let at affordable rents. These are defined as **55%** of the maximum student maintenance loan for living costs which currently equates to **£169/week** (academic year 2018/19). The Schools ambition is that the balance of the remaining **440 rooms (65%)** will also be let at rates that are discounted to the market rent.
8. This development would be owned and operated by LSE, predominantly for post-graduate students enrolled at the University. A payment in lieu of £1,200,000 is proposed for offsite affordable housing to be delivered through the council's own programmes as it is not practical to include conventional affordable housing on site. The sum offered is substantially in excess of the maximum amount which could be supported as evidenced by the viability assessment.
9. The proposed design and massing meets the requirements of the OKrd AAP with the buildings height reducing towards Burgess Park and the Glengall Road conservation area, and the plan of the building stepping back from the site boundary to contribute to the new linear park space. The proposal takes the form of a brick clad building that steps from a height of four storeys fronting Glengall Road up to a maximum height of 15 storeys before stepping down to 11 storeys at its eastern edge to match the height of the adjoining Malt Street residential project (17/AP/2773). The proposed building acts as an intermediary between the lower scale townscape of Glengall Road and the taller development further east along Bianca Road. Planning obligations would secure in lieu affordable housing payment and reviews of the viability at late stages. Employment, end user of the student accommodation and management arrangements and public realm and transport improvements and highway works. It would also secure the rents and management arrangements for the student accommodation, and the use and access to the Creative Commercial Centre and community cafe space. The proposed conditions would ensure the development accords with policies relating to archaeology, trees, design, transport, ecology, landscaping, amenity, flooding and energy.
10. This development would help to deliver a number of the key aspirations of the Old Kent Road Area Action Plan including the provision of new higher education facilities as required by AAP13, which in turn would contribute to establishing a new lively town centre as set out in policy AAP7. The scheme would provide new business workspace, including affordable workspace that would complement existing creative workspace at Space Studios, and new workspace consented opposite the site at 49-53 Glengall Road and within the Malt Street development. The provision of a key part of the linear park project would link these developments via a greatly enhanced landscape setting to Burgess Park whilst the community Café would provide affordable and healthy food options and help address issues of health and obesity. It would also have a good fit with the Glengall Wharf project, with students having access to that project, making use of the space and helping to support it. The association of a major international institution with Old Kent Road would be a first for the Old Kent Road and would raise confidence in the areas regeneration. Local businesses would benefit as would the local community through the LSEs outreach programme.
11. Whilst the current crises on Covid-19 has generated some uncertainty the LSE had planned for works to commence on site in October 2020 with the intention to complete and open for the academic year in Autumn 2023.

BACKGROUND INFORMATION

Site location and description

12. The application site is located to the corner site of Bianca Road and Glengall Road which is occupied by an industrial warehouse building currently used for Art Storage (B8 use). The Company that currently occupy this site is relocating to Heathrow where new premises are being constructed. Two full time employees presently work from the site.
13. The site is 0.39 ha in area and is bounded by Bianca Road to the south, Glengall Road to the west and industrial land to the north and east. The site is currently designated as 'Strategic Preferred Industrial Land (SPIL)'. The site is within site allocation OKR10 of the 2017 Draft Old Kent Road Area Action Plan (AAP), where mixed use development is encouraged.

The surrounding area

14. The area is largely within an industrial setting. Immediately to the south of the site, is 49-53 Glengall Road (17/AP/4612), which currently occupied by a packaging business, but has planning permission for a mixed use redevelopment.
15. To the west of Glengall Road is an area of Metropolitan Open Land (MOL) covering the Surrey Linear Canal Park and Burgess Park. Burgess Park is also a Site of Important Nature Conservation (SINC). To the north of the site is the Glengall Road industrial estate which is to be retained as SPIL. There are a number of listed terrace houses on either side of Glengall Road to the north of the site which are within the Glengall Road Conservation Area.
16. As noted earlier, the site is within the Old Kent Road regeneration area and is proposed to be a designated as part of a major town centre and it is also within the Air Quality Management Area, Archaeological Priority Zone and Flood Zone 3.

Details of proposal

17. Full planning permission is sought for demolition of the existing building and erection of a new mixed use building of up to 15 storeys (plus lower ground and basement) (53.495m AOD) to provide 'Halls of residence' consisting of 676 student rooms, replacement of commercial floorspace of 2,375sqm (consisting of 1190sqm of B1c, and 1,185sqm of flexible B1c/D1/A3 Use) as a creative commercial centre that includes University related uses; and new public realm.
18. The development includes the replacement of commercial/employment floorspace on the upper ground and lower ground floors to provide a Creative Commercial Centre that can accommodate traditional B1c uses as well as new community spaces which will be owned and operated by the LSE (flexible B1c/D1). The LSE space is intended to be an events space for a variety of tailored programmes with postgraduate students and visiting lecturers, a community café, graduate workshops/studios for start-up businesses, and studio spaces where students can develop a mentorship programme with local residents, also identified as 'LSE Generate'.

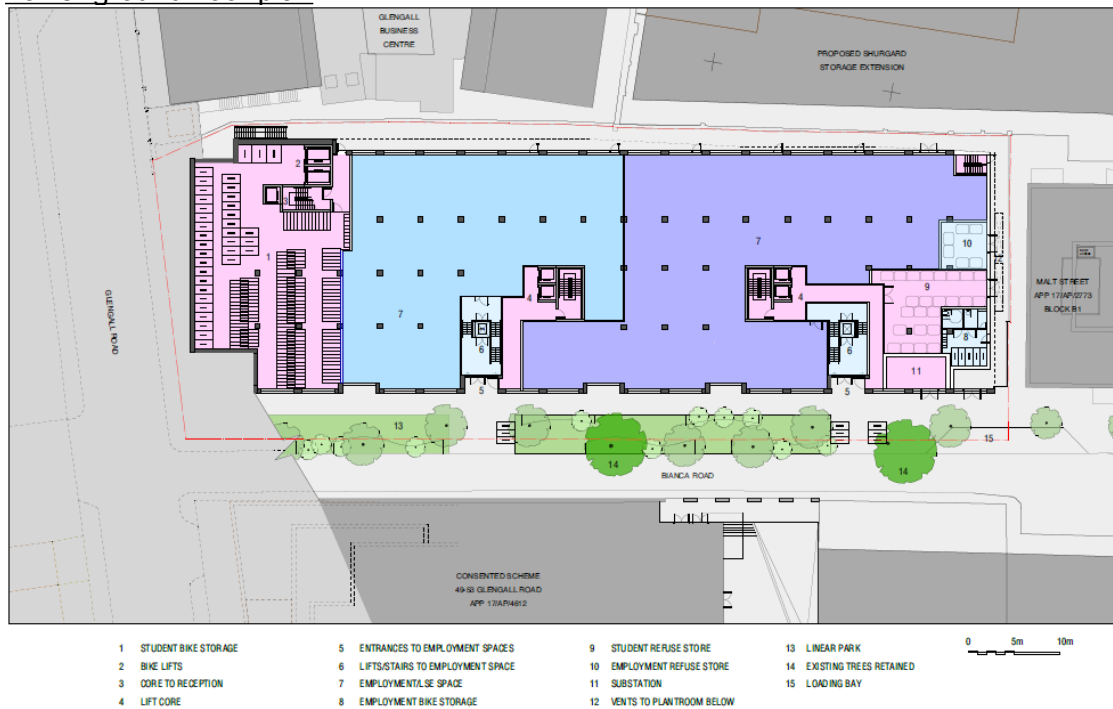
LSE Creative Commercial Centre and Community café

19. As a vital part of the employment space, the proposed will include a Creative Commercial centre with a community café. This space will be operated by *LSE Generate* who are set up within the School to support and scale socially-driven student

and alumni ventures and it would also support ventures from local people and provide space to organise events for the local community. The LSE space is proposed as flexible B1c/D1 and is intended to include an events space for talks and debates with postgraduate students and visiting lecturers, a community café, graduate workshops/studios for start-up businesses, and studio spaces where students can develop a mentorship programme with local residents.

20. The employment floorspace will be delivered on the upper and lower ground floors of the proposed building. Half of this will be owned and managed by LSE with the remainder of the commercial floorspace to be let to third parties as more conventional B1c Light Industrial space.

Lower ground floor plan



Upper ground floor plan



Planning history

21. See Appendix 1 for any relevant planning history of the application site.

Pre-application advice

22. Pre-application advice was provided in advance of the submission of this application, details of which are held electronically by the Local Planning Authority which focussed on the design and height of the proposal, impacts upon adjoining neighbours, affordable housing provision and the internal layout of the proposed accommodation. The pre-application documents are held electronically.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- Principle of the proposed development in terms of land use;
- Mix, affordable student housing and viability ;
- Dwelling mix including wheelchair housing;
- Density;
- Quality of residential accommodation;
- Design, layout, heritage assets and impact on Borough and London views;
- Landscaping and trees;
- Outdoor amenity space and public open space;
- Impact of proposed development on amenity of adjoining occupiers and surrounding area;

- Transport and highways;
- Noise and vibration;
- Energy and sustainability;
- Ecology and biodiversity;
- Air quality;
- Ground conditions and contamination;
- Water resources and flood risk;
- Archaeology;
- Wind microclimate;
- Health impact assessment;
- Socio-economic impacts;
- Impact on Metropolitan Open Land (MOL);
- 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;
- Positive and proactive statement; and
- Other matters.

24. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

25. 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.
26. 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

27. 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 also falls within the area covered by the draft Old Kent Road Area Action Plan (December 2017).
28. Southwark Plan 2007 (July) – saved policies

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 1.7 Development within Town and Local Centres
 Policy 3.2 Protection of Amenity
 Policy 3.11 Efficient Use of Land

Policy 3.12 Quality in Design
 Policy 3.14 Designing Out Crime
 Policy 3.15 Conservation of the historic environment
 Policy 3.16 Conservation Areas
 Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites
 Policy 3.25 Metropolitan Open Land (MOL)
 Policy 3.28 Biodiversity
 Policy 4.4 Affordable Housing
 Policy 4.5 Wheelchair Affordable Housing
 Policy 4.7 Non Self-Contained Housing for Identified User Groups
 Policy 5.2 Transport Impacts
 Policy 5.3 Walking and Cycling
 Policy 5.4 Public Transport Improvements
 Policy 5.6 Car Parking

Core Strategy (2011)

29. 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 2 Sustainable Transport
 Strategic Policy 4 Places for Learning, Enjoyment and Healthy Lifestyles
 Strategic Policy 6 Homes for People on different incomes
 Strategic Policy 8 Student Homes
 Strategic Policy 12 Design and Conservation
 Strategic Policy 13 High Environmental Standards

Supplementary Planning Documents

30. Sustainable design and construction SPD (2009)
 Sustainability assessments SPD (2009)
 Sustainable Transport SPD (2010)
 Affordable housing SPD (2008 - Adopted and 2011 - Draft)
 Technical Update to the Residential Design Standards SPD (2011 and 2015)
 Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015)
 Development Viability SPD (2016)
 Student Housing Study (March 2011)

The London Plan 2016

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

Policy 2.15 Town Centres
 Policy 3.8 Housing Choice
 Policy 3.18 Education Facilities
 Policy 4.6 Support for and Enhancement of Arts, Culture, Sport and Entertainment
 Policy 6.9 Cycling
 Policy 6.13 Parking
 Policy 7.8 Heritage Assets and Archaeology
 Policy 7.19 Biodiversity and Access to Nature

32. The following Supplementary Planning Guidance issued by the GLA are material considerations:

Homes for Londoners: Affordable Housing and Viability SPG (2017)

Emerging planning policy

New Southwark Plan

33. 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 New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.

These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version. This version will be considered at the Examination in Public (EiP).

34. It is anticipated that the plan will be adopted in 2021 following an 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. Draft policies most relevant to this application are:

Policy P1 Social rented and intermediate housing

Policy P5 Student homes

Policy P12 Design quality

Policy P17 Efficient use of land

Policy P20 Conservation of the historic environment and natural heritage

Policy P34 Towns and local centres

Policy P46 Community uses

Policy P49 Highways impacts

Policy P50 Walking

Policy P52 Cycling

Policy P54 Parking standards for disabled people and the mobility impaired

Policy P55 Protection of amenity

Policy P59 Biodiversity

Policy P60 Trees

Policy P63 Contaminated land and hazardous substances

Policy P67 Reducing flood risk

Policy IP3 Community infrastructure levy (CIL) and section 106 planning obligations

Old Kent Road Area Action Plan (OKR AAP)

35. The council is preparing an Area Action Plan for Old Kent Road (OKR AAP) 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 21 March 2018. As the document is still in draft form, it can only be attributed very limited

weight.

AAP 6 Businesses and Workspace

AAP 7 Town centre, leisure and entertainment

AAP 10 Parks streets and open spaces-The Greener Belt

AAP 13 Best start in life

Draft New London Plan

36. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. Following an Examination in Public, the Mayor then issued the Intend to Publish London Plan.

The Secretary of State responded to the Mayor in March 2020 where he expressed concerns about the Plan and has used his powers to direct changes to the London Plan. The London Plan cannot be adopted until these changes have been made.

The draft New London Plan is at an advanced stage. Policies contained in the Intend to Publish (ItP) London Plan published in December 2019 that are not subject to a direction by the Secretary of State carry significant weight. 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.

Policy D3 Inclusive Design

Policy D5 Accessible housing

Policy SD6 Town Centres

Policy H3 Monitoring Housing Targets

Policy H17 Purpose Built Student Accommodation

Policy G6 Biodiversity and Access to Nature protects Sites of Importance for Nature Conservation

Policy G7 Trees and Woodlands

Policy HC1 Heritage Conservation and Growth

Policy T5 Cycling

Policy T6.1 Residential Parking

37. The National Planning Policy Framework (NPPF) February 2019

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

2 Achieving sustainable development

5 Delivering a sufficient supply of homes

7 Ensuring the vitality of town centres

8 Promoting healthy and safe communities

9 Promoting sustainable transport

11 Making effective use of land

12 Achieving well designed places

15 Conserving and enhancing the natural environment

16 Conserving and enhancing the historic environment

Consultation

38. Details of consultation undertaken in respect of this application are set out in Appendices 1 and 2.
39. Statutory consultation was undertaken on the proposed development including neighbouring letters, site notices and a press notice in Southwark News. The applicant undertook community engagement consulting on the proposals prior to the submission of the planning application, and during the course of the application, resulting in some amendments to the scheme. Further information can be found in paragraph 271-275 below.

Summary of consultation responses

40. A total of 10 consultation responses have been received from residents and businesses, 4 of which are objecting to the proposed scheme. Summarised below are the material planning considerations raised by members of the public:
- Affect local ecology
 - Conflict with local plan
 - Increase in traffic
 - Increase of pollution
 - Noise nuisance
 - Out of keeping with the character of area
 - Inadequate public transport provisions
 - Development too high
 - General dislike of proposal
 - Increase in traffic
 - Increase of air pollution
 - Loss of privacy.
41. The comments in support were regarding the following:
- The height and form of the building's step down to the park is a positive part of the design and access through the site, as an essential part of the green link to the Old Kent road.
 - A new development – A university institution (LSE) would bring a good mix to the area.
 - The wider benefit of LSE for local area and wider community.
 - The plans are sympathetic to being in a residential road and close to Burgess Park.
 - Involvement of students into the local area with organisations like Glengall Wharf Garden, where we would benefit hugely from their support.
 - The opportunity for local residents to use the proposed community space, LSE Creative in the building.

Assessment

Principle of the proposed development in terms of land use

Re-provision of B1c industrial Use on site

42. Strategic Policy 10 of the Core Strategy states that the SPIL will be protected for industrial and warehousing uses. The Application Site sits within a Preferred Industrial Location (PIL) under the current Southwark Plan, in which industrial use is encouraged under the Saved Policy 1.2 and Core Strategic Policy.

43. The re-provision of B1c light industrial workspace is a key part of the proposals. It is important to make sure that the provision of the space meets the needs of local users. This is in line with the aspirations of OKR AAP to ensure there is no net loss of industrial capacity. The space has been planned to take into account a range of future occupiers in mind and the fit-out will be required by condition. At the upper ground level, all spaces will be accessible from a central core with a large goods lift with servicing provided on street.
44. Whilst the Draft New London Plan identifies Southwark as a place to retain industrial capacity; Policy E5 states that development proposals for uses in SILs other than industrial and related functions (including residential development, retail, places of worship, leisure and assembly uses), should be refused except in areas released through a strategically co-ordinated process of SIL consolidation.
45. The application site is located within the Old Kent Road Opportunity Area, within Sub Area 2. Southwark has ambitious targets for the Old Kent Road Opportunity Area with the aim of providing 10,000 additional jobs and 20,000 new homes, in which 7,000 of these would be affordable new homes. The Old Kent Road Area Action Plan (OKR AAP) has been published for consultation which places the site within site allocation OKR10 (Land Bounded by Glengall Road, Latona Road and Old Kent Road) which has an indicative capacity of 4,200 new homes and 3,100 new jobs.
46. The re-allocation of the site from SIL forms part of a strategically co-ordinated process of SIL consolidation within the Old Kent Road Opportunity Area. The phasing of development in advance of the BLE and the re-allocation, de-designation and intensification of SIL as proposed within the OKR AAP, has been subject to extensive discussions and rigorous review by LB Southwark and GLA with both parties agreeing a consistent approach to bring forward the mixed use redevelopment of the Old Kent Road Opportunity Area. This agreed position proposes the application site to be within Phase 1 of the OKR AAP and for it to be de-designated as SIL.
47. Whilst the OKR AAP and NSP are yet to be adopted, the NSP is due to go through a final round of public consultation and through its Examination in Public in early 2021, with the AAP to follow in mid 2021, so they are both relatively at advanced stages in the adoption process. Therefore, in accordance with paragraph 48 of the NPPF, the re-allocation of the site as SIL in the NSP and AAP is a material planning consideration and holds some weight in the decision making process.
48. The Application Scheme proposes commercial accommodation across the upper and lower ground floors with a total employment floorspace of 2,375sqm. The proposed employment floorspace therefore provides an uplift of 3sqm of commercial floorspace, as well as a significant uplift in employment numbers on site above the two persons employed at the current premises.
49. Part of the Creative Centre will be owned and managed by LSE, the remainder of the commercial floorspace would be let to third parties as more conventional B1c Light Industrial space. The LSE Creative centre is proposed as flexible B1c/D1 and is intended to include an events space for talks and debates with postgraduate students and visiting lecturers, a community café, graduate workshops/studios for start-up businesses, and studio spaces where students can develop a mentorship programme with local residents.
50. The Application Scheme has been designed with the aim of providing a range of employment opportunities. As outlined in the Design and Access Statement, the proposed commercial floorspace has been designed to be as flexible as possible to

accommodate a wide range of Class B1 uses. The commercial floor plates are open plan and can easily be subdivided to create spaces to suit occupiers with different needs and will be fitted with 'knock out panels' to allow the floor to ceiling heights to be increased even further if necessary.

51. Floor to ceiling heights will be 3.5 metres across all of the commercial floorspace and floors will be designed to take heavy loads. Appropriate sound insulation to ensure the future uses do not lead to undue noise disturbance to neighbouring residential properties or the student accommodation above.
52. The Application Scheme provides uplift in commercial floorspace on site with a significant uplift in the employment density.
53. The development complies with the draft Policies of the NSP and Old Kent Road AAP by increasing employment floorspace..The LSE employment space is a unique offering that is in accordance with the intent for the Old Kent Road AAP to increase employment in the plan area, it will complement nearby commercial uses and will also benefit the local community.
54. Given the re- provision of flexible commercial floorspace and increase in industrial capacity on site, the Application Scheme is in accordance with London Plan Policy 4.1, Draft London Plan Policy E5, Core Strategy 10, Policy 1.2 of the saved UDP and Policy P26 of the emerging New Southwark Plan. It is also in accordance with Policy AAP6 of the Draft OKR AAP in providing a substantial contribution towards the target of 3,100 jobs for the OKR10 site allocation.

Delivery of Student Accommodation

55. Core Strategy strategic policy 8 seeks to allow development of student homes within town centres and places with good access to public transport and the New Southwark Local Plan continues with this ethos, supporting student housing but only in locations which are appropriate for this use and where it would not affect delivery of conventional housing. Whilst the site isn't currently in a defined town centre the draft Old Kent Road AAP proposes to create to new district town centres and this site would be located in one of the new town centres. The Old Kent Road is a good location for LSE to accommodate new student halls given the direct bus links (no 172 bus – 25 minutes) and relatively short cycle distance (25 minutes) to the LSE Campus at Aldwych. Although the Application Site has a PTAL rating of 3, the bus stops are only a 6 minute walk from the Site and have a PTAL rating 6a which in addition to the direct LSE service, provide 6 different bus services to locations across central London including 24 hour services.
56. The location directly opposite Burgess Park is also ideal for LSE with students being able to make use of the recreation facilities and other local amenities.
57. The NPPF does not define residential use as a main town centre use, but it does state that residential development can play an important role in ensuring the vitality of town centres and should be encouraged on appropriate sites. The principle of student accommodation on this site would however be appropriate due to the proposed Town Centre location, excellent level of public transport accessibility and overall accessibility to established higher educational facilities.
58. Policy SD6 Town Centres of the Draft London Plan encourages the enhancement of London's town centres through a diverse range of uses including employment, business space, shopping, culture, leisure, night-time economy, tourism, civic, community, social

infrastructure and residential development.

59. Therefore, the principle of student accommodation on this site is considered appropriate. The site is well connected to established higher educational facilities and would help in achieving a mixed and balanced community as part of the Old Kent Road regeneration. Having students in the area would contribute positively to the Town centre approach as set out in OKR AAP 7 'Town centre, leisure and entertainment'.
60. Student housing is considered as non self-contained accommodation and a 'sui generis' use in the Use Classes Order. Student housing is however considered as housing for monitoring purposes through the council's and the GLA's monitoring reports. The Core Strategy sets a target of providing at least 24,450 net new homes between 2011 and 2026. The London Plan (2016) sets Southwark a ten year target of 27,362 homes between 2015 and 2025, i.e. a rate of 2,736 per year. It is noted that the draft New London Plan sets lower targets for the borough (of 23,550 over 10 years) compared with the adopted London Plan of 27,362 over ten years.
61. Policy H3 Monitoring Housing Targets of the Draft London Plan states that student housing contributes towards meeting a Borough's housing targets at a ratio of 3:1. As such, the proposed 676 student rooms will contribute the equivalent of 225 new residential dwellings towards Southwark's housing targets. Further, the draft London Plan sets an overall strategic requirement for purpose built student accommodation of 3,500 bed spaces to be provided annually. The proposed student accommodation will therefore assist Southwark and London as a whole in meeting housing need targets as well as providing much needed accommodation for post-graduate students at the London School of Economics
62. The New London Plan updates the ratio to 2.5:1. With 676 student rooms proposed, the development would count as 270 homes towards meeting the council's housing targets.
63. The OKR10 site allocation area in the Old Kent Road Area Action plan has an indicative capacity of 4,200 new homes and 3,100 jobs. The site allocation requires that redevelopment must replace existing employment floorspace and provide a range of employment spaces. OKR 10 is set to deliver 4,500 new homes without the delivery of housing on this site, and therefore the Application Site is not required to help meet the council's housing targets for the area, because it would be delivered on other sites which have currently been given planning approval or are currently at pre-application stages.
64. The proposed student housing scheme would not compromise the council's ability to meet its strategic housing targets set in the Core Strategy and London Plan, particularly as student housing contributes towards the borough's housing targets..
65. There is support for student housing in the adopted Southwark policies, London Plan and Mayor of London's Housing SPG, and within the emerging Old Kent road AAP, New Southwark Plan and draft London Plan. These policies are summarised below:
66. London Plan policy 3.18 'Education facilities' requires boroughs to support and maintain London's international reputation as a centre of excellence in higher education, and part b of policy 4.10 'New and emerging economic sectors' requires boroughs to "give strong support for London's higher and further education institutions and their developments, recognising their needs for accommodation". London Plan policy 3.8 'Housing choice' requires local planning authorities to identify the ranges of needs likely to arise within their areas and ensure that (h) "strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in

higher and further education and without compromising capacity for conventional homes". The supporting text in paragraphs 3.52-3.53C set out further detail, including reference that there could be a requirement for some 20,000-31,000 student places over the ten years to 2025, but that "addressing these demands should not compromise capacity to meet the need for conventional dwellings". The supporting text also notes that Southwark is one of four central boroughs where 57% of provision for new student accommodation has been concentrated, reflecting the clustering of the HEIs in and around central London.

67. The Mayor of London's Housing SPG in section 3.9 states that specialist student accommodation makes an essential contribution to the attractiveness of London as an academic centre of excellence.
68. Saved policy 4.7 of the Southwark Plan relates to non-self contained accommodation (including student accommodation), and states that it will normally be permitted where 1) the need for and suitability of the accommodation can be demonstrated; 2) its provision does not result in a significant loss of amenity to neighbouring occupiers; 3) there is adequate infrastructure in the area to support any increase in residents and; 4) a satisfactory standard of accommodation, amenities and facilities are provided.
69. These requirements of saved policy 4.7 link into the Residential Design Standards SPD, which sets out at section 4.3 sets out the further information required of a student housing scheme:
 "Student housing can be in the form of halls of residence, cluster flats or self contained units. To ensure that the appropriate levels of student accommodation are supplied in the borough without prejudicing the development of general needs housing, planning applications for student accommodation will have to be accompanied with evidence that there is an identified need for this type of housing, including:
 - A letter from a recognised educational establishment
 - Confirmation that the accommodation will be affordable to the identified user group
 - Details of security arrangements
 - Details of the long-term management and maintenance arrangements of the student accommodation."
70. In terms of emerging policy, both the draft London Plan and draft New Southwark Plan have specific student housing policies.
71. Draft London Plan policy H15 'Purpose-built student accommodation' states in part A that boroughs should seek to ensure the local and strategic need for purpose-built student accommodation is addressed provided that; 1) the development contributes to a mixed and inclusive neighbourhood; 2) it is secured for students; 3) the majority of bedrooms and all affordable student accommodation is secured through a nomination agreement for occupation by students of one or more higher education providers; 4) the maximum level of accommodation is secured as affordable student accommodation and; 5) the accommodation provides adequate functional living space and layout. Part B of emerging policy H15 states that boroughs, student accommodation providers and higher education providers are encouraged to deliver student accommodation in locations well-connected to local services by walking, cycling and public transport, as part of mixed-use regeneration and redevelopment schemes.
72. The supporting text for draft policy H15 states that purpose built student accommodation contributes to meeting London's overall housing need, and is not in addition to need. It requires 3,500 student bed spaces to be provided annually across

London; this is a higher annual figure than the range of the adopted London Plan, suggesting that the need for student housing has increased since 2016. This strategic London-wide need has not been broken down into borough-level targets in the draft London Plan. To demonstrate there is a need for new student housing development; accommodation must be operated directly by an HEI or have an agreement in place with one or more HEIs to provide housing for its students (i.e. a nomination agreement).

73. The draft New Southwark Plan policy P5 states:

“Development of purpose-built student housing must:

1. Provide 10% of student rooms as easily adaptable for occupation by wheelchair users; and
2. When providing direct lets at market rent, provide 35% of the Gross Internal Area of the floor space as conventional affordable housing, as per policy P4, as a first priority. In addition to this, 27% of student rooms must be let at a rent that is affordable to students as defined by the Mayor of London; or
3. When providing student rooms for nominated further and higher education institutions at affordable student rents as defined by the Mayor of London, provide 35% conventional affordable housing subject to viability, as per policy P4.”

74. There is a need for more student accommodation across London which needs to be balanced with making sure Southwark has enough sites for other types of homes, including affordable and family housing. The affordable housing element of the current application is considered further in a separate section below.

75. The evidence base behind the NSP includes a background paper on student housing (dated December 2019). It refers to the council’s Strategic Housing Market Assessment (SHMA) Update 2019 which found that over 21,000 students aged 20 or above live in the borough during term time, and 23,500 places at HEIs in Southwark. At least 50% of these students live in private rented accommodation, and 15% live with their parents. There are some 7,800 bed spaces in purpose built student accommodation in the borough for London South Bank University, King’s College, University of the Arts, and in independent halls of residence. The evidence base background paper also refers to the SHMA confirming an acute need for affordable homes in the borough of 2,077 net affordable homes annually, which is a significant increase from the 2014 SHMA of 799 affordable homes annually.

76. When assessing the principle of a student housing scheme, these policies require consideration of the need for student housing, the location of the proposal, and management of the student accommodation. Later sections of this report will consider the affordable housing, quality of accommodation and transport aspects of this proposal that are referred to in these policies as well.

Need for student housing

77. Policy 3.8 Housing Choice of the London Plan seeks to provide choice of accommodation for all Londoners including students. The Major encourages boroughs to ensure that strategic and local requirements for student housing meeting a demonstrable need are addressed by working closely with stakeholders in higher and further education and without compromising capacity for conventional homes.

78. The draft London Plan sets an overall strategic requirement for purpose built student accommodation of 3,500 bed spaces to be provided annually and Policy H17 Purpose-

built student accommodation states that boroughs should seek to ensure that local and strategic need for purpose-built student accommodation is addressed.

79. There are several HEIs in the Borough, including London South Bank University, Kings College London, UAL and LSE with teaching facilities and student accommodation. There are a number of developments providing direct let student housing in the borough. All occupiers of the student residential accommodation within the application scheme will be students registered as attending London School of Economics. It would contribute towards to Southwark and London's stock of purpose built student accommodation.
80. The council's student housing background paper in the NSP evidence base sets out the student schemes at that time. An update is set out below. There are nine live / recently approved planning applications that include student housing. Of these nine applications: three are the Spa Road scheme, the Alscot Road scheme and the Canada Water Masterplan which have been granted planning permission; Capital House has a resolution to grant; 272 St James Road was allowed at appeal; and four are live applications at 89-111 Borough High Street, Paris Gardens and Eagle Wharf in Peckham, and this site at Glengall Road. The eight schemes if approved and come forward would total 3,023 student rooms, with no figure put to the Canada Water outline scheme given the inherent flexibility within the masterplan.
81. The application site is not within the vicinity of other purpose built student housing schemes in the borough. The proposal is considered to address a need for student housing within London and would serve mainly for students at LSE. Providing student housing in this location would assist in freeing up private rental housing which is currently occupied by students for conventional housing needs.
82. The proposed student accommodation would assist Southwark Council and London as a whole in meeting housing need targets as well as providing much needed accommodation for students at the London School of Economics. In this respect, the application addresses London Plan policy 3.8 and draft London Plan policy H17.

Location

83. The principle of student accommodation on this site is appropriate due to the proposed town centre location, excellent level of public transport accessibility and relative proximity to LSEs established higher educational facilities.

Management

84. A student management strategy has been provided, to address the two requirements of the Residential Design Standards SPD. The proposed development would be direct let by the LSE and managed by the LSE. There would be 24/7 security on the site and it is recommended that mitigation of any potential noise disturbance by students be secured through the recommended Student Management Plan condition and also by the S106 legal agreement. This would ensure robust management of student occupation of the rooms including a prohibition on students bringing vehicles to the locality and to detail the moving in/out arrangements to minimise disruption to the public highway.
85. The halls of residence will operate on 51-week contracts for graduate students so there are no proposed summer lettings.
86. LSE has a provides a tailored service for its student residents, "Residential Life". The residential life team oversee pastoral support whilst students are living in halls. The

team will actively seek a working relationship with residents in the area including Glengall Road, local Tenant and Resident's Associations (TRAs) and local community organisations. Local residents and organisations are welcomed to use the new LSE Generate space for activities and events.

87. Security personnel will staff the reception desk out of hours, including weekends. All staff are trained to coordinate any emergency response. More details on security can be found further in this report.
88. It is anticipated that the information provided within the various sections of the Student Management plan would be managed for the benefit of the student residents, the University and the convenience of neighbours and adjoining businesses.
89. In conclusion, the student housing element of the proposal would be in compliance with national, strategic and local policies and guidance that encourage the provision of mixed use development on underused and underdeveloped brownfield sites. It accords with the NPPF (2019) by maximising the contribution from brownfield land and making the most effective use of land to deliver much needed student accommodation (equating to the equivalent of 23,550 dwellings over 10 years for the purposes of the GLA housing targets for Southwark) alongside a Creative Commercial Space and community cafe for the benefit of LSE post graduate students and the local community. The site is in a proposed town centre and in a highly accessible location close to public transport, shops and services.
90. It is recommended that if permission were granted, it should be subject to planning obligations to secure the following:
 - All occupiers of the student residential accommodation within the application scheme will be students registered at LSE or a nomination Higher Education Institution based in the London Borough of Southwark. Outside of term time, the rooms could be made available to students on courses at other London colleges or universities.
 - 35% of rooms to be let at GLA affordable rents, defined as a maximum of 55% of the student maintenance grant and 65% of student room rents are limited to those set out in the application (ranging from £215 to £250 per week) subject to indexation.
 - An on-going student management plan.
 - Part-provision of the 1,185sqm of flexible B1c/D1/A3 on the lower and upper ground floor space including the LSE Creative centre, opened to the local community. A more detailed operation and management plan should be submitted for approval prior to occupation.

Environmental impact assessment

91. The scale of development proposed by this application does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant environmental impacts in this urban setting sufficient to warrant a requirement for an EIA. The proposed development does not constitute a scheme requiring an EIA.

Affordable Student Housing and Viability

92. London Plan policy 3.8 states that the provision of affordable family housing should be a strategic priority for borough policies, and policy 3.9 promotes mixed and balanced communities (by tenure and household income). Further details on the definition of affordable housing, targets, and requiring the maximum reasonable amount of affordable housing on major schemes are included in policies 3.10, 3.11, 3.12, and 3.13 of the London Plan.
93. Policy H17 Purpose Built Student Accommodation of the Draft London Plan seeks to ensure that local and strategic needs for purpose built student accommodation is addressed provided that the use of accommodation is secured for students; at least 35% of the accommodation is secured as affordable student accommodation; and the accommodation provides adequate living space and layout.
94. Core Strategy policy 8 'Student homes' requires 35% of student developments as affordable housing, in line with policy 6 'Homes for people on different incomes' which requires as much affordable housing on developments of ten or more units as is financially viable, and at least 35%.
95. Saved policy 4.4 "Affordable housing" of the Southwark Plan seeks at least 35% of all new housing as affordable, and a tenure split of 70% social rented to 30% intermediate in the urban zone.
96. The council's adopted Affordable Housing SPD and the draft Affordable Housing SPD clarify the Southwark Plan and Core Strategy policy framework, and set out the approach in relation to securing the maximum level of affordable housing in proposed schemes, with a sequential test for delivering affordable housing.
97. It is not appropriate for conventional affordable housing (Class C3) to be mixed with a student housing scheme, in particular, on a site designed to keep the access to the accommodation separate from the remainder of the site. It is restricted to ensure the students are safe. The inclusion of conventional affordable housing on this scheme would require an additional core to independently service and access the affordable units, separate to the secure entrance serving the student accommodation.
98. This would lead to gross inefficiencies across the site in terms of layout and would require additional space to be taken up with additional lift and stair cores and separate entrances for the student and conventional housing. This would harm viability and result in a poor quality of accommodation for both residential and student homes as well as require a significant redesign of the site, most likely with a greater number of buildings to ensure the student accommodation remained secure for student safety and privacy. As such, conventional affordable housing would not be suitable for on-site provision.
99. Emerging New Southwark Plan policy P5 "Student homes" in part 3 states "*When providing student rooms for nominated further and higher education institutions at affordable student rents as defined by the Mayor of London, 35% conventional affordable housing (should be provided) subject to viability, as per policy P4.* The reason for the policy is to balance the need for student accommodation with the provision of other types of housing such as affordable and family homes.
100. Planning policies and emerging development plan documents also refer to affordable student housing, such as NSP policy P5 mentioned above. The London Plan (2016) at paragraph 3.53B requires an element of affordable student accommodation where a provider of student accommodation does not have a nominations agreement. The Mayor of London's Housing SPG provides further information on student housing,

including affordable student accommodation. The draft London Plan policy H15 has a requirement for purpose built student accommodation schemes to provide the maximum level of affordable student accommodation (of at least 35% or subject to the viability tested route). It should be noted that the London Plan does not require purpose built student housing schemes to provide a contribution to affordable general needs housing.

101. 35% affordable student accommodation is proposed in line with the draft London Plan specific requirement for affordable student housing (policy H15 part 4). Whilst the borough's priority is generally for conventional affordable housing within the Old Kent Road AAP area significant progress has been made in meeting that need, with 8,000 homes having been granted planning consent since 2016, of which 2,000 are for social rent and 800 intermediate. In addition policy AAP 13: Best start in life seeks to "...bring a new university and other higher and further education facilities to Old Kent Road.

Officers consider that there would be some benefit in this instance to providing affordable student housing, not least in terms of the wide regeneration benefits the scheme would deliver, particularly towards the development of the proposed town centre, the stated policy aspiration of the AAP to provide higher education facilities in the Old Kent Road and the provision of community facilities as set out elsewhere in this report. However this benefit would not be entirely outweighed by the borough's pressing need for general needs affordable housing, and for this reason officers have also sought a contribution to that need, subject to viability as set out in NSP policy P5 part 3. In reviewing the viability of the affordable student housing within the development has had an impact on the schemes overall viability, and therefore the size of the contribution the development could make to general needs affordable housing.

102. Southwark's Section 106 Planning Obligations and CIL SPD (2015) reiterates this, establishing a requirement for student housing schemes of 30 or more bed spaces to provide affordable housing. This document goes on to say that where these targets cannot be met on site, in exceptional circumstances, off site provision, or an in lieu payment may be made to provide affordable housing off-site. It is also worth noting that this SPD sets out requirements for University nomination student housing schemes to provide controlled rent levels. As this proposal would be direct-let student accommodation, this is not considered applicable. The scheme would however, be subject to a Community Infrastructure Levy (CIL) CIL of £100 per sqm.

Viability

103. The council's draft Affordable Housing SPD states at 6.3.9 that "New housing developments in Southwark may, in exceptional circumstances, provide affordable housing by making a pooled contribution instead of providing the affordable housing on-site or through the developer securing their own off-site affordable housing site. The sequential test must be followed to justify that at least as much affordable housing as would have been provided if the minimum 35% affordable housing requirement were achieved on-site. A minimum of £100,000 of pooled contribution per habitable room of affordable housing will be required. To ensure that the maximum reasonable proportion of affordable housing is negotiated on each development we will determine the exact amount required (above £100,000 per affordable habitable room) using a robust viability assessment.
104. As set out in paragraph 6.3.9 of the draft Affordable Housing SPD, the viability appraisal must justify that at least as much affordable housing is being provided as would have been provided if the minimum 35% affordable housing requirement were achieved on-site. The requirement for a financial appraisal for any application that has an affordable housing requirement is further established under the council's Development Viability

SPD.

The adopted Supplementary Planning Document (SPD) relating to the provision of affordable housing pre-dates the Core Strategy and therefore the council have also developed a draft SPD that is dated June 2011. The draft SPD has been written to support the adopted Core Strategy which, as identified above, is clear in its requirements for student developments and affordable housing. In addition, it establishes a methodology to translate the requirements of the Core Strategy into an off-site contribution.

105. The Applicant has submitted a Financial Viability Assessment (FVA) in accordance with Affordable Housing SPD and Draft Southwark Plan Policy P24 SPD to allow an assessment of the maximum level of affordable housing that could be supported by the development. The appraisal was reviewed by BNP Paribas Real Estate on behalf of the council. The FVA demonstrates that the proposed scheme would have a deficit of - £8.17M and consequently cannot support conventional affordable housing but can support 35% of the student rooms being affordable (in accordance with the GLA affordability criteria) without hampering the viability and deliverability of the scheme.

The Core Strategy requires as much affordable housing as is financially viable and the London Plan requires the maximum reasonable amount. Following a review of the appraisal, Officers have concluded the most beneficial approach for this proposal would be to accept an offer from the applicant of a payment in lieu of £1,200,000 for affordable housing.

106. It is important to note that the London School of Economics is developing the proposed student housing within this scheme. The sole purpose of this is to provide accommodation for its own students, where it would be owned and operated by the University.
107. The applicant has submitted a document with regard to their proposed student room rental policy at LSE (explaining how they meet the GLA aspiration of providing affordable student accommodation). The Applicant anticipate that the rents at LSE would be set at £169/week for an Affordable ensuite bathroom or Studio; £215/week for a standard bedroom with an ensuite bathroom and £250/week for a standard studio (single or double occupation). These amounts assume that LSE would let all the rooms for a 50 week period per year. The average rent proposed to be charged by the University across all rooms in the development is £200/week. Though LSE would like to retain some flexibility to offer some rooms on a shorter letting period of 40 weeks per year. This would give the university the option to let the relevant rooms for summer holiday accommodation to students and relevant professionals.

Table 1. Shows how the proposed rents at LSE Glengall Road compare to the rents in recently submitted or approved schemes.

Address	Student nomination rents:	Student rents: direct let
The site LSE, 43 Glengall Road, London, SE15 6NF	£169-£250 per week	
272 St James's Road, London, SE1 5JX		£167-£240 per week
Eagle Wharf, 90-96	£180-£275 per week	

Peckham Hill Street, London, SE15 5JT		
77-89 Alscot Road, London SE1 3AW		£237-£283 per week in 2020
11-13 Spa Road, London, SE16 3RB		£245-£310 per week
Capital House, 42-46 Weston Street, London SE1 3QD		£290-£515 per week
6 Paris Gardens & 20-21 Hatfields, London, SE1 8DJ		£305-£505 per week

Conclusion on affordable housing

108. The London Plan, Core Strategy and saved Southwark Plan contain policies which seek the maximum reasonable and financially viable amount of affordable housing in proposed developments. These policies at national, London and borough levels allow for a commuted sum in exceptional circumstances, and the NPPF acknowledges that there may be circumstances where an in lieu payment can be justified. Where it is clear that a payment in lieu approach would deliver more (and more appropriate) affordable housing, a commuted sum is acceptable.
109. One of the main reasons for LSE undertaking this development is to provide affordable accommodation for its students and a minimum of 35% of the proposed student rooms will meet the GLA's criteria for affordable student housing (as outlined in Table 1 above). This is not only a benefit to LSE students but the provision of dedicated student housing will also have the advantage of removing pressure from the local housing stock. However in providing more affordable student accommodation the extent to which an off site contribution to affordable housing can be made has been reduced. In this instance this is considered an acceptable approach to take, given that the council is meeting its housing targets in the regeneration area and given the need to promote wider regeneration benefits including establishing a new town centre.
110. In the case of the councils' acceptance a financial contribution offered by the applicant to provide offsite affordable housing, the council would use the payment in lieu in its New Council Homes Delivery Programme to deliver truly affordable housing. The payment in lieu of £1.2million offered by the applicant is substantial and would deliver a number of new affordable homes, and a higher number than could be provided on site. The acceptability of the offered payment in lieu is based on the specific merits of this proposal, taking account of all the material considerations highlighted above. It is also consistent with the approach taken on some other similar consented purpose built student housing schemes. It is considered that the council's own New Council Homes Delivery Programme is the most effective way to provide affordable housing, to the extent that any departure from the on-site preference of the NPPF, London and Southwark Plan is justified (for the above reasons based on the specific merits of this student housing proposal).

Dwelling mix including wheelchair housing

111. Policy D3 Inclusive Design of the Draft London Plan seeks to deliver an inclusive environment and meet the needs of all Londoners and requires development proposals to achieve the highest standards of accessible and inclusive design.

Policy P24 of the Draft New Southwark Plan requires development of purpose built student housing to provide adequately sized bedrooms and functional indoor communal living space; provide 10% of student rooms as easily adaptable for occupation by wheelchair users; when providing student rooms for nominated higher education institutions, provide as much conventional affordable housing as viable.

112. The student rooms would be arranged in 'clusters', each with a maximum of 10 bedrooms and a shared kitchen space. A mix of room types would be provided to suit a range of needs and price points, including on-suite, non on-suite and studio rooms. It is proposed that 5% of the total student bedrooms (35 out of 676) would be wheelchair accessible, meeting the accessible space standards set out in Building Regulation required M4(3) 'wheelchair user dwellings'. All accessible rooms would include an accessible shower room and kitchenette. Each core would be accessible via stairs and lift, with a maximum of five cluster flats per core. The rooms would all be fitted out to a base specification for a "typical" wheelchair user but the design, construction and space provided would allow for reasonable adaptations to meet the needs of individual residents. After the admissions procedure applicant's needs would be assessed and any necessary adaptations carried out so that the accommodation is appropriate for the user.
113. It is recommended that permission be granted subject to a legal agreement including the requirement that 35 Wheelchair adaptable studios are to be provided.

Density

114. London Plan (2016) policies 3.3 and 3.4 seek to increase housing supply and optimise housing potential through intensification and mixed use redevelopment. Table 3.2 of the London Plan suggests a density of 200-700 habitable rooms per hectare for a site in the urban area with a PTAL of 4 to 6. Core Strategy policy 5 "Providing new homes" sets the expected density range for new residential development across the borough. This site is within the urban density zone, where a density of 200-700 habitable rooms per hectare is anticipated. Southwark Plan policy 3.11 requires developments to ensure they maximise efficient use of land.
115. Objectors raised concerns with regards to the proposed density of the development and alleged that it would amount to vast over development of the site where currently no one lives and more open space is needed on the site.
116. Residential density calculations are not directly applicable to student housing, and there are no policies relating to acceptable numbers of student rooms per hectare. Instead, the scale and amount of accommodation should be assessed in terms of its impact on neighbouring properties and the surrounding townscape, and the quality of accommodation proposed. Assessments of this are provided in the following paragraphs of this report.
117. By way of comparison, the new draft London Plan (2017) establishes a ratio of 3 student bedrooms being considered the equivalent of one single residential home. When applying a 3:1 conversion for student rooms to conventional housing, the 676 student bed spaced proposed here would therefore equate to 225 single residential dwellings.

118. The OKR10 site allocation area has an indicative capacity of 4,200 new homes and 3,100 jobs. The site allocation stipulates that redevelopment must replace existing employment floorspace and provide a range of employment spaces. OKR 10 is set to deliver 4,500 new homes without the delivery of this scheme. At present, the Application Site is not required to help meet the council's housing targets for the area, because it can be delivered through other schemes which have currently been given planning approval or are at pre-application stages.
119. London Plan (2016) Policy 2.13 states that development proposals within opportunity areas should seek to optimise residential and non-residential output and support wider regeneration objectives. Similarly, although Strategic Policy 5, 'Providing New Homes of the Southwark Core Strategy sets out density ranges that residential and mixed use developments would be expected to meet in different areas of the borough, it also clearly states that within opportunity areas and action area cores, the maximum densities may be exceeded when developments are of an exemplary standard of design. In light of this, officers consider that the Old Kent Road Opportunity Area, formally designated after the application for the extant permission was submitted, is an appropriate location for higher density development of this nature. Furthermore, as demonstrated below, the proposed development would provide good quality accommodation and would not significantly harm the amenity of neighbouring properties. Since the impacts of the development are acceptable, the high density proposed is not considered to warrant withholding permission.
120. The proposed student accommodation will therefore assist Southwark and London as a whole in meeting housing need targets as well as providing much needed accommodation for students at the London School of Economics.

Quality of student accommodation

121. Draft London Plan Policy H17 requires purpose built student accommodation to provide adequate functional living space and layout and emerging New Southwark Local Plan policy P24 requires the development of purpose built student housing to provide adequately sized bedrooms and functional indoor communal living space commensurate with the intended number of occupiers sharing the communal space.
122. The standards of residential design quality that are applied to conventional dwellings are not applied to student accommodation. Southwark Plan Saved Policy 4.7 does however require student housing developments to provide a satisfactory standard of accommodation, including shared facilities. Provision must be made within the development for adequate amenities and facilities to support the specific needs of the occupiers, including staffing, servicing and management arrangements.
123. There are no specific housing standards for student housing and given the different needs and management of student housing in comparison to conventional housing, it is not appropriate to apply standard residential design standards to student housing. The scheme has been designed specifically to the requirements of the LSE and the proposed student accommodation will be well lit and ventilated with all habitable rooms having good levels of outlook and privacy. The bedrooms have been designed with an efficient and comfortable layout to provide sufficient space for a bed, desk and chair, and storage space for future occupants. A range of room types are proposed to suit a wide range of students.
124. All of the student rooms will include a private en-suite with a shared kitchen and living room space. The wheelchair accessible rooms will all have their own kitchenette area

and ensembles with some of the accessible rooms also being part of a cluster flat and therefore having access to the shared kitchen facilities. There are generally between 8 and 10 bedspaces per shared kitchen with additional communal space provided across the upper ground and first floors in the form of a movie room, dining area, landscaped street, common room, courtyards and study areas.

125. In addition to the bedrooms, the proposed development would also deliver a range of communal space to include:
- Upper ground floor – gym, shared dining area, movie room, internal street, laundry room and large reception area to welcome students into the building
 - Internal courtyards at upper ground floor level to provide secure, external amenity space for students
 - First floor – common rooms with separate study areas for ‘lively’ study and quiet study
 - Roof top courtyards at the first, fourth, seventh and tenth floors providing additional external amenity space for students.
126. At lower ground floor, bicycle parking will be provided from the upper ground floor at street level. The student refuse store will also be provided at lower ground floor allowing students to easily dispose of their waste.
127. From the second floor upwards, only student accommodation will be provided with accessible roof terraces overlooking Burgess Park on the lower ‘stepped’ elements of the building at the fourth, seventh and tenth floors.
128. Officers consider that the proposed student accommodation would be of high quality accommodation with ample amount of functional living space as well as adequately sized bedrooms and shared communal living space, compliant with draft London Plan policy H17 and emerging New Southwark Local Plan policy P24.
129. The Noise Impact Assessment identifies that no noise impact was submitted with respect to the gym and the movie room, which both have residents immediately above them. The council’s Environmental Protection Team recommend that permission be granted subject to a condition concerning the internal noise levels 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.

Design, layout, heritage assets and impact on borough and London views

130. Objects have raised concerns about in regards to the design of the proposal that:
- The design of the proposed being out of character with the immediate surrounding.
 - The development is out of keeping with the local building pattern and reflects other proposed developments, but not the existing low roof levels surrounding the park.
 - The building will considerably impact the views out of Burgess Park, and the ‘common room terrace’.
131. The saved policies of the Southwark Plan and emerging Southwark Plan reinforce the principles of the NPPF which highlights the importance of achieving good design. Good

design is intended to support the character of the context, responding to its urban setting and creating an attractive place. The proposed architectural design is assessed on its fabric, function and geometry.

132. The site currently comprises an unattractive warehouse shed and yard that has a negative impact on the street scene and although it reflects the current industrial character of the area, is not complementary to the emerging mixed use context or nearby residential properties. The design of the Application Scheme has been through an iterative process to maximise its design quality and ensure it provides a positive contribution to the surrounding area.
133. Section 12 of the NPPF 'Achieving well-designed places' advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development which creates better places in which to live and work. Policy 7.4 of the London Plan requires development to have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area. Policies 7.4 and 7.5 are also relevant which require developments to provide high quality public realm and architecture, and policy which 7.7 relates to the location and design of tall and large buildings.
134. Strategic Policy 12 of the Southwark Core Strategy (2011) states that all development in the borough is 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. Consideration of design quality needs to address the fabric, geometry and function of the proposal, as all three are bound together. 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, its character and townscape as well as the local views and resultant streetscape.

Site layout and massing

135. The form of the building will be stepped with the lowest end facing towards Burgess Park at a height of four storeys, stepping up to a maximum of 15 storeys (plus basement) before reducing again to 13 storeys at the eastern end of the site. At the eastern end, the proposed building will be lower in height than the closest block in the adjacent Malt Street Regeneration scheme as shown on the 'Proposed Context South Elevation' drawing.
136. The double storey commercial floorspace at ground floor will be mostly glazed to maximise views into the space and create activation and interest at ground level. The base of the building will be clad in curtain walling with grooved brickwork to provide more detail at street level.



Height

137. The height, scale and massing of the development has been developed to respond to the surrounding area, including surrounding residential properties, heritage assets and MOL as well as the emerging development context.
138. The proposed building will have a height of four storeys at the west, adjacent to Burgess Park, responding to the height of nearby residential properties and existing industrial units. The building will increase in height towards the eastern end of the site, reaching a maximum of 15 storeys (including lower ground) before stepping back down to 11 storeys at the eastern boundary.
139. The scale and overall height of the proposal has been determined by responding to the surrounding context, including emerging developments in the immediate area. To the south of the application Site at 49-53 Glengall Road, a scheme has a resolution to grant from Planning Committee for mixed use redevelopment including flexible workspace and residential dwellings (application reference: 17/AP/4612). This scheme will have a maximum height of 15 storeys.
140. To the east of the Application Site, the Malt Street redevelopment ranges between 5 and 44 storeys in height (application reference: 17/AP/2773). Block B1 of the Malt Street redevelopment will sit immediately to the east of the application site and will have a height of 11 storeys, with Block B2 the next block to the east with a height of 15 storeys.
141. As such, the proposed building, ranging between 4 and 15 storeys will respond well to its emerging context and reflects both the domestic scale of existing residential properties on Glengall Road as well as the high rise development coming forward to the east. The building would not harm the special architectural and historic character of the neighbouring Glengall Road conservation area.
142. Verified views have been submitted with the application which accurately demonstrates how the development will appear when viewed from a number of surrounding

viewpoints. The verified views show the proposal in both the existing and emerging context and demonstrate that the proposed building will not be unduly prominent when viewed in the context of other forthcoming developments in the immediate area. The building is visible within the setting of the Grade 2 listed buildings within Glengall Road, and special regard needs to be had to preserving their architectural and historic character and their setting. By moderating the scale of the building on Glengall Road, it's considered that it would not harm the special architectural and historic character of the listed buildings, and neither would it harm their setting. The local borough view of Nunhead to St Paul's passes close to the site, but the scheme is not in the protected view, so would not harm it.

143. The Application Scheme will therefore comply with saved Local Plan Policy 3.13 and will be both appropriate to the local context and will not dominate its surroundings.

Detailed Design and Materiality

144. Within Glengall Road and the surrounding area, the predominant material used in non-industrial buildings is formed in brick, and many of the proposed developments coming forward in the area are using brick. As such, the proposed building will be formed of a multi-coloured brick with shades of pale red and grey.
145. The double storey commercial floorspace at ground floor will be mostly glazed to maximise views into the space and create activation and interest at ground level. The base of the building will be clad in curtain walling with grooved brickwork to provide more detail at street level.
146. The elevation fronting on to Bianca Road is long and narrow, and an architectural device had to be introduced to break down the length of the elevation and to acknowledge the potential repetitive nature of the cluster flat/kitchen arrangement. This has resulted in an elevation that steps up from Glengall Road in equal steps defined in length by a four bedroom/kitchen module. The elevation has a simple rhythm which gives the elevation a vertical emphasis and has depth created by the projecting kitchens and the kitchen recesses at the upper level.
147. The elevation is formed from brick set out in vertical and horizontal bands. The bedroom extents of this elevation have full height windows in two sections, one fixed and one opening. In front of the opening window there is a fixed 50% perforated aluminium panel. Between the rooms are white vertical concrete panels. Between rooms vertically there are dark grey concrete spandrels.
148. The upper floors of the building are formed of vertical bays between projecting kitchens. The bedrooms elevations will be formed of brick bands with vertical white concrete panels to break up the elevation and create visual interest. In addition to the panelling, rooms will be ventilated by red perforated panels over the windows which will be set out in vertical columns.
149. The detailed design and materiality is considered to be of a high quality that would help create a unique building. It is recommended that permission be granted subject to a condition requiring the submission of details of the boundary treatment. This would ensure that the interests of visual and residential are safeguarded.

Southwark Design Review Panel (DRP)

150. An earlier iteration of the proposed scheme was presented to Southwark's Design Review Panel (DRP) in July 2019. The scheme was generally well received and the

suggested design amendments have been incorporated into the final proposal of this scheme.

151. It was suggested by the DRP that the height of the building was better articulated by raising some of the more central elements of the proposed building and dipping the height down to reflect the height of the neighbouring block to the east. This recommendation has been incorporated into the scheme which rises up from four storeys at the western end, to a maximum height of 15 storeys before reducing back down to 11 storeys at the eastern end to reflect the neighbouring Malt Street block.
152. The DRP also recommended increasing the amount of public realm and landscaping along the southern boundary of the site along Bianca Road, as well as the junction with Glengall Road, this has also been incorporated into the proposal. The development sets back approximately four metres from the southern boundary to make best use of the amount of public realm along Bianca Road, as well as providing quality landscaping around and within the building.
153. Following the DRP meetings, the architectural design has evolved to respond to pre-application feedback from officers and the DRP, with the result being a proposed scheme of high quality which is appropriate to its context and protects the setting of surrounding heritage assets and adjacent Metropolitan Open Land. The architectural design seeks to improve the character and appearance of the site and the quality of the scheme will be communicated through the detailing and materials proposed.

Landscaping and trees

154. The main landscape feature in the local area is Burgess Park, which covers a substantial area, which runs in its totality from Elephant & Castle all the way to the north west and then, Peckham in the south through the Surrey Canal Park.
155. At the northern end of Glengall Road adjacent to Old Kent Road is a very fine landscaped area set within the conservation area.
156. The development sets back approximately four metres from the southern site boundary on Bianca to make the best use of the public realm, as well as provide quality landscaping around and within the building. The details of the landscaping and public realm, including all hard and soft landscaping and planting will be reserved by condition. This is to ensure that local communities can input into the landscaping proposals as part of the development of the councils Parks and Recreation Strategy. The emerging strategy is seeking to promote better biodiversity links between Burgess Park and the new linear park and also seeking to integrate and reuse historic paving materials and kerb alignments found in the area to ensure it retains its distinct and robust character. As noted in paragraph 195 below the area is likely to be used by bats, and a condition on bat friendly lighting will be included.

Public Realm

157. The proposed building has been set back from the southern site boundary in Bianca Road by 4m to provide a public contribution in the form of the continuation of a linear park in accordance with the aspirations of the Old Kent Road AAP. The linear park is intended to link activities to the east of the Old Kent Road with new accommodation to the west. The link continues to Burgess Park with its connections to Elephant and Castle and other transport links, and will also provide access to the Surrey Canal Linear Park which leads south to Peckham.

158. The linear park on Bianca Road will form an attractive backdrop to the employment and University related floorspace on the lower levels of the development which have been designed with active frontages on to the public realm. As set out in the Landscape Strategy (prepared by Fabrik), the linear park is proposed to comprise lawns, shrubs and substantial trees. The western end of the public realm has an indent to enable additional planting to be provided at the corner of Bianca and Glengall Roads. All the details of landscape and public realm design are reserved by condition. The drawings subject to this report are therefore indicative only.
159. There are two courtyards located within the plan of the building which are to be accessible to LSE students. These are proposed to be planted with ferns and birch trees and will be spaces for students to congregate. Three landscaped roof terraces for students are also proposed in the western part of the development (overlooking Burgess Park).
160. The areas of flat roof that are not proposed as terraces will form green or brown roofs to increase the biodiversity of the site.

Design conclusion

161. In relation to design, it is concluded that this would be of good quality in its response to the scale, massing and character of the surrounding buildings. The landscaping proposed, including the widening of the public realm, is welcomed. The design also ensures that the council's aspirations for the wider area, as set out in the draft Old Kent Road AAP, could be delivered. As such, it is considered that this is a high quality proposal that would enhance the surrounding area.

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

162. Southwark Plan Saved Policy 4.7 requires student housing to not result in significant loss of amenity to neighbouring occupiers. Strategic Policy 13 of the Core Strategy sets high environmental standards and requires developments to avoid amenity and environmental problems that affect how we experience the environment. Saved Policy 3.2 of the Southwark Plan states that planning permission will not be granted to developments where a loss of amenity, including disturbance from noise would be caused. Saved Policy 3.1 to ensure that development proposals will not cause material adverse effects on the environment and quality of life. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenity in relation to privacy, daylight and sunlight. London Plan Policy 7.6 states that buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly for residential buildings, in relation to privacy, overshadowing, wind and micro-climate.

Impact of proposed use

163. The provision of B1c/ D1 use on the ground floor is considered acceptable for the proposed. Conditions on opening hours and noise levels from both the proposed uses and the operational equipment have been included on the draft decision notice by recommendation of the council's Environmental Protection Team.

Overlooking and Privacy

164. In order to avoid harmful overlooking and ensure no harm to privacy, Southwark's Residential Design Standards SPD recommends a minimum of 21m between the backs

of properties and 12m where properties would face each other across a highway.

165. The development has been designed to minimise any potential overlooking of nearby residential properties. Block 1 of the approved Malt Street redevelopment scheme is located immediately to the east of the site. Whilst this block is approved in outline only, indicative plans included in the application show that no windows or balconies are proposed along the western façade of the building. There are no windows along the eastern elevation of the proposed development, to reduce overlooking.
166. The building has been set back from the southern site boundary in Bianca Road so that there is a sufficient separation distance between the development and the consented scheme on the opposite side of Bianca Road (49-53 Glengall Road).

Daylight and sunlight

167. A daylight and sunlight report has been submitted which assesses the scheme in accordance to the Building Research Establishments (BRE) guidelines on daylight and sunlight.

The BRE sets out the rationale for testing the daylight impacts of new development through various test, the two most commonly used are the Vertical Sky Component Test (VSC) and the Daylight Distribution (DD) test (otherwise known as the No Sky Line (NSL) test). The VSC test calculates the availability of daylight to the outside of a window and the DD test shows the distribution of daylight within a room.

168. The first is the Vertical Sky Component test (VSC) 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 principle elevations. The BRE have determined that the daylight can be reduced by about 20% of the original value before the loss is noticeable. If the VSC with the new development is therefore less than 27% and/or less than 0.8 times its former value then the reduction in light to the window is likely to be noticeable.
169. The Daylight and Sunlight assessment considers the impact of the proposed development on existing and neighbouring properties, as well as potential cumulative impacts including upcoming developments in the area. The assessment considers the existing neighbouring residential properties that would be affected by the proposed development are the houses on Glengall road, it also acknowledges the committed development at 49-53 Glengall Road (17/AP/4612) in order to establish the cumulative effect of the adjoining developments and the impact of the existing neighbouring residential dwellings on Glengall Road.
170. The BRE Guidelines also state that residential properties warrant detailed consideration in terms of daylight and sunlight effects, but that properties of a commercial nature have a lower requirement.

Daylight

171. The Daylight and Sunlight Assessment also reviews the internal daylight levels of the proposed development. The quality of daylight in proposed new habitable rooms is measured using Average Daylight Factors (ADF) taken from the British Standard Code of Practice for Daylight, BS8206, Part 2 and Appendix C of the BRE Guidelines.

172. The results of the daylight analysis for the new student study bedrooms show that all of the student bedrooms will comfortably achieve ADF values in excess of 1.0%df and only one communal common room will have an ADF value of marginally less than 1.5%df (1.46%df).

If a higher target of 2.0%df is applied to the common rooms, the total number of shortfalls only increases to eight. These common rooms are located in corner locations and therefore suffer from the “tunnel” or “blinkering” effect of the projecting return wall(s) adjacent to the window. Notwithstanding, the residual ADF values will still be relatively good ranging from 1.46%df to 1.97%df demonstrating that the internal lighting conditions will be adequate.

Impact on Terrace houses (66 – 80 Glengall Road)

173. They will be limited to a loss of internal Daylight Distribution within the second floor attic rooms in 68 and 72 Glengall Road.
174. The numerical results of the VSC analysis are set out in the table at Appendix 3 and they show that there will be no material impact on the VSC values for the houses at 68 Glengall Road through to 80 Glengall Road and that the only house where the change in VSC will be in excess of the 20% threshold is 66 Glengall Road.
175. For 66 Glengall Road three windows exceeded the 20% threshold, the percentage losses of VSC ranged from 20.14% and 22.71%. It should however be noted that two of these three windows will retain residual VSC values above 27% on an absolute scale and therefore satisfy the BRE Guidelines in any event. The only technical shortfall of the BRE VSC test will occur to the Basement window where the percentage loss was measured at 22.71%. This particular window is partially subterranean and affected by the “tunnel” or “blinkering” effect of the entrance steps leading up to upper ground floor level, but even with this window the residual VSC value will be 23.86% VSC when measured on an absolute scale and therefore not only be above mid-teens, will still retain a very good level of daylight.
176. The results of the No Skyline Daylight Distribution Analysis show that there will be two technical shortfalls, one at 68 Glengall Road and the other at 72 Glengall Road. These results do however need to be taken in context.
177. Both of the shortfalls occur within the second floor attic rooms in 68 and 72 Glengall Road. Each of those attic rooms are served by a relatively small dormer window and the nature of the projecting dormer windows means that the “cheeks” of the dormers limit the amount of daylight penetration (see photo below). The VSC values for each of these windows will remain very high (32.56% and 33.83%) which affirms that the effect on internal Daylight Distribution is a result of the design of the dormer windows and not the impact on the light received by the window.

49-53 Glengall Road (17/AP/4612)

178. The consented scheme for the neighbouring site at 49-53 Glengall Road has North facing Living Rooms looking across Bianca Road directly onto the Application Site which have very large and deep projecting and recessed private amenity balconies. Those balconies restrict the amount of daylight that can be received by each of the windows below the

balconies and the amount of daylight that is able to penetrate into each of the rooms. Where the availability of daylight is measured with the “canopy-effect” of the balconies taken into account, the results show that the residual levels of daylight will be relatively low, but when the “canopyeffect” of the projecting or recessed balconies is omitted, there is a very significant improvement in those residual values clearly indicating that the low levels of natural daylight within those rooms is entirely due to the design of those projecting and recessed balconies. By contrast, even though the height and “massing” of the Application Scheme is comparable to the proposals for 49-53 Glengall Road, it has been possible to design the Student Study Bedrooms in such a way as to achieve very good levels of natural internal daylight.

Sunlight

179. The requirements for protecting sunlight to existing residential buildings are set out in section 3.2 of the BRE guidelines. the availability of sunlight varies throughout the year, with the maximum amount of sunlight being available on the summer solstice and the minimum on the winter solstice. in view of this, the accepted test date for measuring sunlight is the median between the two, the spring equinox (21st March), on which day the united kingdom has equal periods of daylight and darkness and sunlight is available from approximately 0830 to 1730. in addition, on that date, sunlight received perpendicular to the face of a window will only be received where that window faces within 90 degrees of due south. The BRE guidelines therefore limit the extent of testing for sunlight to where a window faces within 90 degrees of due south.

Overshadowing

180. In relation to daylight, sunlight and overshadowing, the proposed development has been tested against Building Research Establishment Guidelines. Members should note however, that these guidelines are based on a suburban environment, and as such a degree of flexibility needs to be applied when considering an urban environment such as the application site. The BRE Guidelines also state that residential properties warrant detailed consideration in terms of daylight and sunlight effects, but that properties of a commercial nature have a lower requirement. As such, the submitted daylight and sunlight assessments relate to residential properties only. The following tests have been undertaken:

Conclusion

181. Whilst the scheme does not comply fully with the targets set out in the BRE Guidelines, there are no major or significant breaches or shortfalls in terms of the overall quantity or value, and it is therefore fair to conclude that reasonable levels of amenity will continue to be enjoyed by the various existing neighbouring residential properties. The future occupants of the student study bedrooms would also enjoy a good level of daylight amenity. The daylight levels within some of the habitable rooms in the future development at 49-53 Glengall road that face onto the application site will however be below the recommended design standards, but the tests “with” and “without” the canopy-effect of the projecting or recessed balconies taken into account demonstrate that the shortfalls are primarily a result of those projections and recesses and is a reasonable level of massing or block spacing between each development. This is supported further by the results of the natural lighting levels in the proposed student study bedrooms that face against 49-53 Glengall Road, as these have been designed to achieve very good levels of natural daylight.

Noise and vibration

182. Saved Policy 3.2 of the Southwark Plan seeks to ensure that developments do not harm the amenity of present or future occupiers in the surrounding area or on the site. Policy D12 of the Draft New London Plan outlines the 'Agent of Change' principle which places the responsibility for mitigating impacts from existing noise generating activities or uses on proposed new noise-sensitive development. Development should be designed to ensure that established noise generating uses remain viable and can continue to grow without unreasonable restrictions being placed on them.
183. A Student Management Plan has been submitted, and makes commitments to ensure that there would be no harmful impact on neighbours in terms of noise. Proposals include communication with neighbours and engagement with businesses and other stakeholders prior to students moving in, events arranged to enable students to volunteer in the local area and contribute to the local community and a requirements for every student to sign up to an agreed code of conduct including restrictions on noise and use of communal areas. A planning condition is also proposed that would limit the hours during which the sunken garden could be occupied, preventing its use between 11pm and 7am.
184. EPT has reviewed the Environmental Sound and Vibration survey submitted. They have no objections with the assessment methodology and agree with the initial assessment that mitigation is required. As such, they have recommended conditions relating to the following:
- Plant Noise;
 - Internal noise levels; and
 - Sound transmission between properties
185. With relation to noise from proposed uses, no noise impact assessment was submitted with respect to the gym and the movie room, which both have residents immediately above them. This has been addressed with a pre-construction condition.
186. Construction noise and vibration monitoring would be carried out in collaboration with the council, with the levels to be agreed by the council in advance. This would be secured through the final construction environment management plan, the submission of which would be required by a clause in the Section 106 Agreement.
187. It is recommended that the hours of use of LSE creative centre to include the café be controlled by an appropriate condition as it would be used also used for commercial use for LSE post graduate students and for outreach engagement with the local community.

Energy and sustainability

188. Paragraph 10 of the NPPF states that sustainable development should be pursued in a positive way and at the heart of the Framework is a presumption in favour of sustainable development.
189. 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 commercial elements (Hotel and worker space) of the proposal would be expected to achieve a 35% reduction against part L of the Building Regulations 2010. An Energy Statement and a Sustainability Statement have been

provided based on the Mayor's Hierarchy set out within Policy 5.2 of the London Plan. These are:

- Be Lean (use less energy);
 - Be Clean (supply energy efficiently); and
 - Be Green (use renewable energy)
190. The Energy Strategy specification of high-performance building fabric, airtightness and thermal bridging to reduce winter heat loss will reduce the required heating energy. Energy efficient systems have been selected to further reduce the carbon emissions of the proposed buildings. Overall the Application Scheme achieves a 66% carbon reduction against a Part L 2013 compliant scheme in accordance with Policy 5.2 of the London Plan.
191. The Energy Strategy includes an overheating analysis using TM52 which is the industry standard methodology for predicting the likelihood and impact of overheating. The proposed student rooms incorporate a number of environmental features to make sure the scheme meets the TM52 criteria to reduce any potential overheating and reliance on air conditioning systems.
192. The sustainability report for this scheme includes a BREEAM Pre-Assessment outlining how the application scheme includes a sustainability checklist and would target an 'Excellent' rating. This would be conditioned.

Ecology and biodiversity

193. Objectors raised concerns that the plans have not acknowledged need to recognise the wild life in the area adjacent to the application site to provide essential habitat across the park.
194. The council's ecology officer has reviewed the scheme and concluded that the bat survey is fine and would provide biodiversity net gain and no further surveys are required. This area is likely to be used by bats as commuting and foraging route, Officer has advised a bat friendly lighting on Bianca Rd as this area will be the gateway to the Linear green park. It is recommended that permission be granted by condition. As noted above landscaping will be reserved by condition.
195. As with the Urban Forester, it was recommended that a brown roof should be installed under the PV's to optimise their performance. This has been incorporated and details will be secured by condition. He also recommended a condition to require six nest boxes for sparrows should be installed, which has been included with this recommendation. This would be secured by condition.
196. The proposal would be in keeping with Policy 7.19 Biodiversity and Access to Nature of the London Plan and Policy 3.28 Biodiversity of the Saved Southwark Plan. These policies respectively requires development proposals to make a positive contribution to the protection, enhancement, creation and management of biodiversity and states that developments would not be permitted which would damage the nature conservation value of Sites of Importance for Nature Conservation (SINCs).

Air quality

197. The site lies within an Air Quality Management Area. This means the air quality is poor, with high levels of pollutants including particulate matter (PM10) and nitrogen dioxide (NO2). Southwark Plan Policy 3.6, Air Quality, states that planning permission will not

be granted for development that would "lead to a reduction in air quality." London Plan Policy 7.14 is specific to the improvement of air quality and states that development proposals should minimise increased exposure to existing poor air quality and make provision to address local problems of air quality.

198. The submitted Air Quality Assessment examines the impacts of the proposed development during both construction and operation. It concludes that a range of best practice mitigation measures would be implemented during construction in order to reduce emissions, including dust, and that during operation, emissions arising from the proposed energy plant and road traffic would not cause any exceedances of the air quality objectives. Overall, the proposed development has also been shown to meet the London Plan's requirement that new developments are at least 'air quality neutral'. The assessment has also identified some mitigation measures; this would be formed as part of a dust Management Plan. A Dust Management Plan would be secured by condition and submitted prior to commencement of any works on site.

Ground conditions and contamination

199. The Environment Agency (EA) have reviewed the application and concluded that further assessment of current ground/groundwater conditions in relation to the protection of Controlled Waters is required. They advise is that this can be controlled by condition, and the recommended conditions have been included.
200. Overall, the risks at site are identified to be negligible to low and a remediation strategy is proposed based on the conceptual site model and risk assessment to ensure the development is safe from geo-environmental risks.
201. The council's environmental protection team have reviewed the application and recommends that permission be granted subject to a condition relating to a site investigation and risk assessment

Water resources and flood risk

202. The Flood Risk Assessment (FRA) considers the impact of the proposed development in addition to the common ways in which flooding can occur. The FRA concludes that although the site is within Flood Zone 3 as identified by the EA, more recent modelling shows that the entire site is approximately 500 metres away from the breach outline; this positions the site within an area at low risk of flooding. The FRA demonstrates that the proposed development will be safe from flooding from fluvial sources, as well as groundwater and surface water.
203. The application site is located within Flood Zone 3, which is considered to be 'High Risk' but does benefit from the River Thames tidal defences. The submitted Updated Proposed Surface Water and Foul Drainage Strategy confirm that the discharge rate has decreased to a minimum of 3L/s and greenfield run-off rates are met. The Environment Agency and the council's flood risk team have both reviewed the application, and consider the proposed development to be acceptable subject to the inclusion of recommended conditions.
204. Although the site is within Flood Zone 3 as identified by the EA, more recent modelling shows that the entire site is approximately 500 metres away from the breach outline; this positions the site within an area at low risk of flooding. The submitted FRA demonstrates that the proposed development will be safe from flooding from fluvial sources, as well as groundwater and surface water.

205. The Application Scheme will be served by the existing combined sewer in Bianca Road for both foul and surface water drainage. The FRA concludes that the total rate of discharge into the combined Thames Water sewer will be significantly lower than the existing arrangement and the proposed development is not at risk of flooding and can be carried out without increasing the risk of flooding to surrounding properties.
206. Officers are happy with the proposed 3l/s given there are intensive and extensive green roofs proposed. As the site falls within the Old Kent Road Regeneration area, development must achieve greenfield runoff rates, or pay a financial contribution. The application is not too far from meeting the Greenfield Runoff rates. Schemes in the Old Kent Road must achieve greenfield runoff rates, or pay a financial contribution. The financial contribution will be secured through the Section 106 Legal Agreement at a charge of £325/m³ per cubic metre. The proposed drainage strategy is to attenuate 272m³, leaving a shortfall of 12m³ x £325 = £3,900, which will be utilised to provide surface water storage & green infrastructure in the local area.

Archaeology

207. The council's Archaeologist has reviewed the submitted material and advised that the site is within the 'Bermondsey Lake' Archaeological Priority Zone (APZ) designed to protect the palaeoecological environment and prehistoric archaeology recovered from the shoreline and relict fills of the large Late Glacial Bermondsey Lake and the associated riverine geology and topology. When the New Southwark Plan is adopted the site will lie within the newly extended Tier 1 'North Southwark and Roman Roads ' Archaeological Priority Area (APA).
208. Saved Policy 3.19 of the Southwark Plan (2007) requires that proposals for development in APZ/As should be accompanied by an archaeological desk-based assessment (DBA) and an evaluation report (the results of digging archaeological trial trenches).
209. The applicant has submitted an archaeological Historic Environment Assessment/Desk Based Assessment (HEA/DBA) by MOLA and dated November 2019, which conforms to industry standards and guidance. They have not submitted the results of an archaeological evaluation.
210. The DBA highlights: 'there is a high potential for survival of 19th century features associated with the Grand Surrey canal and wharf. Despite prehistoric and Roman remains being identified in the study area, the presence of deep deposits of post-medieval made ground indicates that evidence of these periods is likely to have been removed by the 19th century development.'
211. Below ground works would have an impact on any surviving archaeology, especially in the excavation of the basement and piling works. Enabling works, crane bases, lift pits, attenuation tanks and remediation of the canal deposits will also have an impact.
212. In this instance, predetermination evaluation can be waived because of the evidence base provided in the DBA, including a geoarchaeological assessment of the results of a geotechnical survey, which shows the site has been extensively disturbed by the construction of the canal. It is therefore acceptable for the council to make a policy exception in this case and permit evaluation works by condition. This is because of the evidence from the DBA and the projected logistical constraints of carrying out evaluation to the required depths across the site so early in the programme.
213. An evaluation must be carried out early in the works programme to determine how far

as is reasonably for the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be vulnerable by the proposed redevelopment. If archaeology is present, this would be mitigated by condition. Therefore, she has recommended two archaeological conditions, both of which are included with this recommendation.

Transport, Parking and Highways

- 214. This proposal includes highway improvements, landscaping, on-street servicing bays, and cycle parking spaces for students and visitors.
- 215. The site being in the OKrd, is an area subject to future change improving connectivity and permeability, enhancing the public realm and by creating a synergy of land uses between the site and adjacent streets. The scheme ties into the east-west 'green' route, also known as the Linear Park, which aims to transform the environment from a traffic-dominated to a traffic-reduced space where pedestrian comfort is prioritised resulting in an attractive, safe and accessible area for those walking and cycling in the area. The proposals respond positively to the green route by providing an opportunity to improve the pedestrian and cyclist experience along Glengall Road and Bianca Road.
- 216. CPZ = Trafalgar – In operation Monday to Friday 08:00 – 18:30
- 217. 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

- 218. The proposed site layout will improve the overall walking experience. The proposed improvements within the wider street network and along Bianca Road where the highway will be widened by 4 metres through pulling the building line back from the existing position. These measures promote the creation of a linear park along Bianca Road towards Surrey Linear Canal Park.
- 219. There will be a new 12m loading bay on the eastern side of the carriageway, near to the main entrance to the student accommodation. The loading bay is sized such that a 3.5t panel van and 7.5t box van can stop at the same time.
- 220. The proposed access arrangements and loading bay will be detailed up as part of the S278 agreement. All works within the extent of the S278 for Southwark will be done in accordance with Southwark Street Design Manual SSDM and TfL's Healthy Streets design guidance. A Condition requirement for the detailed design of the landscaping and public realm will ensure secure by design and road safety is fully considered.

Parking

- 221. The site is situated within a designated Controlled Parking Zone (CPZ) 'Trafalgar' which operates along Glengall Road from the junction with Bianca Road to Old Kent Road. Zone 'T' is operational Monday – Friday 08:00 – 18:30, enabling Pay & Display for a maximum of 4 hours with the exception of zone 'Trafalgar' permit holders. The remainder of Glengall Road from the junction with Bianca Road to Bird in Bush Road displays unrestricted parking.
- 222. Saved Local Plan Policy 5.6 requires all developments to minimise the number of car

parking spaces provided and draft London Plan policy states “Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free”.

223. There will be a restriction in the Student Accommodation Management Plan which will be attached to the S106 Agreement that restricts students from bringing a motor vehicle to the accommodation or the locality surrounding the accommodation. It is also a condition of the student tenancies.
224. The proposed development will be car-free. No disabled parking will be provided. However, disabled parking bays could be implemented along Glengall Road in the event demand arises. Providing a car club bay in the vicinity of the site is not considered appropriate when seeking to promote sustainable travel for students at the site and is, therefore, not included within the proposals.
225. A S106 obligation would be secured to prevent students and office users of the proposed development from obtaining resident parking permits of the existing CPZ.

Public transport – Buses

226. The application site is well served by local bus routes, the main bus route to the LSE campus (Route 172) can be accessed via the westbound / eastbound bus stops on the A2 Old Kent Road. The site is a six-minute walk from the Old Kent Road and bus stops (PTAL rating of 6a) which provide six different bus services to locations across central London including 24 hour services. There is a direct bus service (No 172 – 25 minutes) to the LSE Campus at Aldwych. It is a 25minute cycle ride to the LSE campus from the site. The site is also within walking distance to a range of local amenities which future students will benefit from along the Old Kent Road. Despite being within close walking distance to these bus stops, the Application Site itself has a PTAL rating of 3 which, given the nature of the journey’s which the LSE students will be taking, under-estimates the accessibility of the site.
227. Objectors have raised concerns that the development would pressure the current public transport provision in the area.
228. Southwark is already in talks with Transport for London (TfL) on improving the future public transport provision in the area, ahead of the Bakerloo Line Extension (BLE) and to accommodate the demand generated from additional new homes and jobs in the Old Kent Road area, which would help ease the public transport provision in the area. It is anticipated that the BLE would open in the year 2029/2030 at the earliest, subject to grant and available funds. 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 financial contribution would be secured by S106 agreement, a sum of £607,500 has been agreed for this site towards the enhancement of bus services.
229. The nearest rail station to the site is Queen’s Road Peckham Station which is located circa 1.8km south-east of the site, or a 22-minute walk or seven-minute cycle. For this reason, it is unlikely that students will travel to this station for their travel to LSE, and will instead make use of bus services or cycling.
230. The proposed Bakerloo Line extension is currently under consultation with an aim of beginning construction in 2023 and running services from 2029. The site of Old Kent Road 1 station is currently chosen to be near to the junction between Old Kent Road and Dunton Road, circa 1km north-west of the site. This station would provide direct

access into Central London.

Public Realm

231. The development proposals will encourage an increase in walking by integrating the site with the wider area, increasing connectivity and permeability, enhancing the public realm and by creating a synergy of land uses between the site and adjacent streets.
232. In particular, the scheme ties into the east-west 'green route, known as the Linear Park which aims to transform the environment from a traffic dominated one to a traffic reduced space where pedestrian comfort is prioritised resulting on an attractive, safe and accessible area for those walking and cycling in the area.

Cycling and Walking

233. Policy 6.9 Cycling of the London Plan (2016) requires development to provide secure, integrated, convenient and accessible cycle parking facilities.
234. The application provides cycle parking of 368 long stay and two short stay cycle parking spaces for the student accommodation and 60 long stay and 10 short stay for the employment use. There is a segregated off-road cycle route running from Peckham High Street to Surrey Linear Canal Park known as the Surrey Canal Walk as well as an east-west cycle route through Burgess Park towards Walworth.
235. Two dedicated cycle lifts are provided to ensure students can access the cycle parking. A further lift and stairs are also provided for students making their way to and from the cycle storage for dropping off or picking up their cycles. An improved maintenance zone has also been provided on the upper ground floor. There are 454 Long stay cycle parking spaces provided for the student accommodation and 20 short stay spaces. This proposal includes a pre-loaded cycle hire scheme to encourage healthier standard of living among the students, many of the students are international postgraduates who would not wish to purchase or own a bicycle during their time in London.
236. In total cycle parking provision is 494 which is significantly above both the adopted London Plan and the Saved Southwark Plan requirement of 348 and only 43 below the draft Intend to Publish London Plan. Although there is a shortfall, this is more than compensated for by the cycle loan scheme in the reception, the high provision of Sheffield stands and the high levels of accessibility to the cycle store through the two dedicated cycle lifts. A contribution is also further agreed to cycle docking stations in the area.
237. For the employment use, a dedicated cycle store is provided within a dedicated cycle store at lower ground floor accessible directly from Bianca Road, providing 5 x Sheffield Stands (10 spaces). Extensive short –stay cycle parking (30 spaces) is proposed as part of the wider public realm improvements along the site's frontages; along Bianca Road.
238. In light of the recent situation of Covid-19, it is highly encouraged for people to use alternative modes of transport such as cycle. This cycle-hire scheme is highly welcomed.
239. Officers have recommended a condition for detailed design on cycle parking.

Servicing and Delivery

240. Servicing for the student accommodation will be undertaken from a new circa 12m servicing loading bay on the eastern side of the carriageway, near to the main entrance to the student accommodation on Glengall Road. The associated kerb buildout on Glengall Road will maintain 5m of carriageway which is in line with Southwark highways guidance. Servicing for the B1c employment space will be undertaken from a new 12m on street loading bay on the northern side of Bianca Road. This will be shared between Building 1 of the Malt Street Regeneration Site and this development. The loading bay will be used by deliveries / servicing associated with the employment space and waste collection. The highway arrangement will be subject to detailed design and a road safety audit.

Table 1 Proposed Servicing Trip Generation									
Vehicle Type	AM Peak Hour			PM Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
LGV	8	8	16	8	8	16	40	40	80
7.5t Box Vans	0	0	1	0	0	1	2	2	4
Total	8	8	17	8	8	17	42	42	84
<i>Note: Discrepancies relate to rounding of numbers</i>									

241. Table 1 indicates that the Proposed Development will generate in the region of 42 deliveries per day (42 arrivals and 42 departures). This number is a worst case scenario i.e. in the event that the light industrial space is occupied by a tenant who requires regular operational deliveries rather than, for a use that will only require deliveries of postal / DPD / amazon deliveries. A Delivery and Servicing Plan (DSP) will be implemented seeking to restrict deliveries during the morning and evening peak hours. Furthermore the council will secure a Bond against the contents of the final DSP, specifically regarding the number of daily servicing and delivery trips.
242. The refuse store will be stored at lower ground floor level in dedicated areas for each land use. Waste will be transferred kerbside prior to collection by site management who will locate bins near to the gated access to Bianca Road. The bin stores are located within 10ms of the kerb.
243. Waste for the employment space will be accessible via service access from Bianca Road, located parallel to the loading bay. Waste will be transferred kerb side by site management shortly before collection.
244. 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

245. The proposal is for the management of the new development to monitor the daily vehicular activity of the site commercial and student accommodation, quarterly for a period of two years from 75% occupancy. If the site meets or betters its own baseline target the bond will be returned within six-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 £22,500.00 based on the 676 units of student accommodation and 2,375sqm of non residential floorspace. The applicant has agreed to the contribution which can be collected via the legal agreement.

Type	Quantum	Bond Amount
Residential	676 (225)	£22,500.00
Non Residential	2,375 sqm	£2,500
Daily Trips	84	£25,000

Construction Management Plan

246. A draft construction management plan has been prepared as a standalone document.
247. The Section 106 would secure a detailed construction management plan (CMP) and a £40 per unit contribution for construction management within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment.
248. A draft Student Travel Plan has been submitted with the Application which aims to put in place the management tools deemed necessary to enable the students of the site to make informed decisions about their travel, and at the same time minimise the adverse impacts of their travel on the environment. This is achieved by setting out a strategy for eliminating the barriers keeping students and visitors from using sustainable modes of transport. The Travel Plan will be implemented and reviewed by the operator of the student accommodation.

Conclusion on Transport

249. This proposal is supported because it reduces car dependency, which will contribute to the impacts of climate change and to the delivery of some of the Movement Plans 9 missions, in particular Vision Zero and Healthy Streets and allows for the emerging plans for the surrounding public highway to be facilitated, subject to the following obligations and conditions:
- A detailed construction management plan (CMP) and a £40 per unit contribution for Construction Management within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment.
 - A detailed delivery and service plan (DSP) and a DSP Bond calculated at £100 per residential unit and £100 per 500 sqm of non-residential floor-space. To be monitored against their own baseline figures for all daily servicing and delivery trips. 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

- A contribution towards the provision of a TfL Cycle Hire Docking Station (£11,250)
 - Bus Service Improvements - A contribution of £607,500 should be made towards the enhancement of bus services to mitigate the proposals impact on the public transport network.
 - This would be made available to TfL for a period up to five years subject to evidence of need.
 - Parking Permit Free for all the student accommodation and employment space for existing and future Controlled Parking Zones. Furthermore, restrictions will be placed on students from bringing a motor vehicle to the accommodation or the locality surrounding the accommodation.
 - s.278 works with the highway authority for highway works, tree planting and traffic management changes,
250. It is recommended that permission be granted subject to these matters being included in the legal agreement.
251. The council's highways team advised that prior to works commencing on site, including any demolition, a joint condition survey should be arranged with the highways team to catalogue condition of streets and drainage gullies. Informative about this, the need to design to SSDM standards, and the section 278 agreement would be included on any permission.

Security and anti-social behaviour

252. Saved Policy 3.2 of the Southwark Plan seeks to ensure that developments do not harm the amenity of present or future occupiers in the surrounding area or on the site. Policy D13 of the Draft New London Plan outlines the 'Agent of Change' principle which places the responsibility for mitigating impacts from existing noise generating activities or uses on proposed new noise-sensitive development. Development should be designed to ensure that established noise generating uses remain viable and can continue to grow without unreasonable restrictions being placed on them.
253. Objectors have raised concerns that noise and anti-social behaviour incidents would increase in the local area with the possibility of 676 new students in the area.
254. It is important for a student accommodation scheme to be secure and safe. The proposed development only has one point of entry where everyone passes a familiar staff member at the reception desk therefore avoiding any safety issues.
255. The proposed student accommodation will be managed by a front of house manager on Monday to Friday, 9am to 5pm. This person would also manage the reception service which would operate 8am to 8pm, Monday to Friday. There would be 24/7 security cover, 365 days a year. The management office on the ground floor is located behind the reception, a well positioned place to monitor tenants and visitors coming in and out of the building.

In addition to the staffed reception, LSE would also have a live-in Warden and four Sub Wardens (LSE PhD or Masters students) who would provide pastoral support system for students living on site. Comprehensive training is delivered to all LSE residence employees with specific attention paid to fire management and major incident management, pastoral support and mental health first aid training as well as customer

service excellence.

256. The live in Warden and Sub Warden team would also be responsible to deal with anti-social behaviour issues that might occur around noise and neighbourly matters. The School operate a “quiet rule” after 10:30pm in its halls of residences so this would mitigate any noise issues that neighbours might have.
257. Officers consider that the proposed development would be secure, Applicant has provided sufficient detail about the security provision on site. The proposed Student Management Plan submitted addresses how the site would be managed to increase safety and reduce anti-social behaviour in the area.

Employment and training

258. Policy P28 (affordable workspace) includes a requirement for development proposing over 500sqm of employment space to include 10% affordable workspace on site. Equating to a total of **238sqm affordable workspace** in this instance (based on the total employment space of 2375 GIA). Where inclusion of affordable workspace onsite is not possible, an in lieu payment will be sought for delivering affordable workspace off-site. The affordable workspace should be secured for at least 30 years, respond to local demand and prioritise existing businesses.
259. Policy P38 of the New Southwark Plan sets out the strategy for business relocation for the consideration of any displaced businesses or shops as a result of redevelopment.
260. In the case of this application, there is no loss of employment space.
261. Implementation of a Construction Apprenticeship and Local Employment scheme targeting 44 jobs for unemployed Southwark residents, 44 Southwark residents trained in pre or post-employment short courses and 11 Apprenticeships.
262. The scheme is large enough to trigger the construction phase employment and training requirements of the Section 106 and CILS SPD (or payments in lieu), and for local procurement in construction and operational phase. These would be secured in the section 106 agreement (set out in more detail below).
263. It is recommended that permission be granted subject to a legal agreement to ensure that Southwark residents can access employment on the site and training during the construction phase. The following should be included as planning obligations:
- 44 sustained jobs for unemployed Southwark residents during the construction phase of the development. Where this is not possible to meet this requirement, a charge of £4,300 per job not provided will be applied.
 - 44 Southwark residents trained in pre- or post-employment short courses. Where this is not possible to provide a payment a charge of £150 per resident will be applied.
 - 11 new apprenticeship start or in work NVQ. Where this is not possible to provide a payment a charge of £1,500 per apprenticeship will be applied.
 - Allow for local procurement and supply chain measures during construction and after construction.

- A development of this size and with the proposed employment densities would be expected to deliver 5 sustained jobs for unemployed Southwark Residents at the end phase, or meet any shortfall through the Employment in the End Use Shortfall Contribution.

Planning obligations (S.106 undertaking or agreement)

264. The applicant is willing to enter into a legal agreement with the council to cover any relevant planning obligations. If a legal agreement is not provided it is recommended that planning permission be refused by reason of failure to mitigate the impact of the proposed development contrary to saved Policy 2.5 Planning Obligations of the Southwark Plan 2007. The contributions and obligations are:

Planning obligation	Mitigation	Applicant's position
Local Economy and Workspace		
Employment and training (during construction)	<ul style="list-style-type: none"> • 44 sustained jobs for unemployed Southwark residents during the construction phase of the development. Where this is not possible to meet this requirement, a charge of £4,300 per job not provided will be applied; • 44 Southwark residents trained in pre- or post-employment short courses. Where this is not possible to provide a payment a charge of £150 per resident will be applied; • 11 new apprenticeship start or in work NVQ. Where this is not possible to provide a payment a charge of £1,500 per apprenticeship will be applied. 	Agreed
Employment and enterprise	Allow for local procurement and supply chain measures during construction and after construction.	Agreed
Affordable workspace provision	Total of affordable workspace equates to 238sqm.	
Higher Education (LSE) Commercial Creative centre	<p>Provision of Creative Centre and community café on the upper ground floor.</p> <p>Management, operation and promotion strategy to be submitted and agreed prior to occupation.</p>	Agreed
Housing and Viability		
Off Site Affordable	Payment of £1,200,000 prior to occupation	Agreed

Student Housing Contribution	of the development.	
Wheelchair Units	35 Wheelchair adaptable studios are to be provided.	Agreed
Public realm improvements		
Public realm improvements	The Applicant will carry out the proposed landscaping works in accordance with a plan / specification to be agreed as part of the S106 OR a financial contribution (up to a maximum of £25,000) to be agreed with the council.	Agreed
Transport and Highways		
Public Transport Infrastructure Contribution	Contribution towards the improvement of local bus stops (up to a maximum of 607,500).	Agreed
Highway works	<ul style="list-style-type: none"> • A detailed Construction Management Plan (CMP) and a £40 per unit contribution for Construction Management within the OKR AAP area. This is for the council to manage cumulative impacts on the highways and environment. • A detailed Delivery and Service Plan (DSP) and a DSP Bond calculated at £100 per residential unit and £100 per 500 sqm of non-residential floor-space. To be monitored against their own baseline figures for all daily servicing and delivery trips. 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: <ul style="list-style-type: none"> (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 • A contribution towards the provision of a TfL Cycle Hire Docking Station (£11,250) 	Agreed

	<ul style="list-style-type: none"> • Bus Service Improvements - A contribution of £607,500 should be made towards the enhancement of bus services to mitigate the proposals impact on the public transport network. • This would be made available to TfL for a period up to 5 years subject to evidence of need. • Parking Permit Free for all the student accommodation and employment space for existing and future Controlled Parking Zones. Furthermore, restrictions will be placed on students from bringing a motor vehicle to the accommodation or the locality surrounding the accommodation. • s.278 works with the highway authority for highway works, tree planting and traffic management change. 	
Pedestrian / Cycle Improvements	Contribution towards pedestrian and cycle route improvements within the vicinity of the application scheme. (up to a maximum of £15,000).	
Parking permit restriction	This development would be excluded from those eligible for car parking permits under any future CPZ operating in this locality.	Agreed
Energy, Sustainability and the Environment		
Greenfield Run-off Rate	A contribution to offset the surface water run-off rates as it has not been possible to achieve greenfield run-off rates for the site. The value of the contribution is £3,900.	Agreed
Futureproofing for connection to District Heat Network (DHN)	Prior to occupation, a CHP Energy Strategy must be approved setting out how the development will be designed and built so that it will be capable of connecting to the District CHP in the future.	Agreed
Archaeology monitoring/ supervision fund	Contribution towards cost of providing technical archaeological support (£11,171 for schemes of 10,000sqm+)	Agreed
Administration fee	Maximum contribution to cover the costs of monitoring these necessary planning obligations, calculated as 2% of total sum	Agreed

265. The content of the S106 complies with the requirements of the CIL Regulations 2010.

266. In addition to the planning obligations set out above, a financial contribution would be secured towards the maintenance of Frensham Street Park for the propose Linear Park.

267. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with policy 2.5 of the Southwark Plan, Core Strategy policy 14 and London Plan policy 8.2, and the Section 106 Planning Obligations and CIL SPD. The content of the S106 complies with the requirements of the CIL Regulations 2010.
268. In the event that a satisfactory legal agreement has not been entered into by 25 September 2020, the director of planning be authorised to refuse planning permission (if appropriate) for the following reason:

“The proposal fails to provide an appropriate mechanism for securing the in lieu payment for affordable housing, the highways works and financial contributions towards transport mitigation. The proposal therefore fails to demonstrate conformity with strategic planning policies and fails to adequately mitigate the particular impacts associated with the development in accordance with saved policies 2.5 'Planning obligations' and 4.4 'Affordable Housing' of the Southwark Plan (2007), Strategic Policies 8 'Student Housing' and '14 'Delivery and implementation' of the Core Strategy (2011), and London Plan (2016) policies 3.12 'Negotiating affordable housing' and ' 8.2 'Planning obligations', as well as guidance in the council's Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).”

Mayoral and borough community infrastructure levy (CIL)

269. The proposal is liable for Mayoral and Southwark CIL. The party responsible to pay CIL must submit CIL Form1 (Assumption of Liability) and CIL Form6 (Commencement Notice) at least a day prior to material operations start on site. The applicant submitted a form to the council and in this instance, it is an estimated CIL payment of approximately £1,114,307.50 and an estimated Southwark SIL payment of £1,386,015.62 would be required.
270. Section 143 of the Localism Act states that any financial contribution received as “community infrastructure Levy” (CIL) is 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.

Community involvement and engagement

271. The applicant and the council have made separate consultations in regards to this scheme.
272. The Applicant has carried out a number of consultations with the local community. This included leaflet drops, a two day public exhibition, and a series of meetings with residents and local stakeholder groups such as the Friends of Burgess Park and Glengall wharf community garden.
273. A public exhibition was held over two days, on Thursday 14 November between 3.30pm and 5.30pm and on Saturday 16 November between the hours of 10am and 2pm. Both exhibitions were held at Christ Church, Peckham, 676 -680 Old Kent Road. The Applicant and Members of the project team were available on both days to answer any questions. They also had A1 boards set out the proposals, including an interactive board which enabled attendees to leave their thoughts and suggestions on community led uses for the LSE commercial floorspace. Flyers were sent to over 2,300 addresses

including residential and business addresses, inviting them to the public exhibition and outlining the proposed plans for the application site. During the event, feedback forms were provided to attendees so that they could be filled out on the day or sent via email or post.

274. The Applicant and project team have responded positively to the consultation responses received which has resulted in some amendments to the proposal. Full details of the consultation undertaken by the Applicant so far has been summarised within the submitted Statement of Community Involvement and Engagement Summary.
275. The LSE will continue to engage proactively with the community throughout the various stages of the application process.

Consultation responses from internal and divisional consultees

276. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

277. Environmental Protection Team:

- No objection and recommend six conditions relating to internal noise levels, sound levels for plant and any associated ducting, construction management plan and land contamination.
- Although some of the recommendations are partially covered in the submitted application documents, they are still recommended for reassurance.
- With respect to noise from proposed uses, no noise impact assessment was submitted in regards to the gym and the movie room, which both have residents immediately above them. This has been addressed by requesting with a pre-construction assessment by condition.

Officer response to issue(s) raised:

Recommends that the application is granted subject to six conditions.

278. Archaeology:
Acceptable subject to conditions.

Officer response to issue(s) raised:

Included in the recommendation.

279. Local Economy Team: Acceptable subject to conditions.

Officer response to issue(s) raised:

Included in the recommendation.

280. Flood Risk Management Team:

The Applicant has proposed a discharge rate of 3l/s. The calculated Greenfield rate for the site is 1.6l/s for the 1 in 100 year + CC flood event. The council expect the development to aim to discharge to greenfield rate 2 l/s for the 1 in 100 year flood event with an allowance of 40% climate change.

Officer response to issue(s) raised:

There will be a financial offset for not attenuating the 1% AEP flood event plus CC to greenfield rate as per the OKR AAP. Therefore, for the Old Kent Road Integrated

Management Strategy, the financial offset rate in the OKR regeneration area is £325/m³ not attenuated to greenfield rate. The max volume required to contain the 1:100 40% CC greenfield rate is 284m³. The proposed drainage strategy is to attenuate 272m³, leaving a shortfall of 12m³ x £325 = £3,900, which will be utilised to provide surface water storage & green infrastructure in the local area.

281. Ecologist: Acceptable subject to conditions.

- The bat survey is fine - no further surveys are required.
- The Landscape plans are acceptable but a Lighting Strategy is required.

Officer response to issue(s) raised:
Included in the recommendation

282. Urban Forester:

Acceptable subject to conditions. In order to ensure the quality aspired to is provided and feasible on highways land a specific tree planting condition is needed. This is especially relevant considering that the proposed ground floor landscape sets a precedent for future phases of the green link and park to Old Kent Road.

Officer response to issue(s) raised:
Included in the recommendation.

283. Transport Policy Team:

Acceptable subject to conditions and matters to be covered by a S106 agreement.

Officer comment:
Included in the recommendation.

Consultation responses from external consultees

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

285. Environment Agency: Acceptable subject to conditions

Officer response: Included in the recommendation.

286. Thames Water: No objections subject to conditions

Officer response: Included in the recommendation.

287. Historic England: No comments given.

Officer response: Noted

288. London Fire brigade:

London Fire Brigade advise is that they are satisfied with the proposals in relation to the fire precautionary arrangements including fire-fighter access and water supplies.

Officer response: Noted

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

Community impact and equalities assessment

290. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
291. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
292. 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.
293. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
294. It is not considered that this development would harm or disadvantage persons who share protected characteristics. By providing affordable student accommodation, the development would make the university sector more accessible to a wider section of the population, and by providing community outreach in an area of high multiple deprivation, with a relatively high BAME population. It is more likely that this development would directly benefit the community and persons who share protected characteristics.

Human rights implications

295. 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.
296. This application has the legitimate aim of providing student accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

Positive and proactive statement

297. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
298. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

299. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the statutory determination date?	NO

Other matters

300. N/A

Conclusion

301. This development would provide good quality accommodation for post-graduate students from the LSE in a well designed building. The financial contribution in lieu of providing affordable housing on site is considered fair and proportionate to the scale of the development proposed. The viability assessment has been reviewed by an independent consultant. It is not considered that the potential impacts upon residential amenity would be significant. As such, the use of this site to provide student accommodation represents an efficient use of this site within the Old Kent Road Opportunity Area. It introduces a different type of mixed use in the area, adding to the vitality and diversity of the proposed town centre.
302. As such, it is recommended that planning permission is granted subject to conditions and a Section 106 Agreement.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

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

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Liz Awoyemi, Planning Projects Officer	
Version	Final	
Dated	29 June 2020	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		1 July 2020

APPENDIX 1**Consultation undertaken****Site notice date:** 06/02/2020**Press notice date:** n/a**Case officer site visit date:** 23/01/2020**Neighbour consultation letters sent:** 06/02/2020**Internal services consulted**

Tree Services
 Design and Conservation Team
 Environmental Protection
 Local Economy
 Ecology
 Heritage
 Archaeology
 Transport Policy
 Highways Development and Management
 Parks and Cemeteries
 Flood Risk Management & Urban Drainage
 Planning policy
 Waste management

External services consulted

Greater London Authority
 EDF Energy
 London Fire & Emergency Planning Authority
 London Underground
 Natural England
 Transport For London
 Thames Water
 Arqiva
 National Grid
 Environment Agency
 Vital OKR

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

119 John Ruskin Street, London, SE5 0PQ
 19 Palfrey Court, 74 Edmund Street, London
 Flat 12, Alder House, Alder Close
 14 Unwin Close, London, Southwark
 59 Glengall Road, London, Southwark

159 Glengall Road, London, Southwark
 65 Pennack Road, London, Southwark
 47 Pennack Road, London, Southwark
 33 Pennack Road, London, Southwark
 9 Glengall Terrace, London, Southwark

2 Latona Road, London, Southwark
 7 Davey Street, London, Southwark
 Flat 3, 51 Colegrove Road, London
 43 Colegrove Road, London, Southwark
 29 Galleria Court, Sumner Road, London
 24 Galleria Court, Sumner Road, London
 89 Galleria Court, Pennack Road, London
 147 Galleria Court, Pennack Road, London
 68 Ednam House Friary Estate, Latona Road, London
 55 Ednam House Friary Estate, Latona Road, London
 50 Ednam House Friary Estate, Latona Road, London
 22 Ednam House Friary Estate, Latona Road, London
 15 Ednam House Friary Estate, Latona Road, London
 27 Caversham House Friary Estate, Haymerle Road, London
 25 Caversham House Friary Estate, Haymerle Road, London
 20 Caversham House Friary Estate, Haymerle Road, London
 85 Galleria Court, Sumner Road, London
 69 Galleria Court, Sumner Road, London
 Ground Floor Flat, 40A Glengall Road, London
 90 Haymerle Road, London, Southwark
 10 Brideale Close, London, Southwark
 80B Glengall Road, London, Southwark
 76C Glengall Road, London, Southwark
 30A Sumner Road, London, Southwark
 Flat 15, Deerhurst House Friary Estate, Haymerle Road
 28 Unwin Close, London, Southwark
 12 Unwin Close, London, Southwark
 Flat 14, Denstone House Friary Estate, Haymerle Road
 11 Davey Street, London, Southwark
 67 Pennack Road, London, Southwark
 55 Pennack Road, London, Southwark
 27 Pennack Road, London, Southwark
 3 Willowbrook Road, London, Southwark
 37 Cator Street, London, Southwark
 27 Cator Street, London, Southwark
 75 Haymerle Road, London, Southwark
 92 Latona Road, London, Southwark
 52 Latona Road, London, Southwark
 40 Latona Road, London, Southwark
 38 Latona Road, London, Southwark
 26 Latona Road, London, Southwark
 6 Latona Road, London, Southwark
 109 Glengall Road, London, Southwark
 161 Glengall Road, London, Southwark
 137 Glengall Road, London, Southwark
 281 Camberwell New Road, LONDON, SE5 0TF
 123 Glengall Road, London, Southwark
 106 Glengall Road, London, Southwark
 1 Glengall Terrace, London, Southwark
 5 Galleria Court, Sumner Road, London
 131 Galleria Court, Pennack Road, London
 130 Galleria Court, Pennack Road, London
 127 Galleria Court, Pennack Road, London
 91 Galleria Court, Pennack Road, London
 66 Galleria Court, Sumner Road, London
 Flat 5, 51 Colegrove Road, London
 149 Galleria Court, Pennack Road, London
 66C Glengall Road, London, Southwark
 Flat 12, Denstone House Friary Estate, Haymerle Road
 43 Galleria Court, Sumner Road, London
 19 Galleria Court, Sumner Road, London
 26 Pennack Road, London, Southwark
 17 Galleria Court, Sumner Road, London
 Ground Floor Flat, 50 Glengall Road, London
 19 Davey Street, London, Southwark
 35 Cator Street, London, Southwark
 76A Glengall Road, London, Southwark
 88 Latona Road, London, Southwark
 32 Latona Road, London, Southwark
 110 Glengall Road, London, Southwark
 37 Glengall Road, London, Southwark
 11 Galleria Court, Sumner Road, London
 39 Galleria Court, Sumner Road, London
 Flat 4, 51 Colegrove Road, London
 5 Caversham House Friary Estate, Haymerle Road, London
 72 Ednam House Friary Estate, Latona Road, London
 54 Ednam House Friary Estate, Latona Road, London
 Flat 3, 41 Glengall Road, London
 Flat 22, Deerhurst House Friary Estate, Haymerle Road
 Flat 20, Deerhurst House Friary Estate, Haymerle Road
 Flat 15, Denstone House Friary Estate, Haymerle Road
 85 Glengall Road, London, Southwark
 145 Glengall Road, London, Southwark
 22 Pennack Road, London, Southwark
 84 Latona Road, London, Southwark
 Flat B, 44 Glengall Road, London
 Pennack Hall, 75A Pennack Road, London
 Room 4, 78B Glengall Road, London
 Flat 6, 51 Colegrove Road, London
 2 Galleria Court, Sumner Road, London
 120 Galleria Court, Pennack Road, London
 115 Galleria Court, Pennack Road, London
 60 Galleria Court, Sumner Road, London

Unit 7, Glengall Business Centre, 43-47
 Glengall Road
 140 Galleria Court, Pennack Road, London
 129 Galleria Court, Pennack Road, London
 94 Galleria Court, Pennack Road, London
 48 Ednam House Friary Estate, Latona
 Road, London
 42 Ednam House Friary Estate, Latona
 Road, London
 5 Ednam House Friary Estate, Latona Road,
 London
 36 Ednam House Friary Estate, Latona
 Road, London
 29 Ednam House Friary Estate, Latona
 Road, London
 24 Ednam House Friary Estate, Latona
 Road, London
 23 Caversham House Friary Estate,
 Haymerle Road, London
 21 Caversham House Friary Estate,
 Haymerle Road, London
 14 Caversham House Friary Estate,
 Haymerle Road, London
 79 Galleria Court, Sumner Road, London
 Flat B, 70 Glengall Road, London
 15 Brideale Close, London, Southwark
 35A Glengall Road, London, Southwark
 Flat 7, Deerhurst House Friary Estate,
 Haymerle Road
 Flat 4, Deerhurst House Friary Estate,
 Haymerle Road
 Flat 2, Deerhurst House Friary Estate,
 Haymerle Road
 Flat 5, Denstone House Friary Estate,
 Haymerle Road
 Flat 18, Denstone House Friary Estate,
 Haymerle Road
 Flat 16, Denstone House Friary Estate,
 Haymerle Road
 46 Glengall Road, London, Southwark
 40 Pennack Road, London, Southwark
 63 Pennack Road, London, Southwark
 13 Pennack Road, London, Southwark
 1 Pennack Road, London, Southwark
 31 Cator Street, London, Southwark
 83 Haymerle Road, London, Southwark
 71 Haymerle Road, London, Southwark
 65 Haymerle Road, London, Southwark
 80 Latona Road, London, Southwark
 36 Latona Road, London, Southwark
 18 Latona Road, London, Southwark
 87 Glengall Road, London, Southwark
 83 Glengall Road, London, Southwark
 177 Glengall Road, London, Southwark
 171 Glengall Road, London, Southwark
 163 Glengall Road, London, Southwark
 135 Glengall Road, London, Southwark

Leyton Square, Maismore Street, London
 Flat 2, 47 Sumner Road, London
 71 Galleria Court, Sumner Road, London
 128 Galleria Court, Pennack Road, London
 116 Galleria Court, Pennack Road, London
 110 Galleria Court, Pennack Road, London
 104 Galleria Court, Pennack Road, London
 100 Galleria Court, Pennack Road, London
 Second Floor And Third Floor, 55 Glengall
 Road, London
 153 Galleria Court, Pennack Road, London
 Unit 6, Glengall Business Centre, 43-47
 Glengall Road
 Unit 4, Glengall Business Centre, 43-47
 Glengall Road
 25 Galleria Court, Sumner Road, London
 70 Galleria Court, Sumner Road, London
 74 Galleria Court, Sumner Road, London
 65 Galleria Court, Sumner Road, London
 Flat 6, 53 Colegrove Road, London
 Flat 3, 53 Colegrove Road, London
 Flat 1, 53 Colegrove Road, London
 4 Galleria Court, Sumner Road, London
 Basement Flat, 68 Glengall Road, London
 60 Colegrove Road, London, Southwark
 81 Haymerle Road, London, Southwark
 145 Galleria Court, Pennack Road, London
 107 Galleria Court, Pennack Road, London
 33 Galleria Court, Sumner Road, London
 31 Galleria Court, Sumner Road, London
 Flat 6, 41 Glengall Road, London
 16 Ednam House Friary Estate, Latona
 Road, London
 67 Haymerle Road, London, Southwark
 101 Galleria Court, Pennack Road, London
 8 Caversham House Friary Estate, Haymerle
 Road, London
 35 Colegrove Road, London, Southwark
 2 Glengall Terrace, London, Southwark
 Flat 1, Denstone House Friary Estate,
 Haymerle Road
 23A Cator Street, London, Southwark
 60 Latona Road, London, Southwark
 9 Ednam House Friary Estate, Latona Road,
 London
 14 Ednam House Friary Estate, Latona
 Road, London
 7 Caversham House Friary Estate, Haymerle
 Road, London
 22 Caversham House Friary Estate,
 Haymerle Road, London
 3-5 Latona Road, London, Southwark
 Flat 16, Deerhurst House Friary Estate,
 Haymerle Road
 Flat 13, Deerhurst House Friary Estate,
 Haymerle Road
 22 Unwin Close, London, Southwark

26A Sumner Road, London, Southwark
 Flat 8, Denstone House Friary Estate,
 Haymerle Road
 Flat 6, Denstone House Friary Estate,
 Haymerle Road
 93 Glengall Road, London, Southwark
 12 Pennack Road, London, Southwark
 15 Pennack Road, London, Southwark
 42 Latona Road, London, Southwark
 Ground Floor, 55 Glengall Road, London
 Part Ground Floor First Floor And Second
 Floor, 3-5 Latona Road, London
 66A Glengall Road, London, Southwark
 148 Galleria Court, Pennack Road, London
 97 Galleria Court, Pennack Road, London
 105 Galleria Court, Pennack Road, London
 52 Galleria Court, Sumner Road, London
 40 Galleria Court, Sumner Road, London
 Unit 9, Glengall Business Centre, 43-47
 Glengall Road
 88 Galleria Court, Pennack Road, London
 43 Ednam House Friary Estate, Latona
 Road, London
 19 Palfrey Court, 74 Edmund Street, London
 33 Ednam House Friary Estate, Latona
 Road, London
 12 Ednam House Friary Estate, Latona
 Road, London
 1 Caversham House Friary Estate, Haymerle
 Road, London
 Flat 2, 41 Glengall Road, London
 12 Brideale Close, London, Southwark
 6-7 Brideale Close, London, Southwark
 Flat 16, Alder House, Alder Close
 28A Sumner Road, London, Southwark
 20A Sumner Road, London, Southwark
 Flat 21, Deerhurst House Friary Estate,
 Haymerle Road
 9 Unwin Close, London, Southwark
 2 Unwin Close, London, Southwark
 15 Unwin Close, London, Southwark
 13 Unwin Close, London, Southwark
 11 Unwin Close, London, Southwark
 Flat 4, Denstone House Friary Estate,
 Haymerle Road
 Flat 2, Denstone House Friary Estate,
 Haymerle Road
 40 Glengall Road, London, Southwark
 33 Davey Street, London, Southwark
 21 Davey Street, London, Southwark
 15 Davey Street, London, Southwark
 28 Sumner Road, London, Southwark
 20 Sumner Road, London, Southwark
 34 Pennack Road, London, Southwark
 24 Pennack Road, London, Southwark
 16 Pennack Road, London, Southwark
 73 Pennack Road, London, Southwark
 25 Pennack Road, London, Southwark
 68 Latona Road, London, Southwark
 Flat 9, 47 Sumner Road, London
 134 Galleria Court, Pennack Road, London
 119 Galleria Court, Pennack Road, London
 50 Galleria Court, Sumner Road, London
 7 Galleria Court, Sumner Road, London
 47 Galleria Court, Sumner Road, London
 34 Galleria Court, Sumner Road, London
 53 Galleria Court, Sumner Road, London
 3 Galleria Court, Sumner Road, London
 151 Galleria Court, Pennack Road, London
 48 Latona Road, London, Southwark
 12 Caversham House Friary Estate,
 Haymerle Road, London
 23 Davey Street, London, Southwark
 67 Glengall Road, London, Southwark
 Flat 6, 47 Sumner Road, London
 Flat 11, 77 Trafalgar Avenue, London
 21 Galleria Court, Sumner Road, London
 17 Pennack Road, London, Southwark
 21 Cator Street, London, Southwark
 157 Glengall Road, London, Southwark
 1 Davey Street, London, Southwark
 138 Galleria Court, Pennack Road, London
 75 Galleria Court, Sumner Road, London
 23 Ednam House Friary Estate, Latona
 Road, London
 59 Ednam House Friary Estate, Latona
 Road, London
 29 Caversham House Friary Estate,
 Haymerle Road, London
 Flat 14, Alder House, Alder Close
 Flat 3, Denstone House Friary Estate,
 Haymerle Road
 Polymex House, 49-53 Glengall Road,
 London
 79 Haymerle Road, London, Southwark
 153 Glengall Road, London, Southwark
 18 Pennack Road, London, Southwark
 15 Cator Street, London, Southwark
 70 Latona Road, London, Southwark
 30 Sumner Road, London, Southwark
 Studio 1, 55 Glengall Road, London
 Flat 4, 77 Trafalgar Avenue, London
 103 Galleria Court, Pennack Road, London
 83 Galleria Court, Sumner Road, London
 36 Galleria Court, Sumner Road, London
 Flat 2, 53 Colegrove Road, London
 40 glengall rd, Londonderry, Se16 6nh
 93 Galleria Court, Pennack Road, London
 70 Ednam House Friary Estate, Latona
 Road, London
 60 Ednam House Friary Estate, Latona
 Road, London
 58 Ednam House Friary Estate, Latona
 Road, London

45 Ednam House Friary Estate, Latona Road, London
 30 Ednam House Friary Estate, Latona Road, London
 13 Ednam House Friary Estate, Latona Road, London
 10 Ednam House Friary Estate, Latona Road, London
 11 Caversham House Friary Estate, Haymerle Road, London
 55 Galleria Court, Sumner Road, London
 62 Galleria Court, Sumner Road, London
 48B Glengall Road, London, Southwark
 55 Glengall Road, London, Southwark
 Flat 18, Alder House, Alder Close
 93 Haymerle Road, London, Southwark
 Flat 26, Deerhurst House Friary Estate, Haymerle Road
 1 Unwin Close, London, Southwark
 5 Davey Street, London, Southwark
 3 Davey Street, London, Southwark
 27A Cator Street, London, Southwark
 43 Pennack Road, London, Southwark
 23 Pennack Road, London, Southwark
 33 Cator Street, London, Southwark
 66 Latona Road, London, Southwark
 54 Latona Road, London, Southwark
 4 Latona Road, London, Southwark
 95 Glengall Road, London, Southwark
 91 Glengall Road, London, Southwark
 69 Glengall Road, London, Southwark
 117 Glengall Road, London, Southwark
 155 Glengall Road, London, Southwark
 151 Glengall Road, London, Southwark
 100 Glengall Road, London, Southwark
 52 Ossory Road, London, Southwark
 118 Galleria Court, Pennack Road, London
 First Floor Flat, 40A Glengall Road, London
 Flat 4, 47 Sumner Road, London
 Flat 3, 47 Sumner Road, London
 Flat 8, 41 Glengall Road, London
 41 Galleria Court, Sumner Road, London
 28 Galleria Court, Sumner Road, London
 122 Galleria Court, Pennack Road, London
 121 Galleria Court, Pennack Road, London
 86 Galleria Court, Sumner Road, London
 15 Galleria Court, Sumner Road, London
 44 Galleria Court, Sumner Road, London
 48 Galleria Court, Sumner Road, London
 78 Galleria Court, Sumner Road, London
 35 Galleria Court, Sumner Road, London
 Flat 8, 77 Trafalgar Avenue, London
 37 Colegrove Road, London, Southwark
 Flat 4, 53 Colegrove Road, London
 Top Floor Flat, 68 Glengall Road, London
 Unit 8, Glengall Business Centre, 43-47 Glengall Road
 73 Glengall Road, London, Southwark
 Flat 8, 53 Colegrove Road, London
 8 Ednam House Friary Estate, Latona Road, London
 6 Caversham House Friary Estate, Haymerle Road, London
 78A Glengall Road, London, Southwark
 7 Brideale Close, London, Southwark
 18 Unwin Close, London, Southwark
 61 Pennack Road, London, Southwark
 46 Latona Road, London, Southwark
 10 Latona Road, London, Southwark
 8 Pennack Road, London, Southwark
 30 Pennack Road, London, Southwark
 16 Caversham House Friary Estate, Haymerle Road, London
 68 Galleria Court, Sumner Road, London
 Flat 23, Deerhurst House Friary Estate, Haymerle Road
 12 Latona Road, London, Southwark
 75 Glengall Road, London, Southwark
 First Floor Flat, 57 Glengall Road, London
 6 Galleria Court, Sumner Road, London
 59 Galleria Court, Sumner Road, London
 Ground Floor Flat, 72 Glengall Road, London
 4 Ednam House Friary Estate, Latona Road, London
 34 Ednam House Friary Estate, Latona Road, London
 25 Ednam House Friary Estate, Latona Road, London
 48A Glengall Road, London, Southwark
 44 Ednam House Friary Estate, Latona Road, London
 39 Ednam House Friary Estate, Latona Road, London
 30 Caversham House Friary Estate, Haymerle Road, London
 Flat 4, 41 Glengall Road, London
 Flat 30, Deerhurst House Friary Estate, Haymerle Road
 80A Glengall Road, London, Southwark
 Flat 1, Deerhurst House Friary Estate, Haymerle Road
 Flat 21, Denstone House Friary Estate, Haymerle Road
 Flat 10, Denstone House Friary Estate, Haymerle Road
 113 Glengall Road, London, Southwark
 44 Pennack Road, London, Southwark
 39 Pennack Road, London, Southwark
 29 Pennack Road, London, Southwark
 1 Willowbrook Road, London, Southwark
 102 Glengall Road, London, Southwark
 6 Glengall Terrace, London, Southwark
 3 Glengall Terrace, London, Southwark
 90 Latona Road, London, Southwark

24 Sumner Road, London, Southwark
 Flat 12, 77 Trafalgar Avenue, London
 Inspiration House Second Floor, 54-80
 Ossory Road, London
 Flat 5, 47 Sumner Road, London
 Flat 1, 47 Sumner Road, London
 Flat 5, 53 Colegrove Road, London
 123 Galleria Court, Pennack Road, London
 32 Galleria Court, Sumner Road, London
 First Floor Flat, 50 Glengall Road, London
 71 Ednam House Friary Estate, Latona
 Road, London
 53 Ednam House Friary Estate, Latona
 Road, London
 51 Ednam House Friary Estate, Latona
 Road, London
 47 Ednam House Friary Estate, Latona
 Road, London
 38 Ednam House Friary Estate, Latona
 Road, London
 9 Caversham House Friary Estate, Haymerle
 Road, London
 3 Caversham House Friary Estate, Haymerle
 Road, London
 28 Caversham House Friary Estate,
 Haymerle Road, London
 Flat A, 70 Glengall Road, London
 Third Floor Flat, Surrey Wharf, 30 Olmar
 Street
 24A Sumner Road, London, Southwark
 Flat 5, Deerhurst House Friary Estate,
 Haymerle Road
 26 Unwin Close, London, Southwark
 Flat 9, Denstone House Friary Estate,
 Haymerle Road
 18A Latona Road, London, Southwark
 62 Colegrove Road, London, Southwark
 29 Davey Street, London, Southwark
 19A Cator Street, London, Southwark
 42 Pennack Road, London, Southwark
 38 Pennack Road, London, Southwark
 2 Pennack Road, London, Southwark
 69 Pennack Road, London, Southwark
 57 Pennack Road, London, Southwark
 53 Pennack Road, London, Southwark
 45 Pennack Road, London, Southwark
 37 Pennack Road, London, Southwark
 3 Pennack Road, London, Southwark
 25 Cator Street, London, Southwark
 82 Latona Road, London, Southwark
 72 Latona Road, London, Southwark
 44 Latona Road, London, Southwark
 30 Latona Road, London, Southwark
 24 Latona Road, London, Southwark
 111 Glengall Road, London, Southwark
 143 Glengall Road, London, Southwark
 131 Glengall Road, London, Southwark
 112 Glengall Road, London, Southwark
 8 Glengall Terrace, London, Southwark
 4 Glengall Terrace, London, Southwark
 Flat 5, 41 Glengall Road, London
 144 Galleria Court, Pennack Road, London
 137 Galleria Court, Pennack Road, London
 96 Galleria Court, Pennack Road, London
 90 Galleria Court, Pennack Road, London
 22 Galleria Court, Sumner Road, London
 16 Galleria Court, Sumner Road, London
 132 Galleria Court, Pennack Road, London
 117 Galleria Court, Pennack Road, London
 81 Galleria Court, Sumner Road, London
 80 Galleria Court, Sumner Road, London
 63 Galleria Court, Sumner Road, London
 64 Galleria Court, Sumner Road, London
 Flat 2, 77 Trafalgar Avenue, London
 45 Colegrove Road, London, Southwark
 2 Davey Street, London, Southwark
 1 Galleria Court, Sumner Road, London
 74C Glengall Road, London, Southwark
 59 Pennack Road, London, Southwark
 126 Galleria Court, Pennack Road, London
 Flat 17, Deerhurst House Friary Estate,
 Haymerle Road
 54 Galleria Court, Sumner Road, London
 102 Galleria Court, Pennack Road, London
 2 Caversham House Friary Estate, Haymerle
 Road, London
 Unit 2, Horizon Industrial Estate, 95
 Haymerle Road
 25 Unwin Close, London, Southwark
 61 Ednam House Friary Estate, Latona
 Road, London
 78B Glengall Road, London, Southwark
 32 Pennack Road, London, Southwark
 35 Davey Street, London, Southwark
 20 Ednam House Friary Estate, Latona
 Road, London
 19 Ednam House Friary Estate, Latona
 Road, London
 1 Ednam House Friary Estate, Latona Road,
 London
 Ground Floor Flat, 68 Glengall Road, London
 69 Ednam House Friary Estate, Latona
 Road, London
 46 Ednam House Friary Estate, Latona
 Road, London
 10 Caversham House Friary Estate,
 Haymerle Road, London
 Unit 1, Horizon Industrial Estate, 95
 Haymerle Road
 17A Cator Street, London, Southwark
 Flat 18, Deerhurst House Friary Estate,
 Haymerle Road
 99 Glengall Road, London, Southwark
 65 Glengall Road, London, Southwark

105 Glengall Road, London, Southwark
 42 Glengall Road, London, Southwark
 9 Pennack Road, London, Southwark
 56 Latona Road, London, Southwark
 Rear Of, 90 Latona Road, London
 46 Galleria Court, Sumner Road, London
 51 Galleria Court, Sumner Road, London
 92 Galleria Court, Pennack Road, London
 12 Galleria Court, Sumner Road, London
 Unit 2, Glengall Business Centre, 43-47
 Glengall Road
 66 Ednam House Friary Estate, Latona
 Road, London
 6 Ednam House Friary Estate, Latona Road,
 London
 35 Ednam House Friary Estate, Latona
 Road, London
 19 Caversham House Friary Estate,
 Haymerle Road, London
 84 Galleria Court, Sumner Road, London
 Flat 1, 41 Glengall Road, London
 16 Brideale Close, London, Southwark
 76B Glengall Road, London, Southwark
 Flat 7, Alder House, Alder Close
 Flat 13, Alder House, Alder Close
 Flat 25, Deerhurst House Friary Estate,
 Haymerle Road
 7 Unwin Close, London, Southwark
 39 Glengall Road, London, Southwark
 40 Sumner Road, London, Southwark
 26 Sumner Road, London, Southwark
 46 Pennack Road, London, Southwark
 4 Pennack Road, London, Southwark
 28 Pennack Road, London, Southwark
 49 Pennack Road, London, Southwark
 41 Pennack Road, London, Southwark
 11 Pennack Road, London, Southwark
 41 Cator Street, London, Southwark
 77 Haymerle Road, London, Southwark
 69 Haymerle Road, London, Southwark
 74 Latona Road, London, Southwark
 50 Latona Road, London, Southwark
 97 Glengall Road, London, Southwark
 89 Glengall Road, London, Southwark
 81 Glengall Road, London, Southwark
 63 Glengall Road, London, Southwark
 115 Glengall Road, London, Southwark
 101 Glengall Road, London, Southwark
 114 Glengall Road, London, Southwark
 37 Galleria Court, Sumner Road, London
 108 Galleria Court, Pennack Road, London
 150 Galleria Court, Pennack Road, London
 38 Galleria Court, Sumner Road, London
 58 Galleria Court, Sumner Road, London
 67 Galleria Court, Sumner Road, London
 72 Galleria Court, Sumner Road, London
 Flat 5, 77 Trafalgar Avenue, London
 Flat 3, 77 Trafalgar Avenue, London
 Flat 7, 51 Colegrove Road, London
 Flat 2, 51 Colegrove Road, London
 41 Colegrove Road, London, Southwark
 39 Colegrove Road, London, Southwark
 74A Glengall Road, London, Southwark
 29 Cator Street, London, Southwark
 152 Galleria Court, Pennack Road, London
 27 Unwin Close, London, Southwark
 Flat 20, Denstone House Friary Estate,
 Haymerle Road
 114 Galleria Court, Pennack Road, London
 76 Galleria Court, Sumner Road, London
 18 Galleria Court, Sumner Road, London
 62 Ednam House Friary Estate, Latona
 Road, London
 Flat 6, Deerhurst House Friary Estate,
 Haymerle Road
 11 Brideale Close, London, Southwark
 27 Ednam House Friary Estate, Latona
 Road, London
 Flat 7, Denstone House Friary Estate,
 Haymerle Road
 6 Pennack Road, London, Southwark
 107 Glengall Road, London, Southwark
 5 Glengall Terrace, London, Southwark
 98 Galleria Court, Pennack Road, London
 77 Galleria Court, Sumner Road, London
 Flat A, 44 Glengall Road, London
 3 Ednam House Friary Estate, Latona Road,
 London
 28 Ednam House Friary Estate, Latona
 Road, London
 11 Ednam House Friary Estate, Latona
 Road, London
 64 Ednam House Friary Estate, Latona
 Road, London
 49 Ednam House Friary Estate, Latona
 Road, London
 24 Caversham House Friary Estate,
 Haymerle Road, London
 13 Caversham House Friary Estate,
 Haymerle Road, London
 Unit 3 To 4, Horizon Industrial Estate, 95
 Haymerle Road
 Flat 9, Alder House, Alder Close
 Flat 3, Alder House, Alder Close
 Flat 17, Alder House, Alder Close
 79 Glengall Road, London, Southwark
 165 Glengall Road, London, Southwark
 133 Glengall Road, London, Southwark
 108 Glengall Road, London, Southwark
 36 Pennack Road, London, Southwark
 21 Pennack Road, London, Southwark
 23 Cator Street, London, Southwark
 76 Latona Road, London, Southwark
 28 Latona Road, London, Southwark

31 Davey Street, London, Southwark
 27 Davey Street, London, Southwark
 Flat 6, 77 Trafalgar Avenue, London
 49 Colegrove Road, London, Southwark
 27 Galleria Court, Sumner Road, London
 109 Galleria Court, Pennack Road, London
 106 Galleria Court, Pennack Road, London
 146 Galleria Court, Pennack Road, London
 143 Galleria Court, Pennack Road, London
 139 Galleria Court, Pennack Road, London
 136 Galleria Court, Pennack Road, London
 63 Ednam House Friary Estate, Latona Road, London
 37 Ednam House Friary Estate, Latona Road, London
 31 Ednam House Friary Estate, Latona Road, London
 26 Ednam House Friary Estate, Latona Road, London
 17 Ednam House Friary Estate, Latona Road, London
 17 Caversham House Friary Estate, Haymerle Road, London
 9 Galleria Court, Sumner Road, London
 Basement Flat, 72 Glengall Road, London
 66B Glengall Road, London, Southwark
 9 Brideale Close, London, Southwark
 57 Glengall Road, London, Southwark
 Flat 9, Deerhurst House Friary Estate, Haymerle Road
 Flat 28, Deerhurst House Friary Estate, Haymerle Road
 Flat 19, Deerhurst House Friary Estate, Haymerle Road
 Flat 14, Deerhurst House Friary Estate, Haymerle Road
 5 Unwin Close, London, Southwark
 4 Unwin Close, London, Southwark
 23 Unwin Close, London, Southwark
 21 Unwin Close, London, Southwark
 20 Unwin Close, London, Southwark
 19 Unwin Close, London, Southwark
 16 Unwin Close, London, Southwark
 Flat 24, Denstone House Friary Estate, Haymerle Road
 9 Davey Street, London, Southwark
 17 Davey Street, London, Southwark
 22 Sumner Road, London, Southwark
 20 Pennack Road, London, Southwark
 14 Pennack Road, London, Southwark
 10 Pennack Road, London, Southwark
 35 Pennack Road, London, Southwark
 19 Cator Street, London, Southwark
 64 Latona Road, London, Southwark
 58 Latona Road, London, Southwark
 61 Glengall Road, London, Southwark
 119 Glengall Road, London, Southwark
 Part Ground Floor, 3-5 Latona Road, London
 4-5 Brideale Close, London, Southwark
 Flat 7, 47 Sumner Road, London
 8 Galleria Court, Sumner Road, London
 Second Floor Flat, 50 Glengall Road, London
 133 Galleria Court, Pennack Road, London
 141 Galleria Court, Pennack Road, London
 113 Galleria Court, Pennack Road, London
 111 Galleria Court, Pennack Road, London
 95 Galleria Court, Pennack Road, London
 10 Galleria Court, Sumner Road, London
 Ground Floor And First Floor, 54-80 Ossory Road, London
 Flat C, 44 Glengall Road, London
 23 Galleria Court, Sumner Road, London
 Unit 3, Glengall Business Centre, 43-47 Glengall Road
 56 Galleria Court, Sumner Road, London
 Flat 7, 77 Trafalgar Avenue, London
 Flat 10, 77 Trafalgar Avenue, London
 Flat 1, 77 Trafalgar Avenue, London
 Flat 8, 51 Colegrove Road, London
 13 Brideale Close, London, Southwark
 6 Unwin Close, London, Southwark
 Flat 9, 77 Trafalgar Avenue, London
 13 Davey Street, London, Southwark
 19 Pennack Road, London, Southwark
 175 Glengall Road, London, Southwark
 104 Glengall Road, London, Southwark
 47 Colegrove Road, London, Southwark
 Flat 27, Deerhurst House Friary Estate, Haymerle Road
 Flat 19, Denstone House Friary Estate, Haymerle Road
 62 Latona Road, London, Southwark
 40 Ednam House Friary Estate, Latona Road, London
 75 Pennack Road, London, Southwark
 5 Pennack Road, London, Southwark
 67 Ednam House Friary Estate, Latona Road, London
 57 Ednam House Friary Estate, Latona Road, London
 26 Caversham House Friary Estate, Haymerle Road, London
 18 Caversham House Friary Estate, Haymerle Road, London
 15 Caversham House Friary Estate, Haymerle Road, London
 25A Cator Street, London, Southwark
 Flat 24, Deerhurst House Friary Estate, Haymerle Road
 3 Unwin Close, London, Southwark
 17 Unwin Close, London, Southwark
 10 Unwin Close, London, Southwark
 Flat 23, Denstone House Friary Estate, Haymerle Road

Flat 17, Denstone House Friary Estate, Haymerle Road
 14 Brideale Close, London, Southwark
 1 Brideale Close, London, Southwark
 173 Glengall Road, London, Southwark
 73 Haymerle Road, London, Southwark
 121 Glengall Road, London, Southwark
 116 Glengall Road, London, Southwark
 71 Pennack Road, London, Southwark
 51 Pennack Road, London, Southwark
 34 Latona Road, London, Southwark
 Flat 7, 41 Glengall Road, London
 Flat 8, 47 Sumner Road, London
 57 Galleria Court, Sumner Road, London
 112 Galleria Court, Pennack Road, London
 Unit 5, Glengall Business Centre, 43-47 Glengall Road
 65 Ednam House Friary Estate, Latona Road, London
 2 Ednam House Friary Estate, Latona Road, London
 18 Ednam House Friary Estate, Latona Road, London
 4 Caversham House Friary Estate, Haymerle Road, London
 82 Galleria Court, Sumner Road, London
 73 Galleria Court, Sumner Road, London
 87 Galleria Court, Pennack Road, London
 Flat C, 70 Glengall Road, London
 Hygrade Meats Ltd, Latona Road, London
 3 Brideale Close, London, Southwark
 2 Brideale Close, London, Southwark
 Flat 8, Alder House, Alder Close
 Flat 3, Deerhurst House Friary Estate, Haymerle Road
 Flat 12, Deerhurst House Friary Estate, Haymerle Road
 Flat 10, Deerhurst House Friary Estate, Haymerle Road
 24 Unwin Close, London, Southwark
 Flat 22, Denstone House Friary Estate, Haymerle Road
 Flat 13, Denstone House Friary Estate, Haymerle Road
 Flat 11, Denstone House Friary Estate, Haymerle Road
 25 Davey Street, London, Southwark
 15A Cator Street, London, Southwark
 7 Pennack Road, London, Southwark
 31 Pennack Road, London, Southwark
 39 Cator Street, London, Southwark
 17 Cator Street, London, Southwark
 Christ Apostolic Church Mount Zion International, 1A Sumner Road, London
 86 Latona Road, London, Southwark
 22 Latona Road, London, Southwark
 16 Latona Road, London, Southwark
 14 Latona Road, London, Southwark
 77 Glengall Road, London, Southwark
 71 Glengall Road, London, Southwark
 103 Glengall Road, London, Southwark
 125 Glengall Road, London, Southwark
 7 Glengall Terrace, London, Southwark
 7-17 Latona Road, London, Southwark
 13 Galleria Court, Sumner Road, London
 142 Galleria Court, Pennack Road, London
 135 Galleria Court, Pennack Road, London
 99 Galleria Court, Pennack Road, London
 124 Galleria Court, Pennack Road, London
 20 Galleria Court, Sumner Road, London
 45 Galleria Court, Sumner Road, London
 30 Galleria Court, Sumner Road, London
 Units 10 To 13, Glengall Business Centre, 43-47 Glengall Road
 42 Galleria Court, Sumner Road, London
 49 Galleria Court, Sumner Road, London
 26 Galleria Court, Sumner Road, London
 Flat 1, 51 Colegrove Road, London
 Flat 7, 53 Colegrove Road, London
 74B Glengall Road, London, Southwark
 Surrey Wharf, 30 Olmar Street, London
 Flat 29, Deerhurst House Friary Estate, Haymerle Road
 32 Ednam House Friary Estate, Latona Road, London
 41 Ednam House Friary Estate, Latona Road, London
 139 Glengall Road, London, Southwark
 56 Ednam House Friary Estate, Latona Road, London
 21 Ednam House Friary Estate, Latona Road, London
 61 Galleria Court, Sumner Road, London
 22A Sumner Road, London, Southwark
 78 Latona Road, London, Southwark
 141 Glengall Road, London, Southwark
 8 Latona Road, London, Southwark
 14 Galleria Court, Sumner Road, London
 Flat 15, Alder House, Alder Close
 Haymerle School, Haymerle Road, London
 8 Unwin Close, London, Southwark
 125 Galleria Court, Pennack Road, London
 Unit 0z05 Ground Floor, 54-80 Ossory Road, London
 20 Latona Road, London, Southwark
 7 Ednam House Friary Estate, Latona Road, London
 52 Ednam House Friary Estate, Latona Road, London
 First Floor And Second Floor Flat, 72 Glengall Road, London
 Flat 8, Deerhurst House Friary Estate, Haymerle Road

Flat 11, Deerhurst House Friary Estate,
Haymerle Road
Flat 6, Alder House, Alder Close
42 Southampton Way, Southwark, London
36a bird in bush rd, peckham, se156rw
33 Trafalgar Avenue, London, SE15 6NP
Albert Yard, 7 Glasshouse Walk, London
SE1

Re-consultation: n/a.

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

Environmental Protection
Ecology
Archaeology
Transport Policy
Highways Development and Management
Flood Risk Management & Urban Drainage
Parks and Cemeteries

Statutory and non-statutory organisations

Friends of Burgess Park
Glengall Wharf Garden

Neighbour and local groups consulted:

APPENDIX 3**RELEVANT PLANNING HISTORY**

PRE-APPLICATION advised was requested on 17/11/2011 for application reference number 11/EQ/0212 for the Demolition of existing building and erection of three warehouse building totalling 7,107 sqm (B1 and B8 use classes) associated access and parking and hardstanding

RECOMMENDATION

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

Applicant	London School of Economics And Hollybrook Limited	Reg. Number	20/AP/0039
Application Type Recommendation	Major application	Case Number	XXX-X

Draft of Decision Notice

for the following development:

Demolition of the existing building and erection of a new mixed use building of up to 15 storeys (plus lower ground and basement) (51.525m AOD) to provide a Halls of Residence for the London School of Economics and Political Science consisting of 676 student rooms, replacement commercial floorspace of 2,375sqm consisting of 1190sqm of B1c, and 1,185sqm of flexible B1c/D1/A3 Use as a Creative Commercial Centre that includes University related community uses, a community café; and new areas of public realm.

Bianca Warehouse, 43 Glengall Road London SE15 6NF

In accordance with application received on 8 January 2020

and Applicant's Drawing Nos.:

Existing Plans

- P02 – SIITE PLAN EXISTING – dated 13 December 2019
- P03 – EXISTING SITE ELEVATION SOUTH (BIANCA ROAD) – dated 4th February 2020
- P04 – EXISTING SOUTH ELEVATION BIANCA ROAD– dated 4th February 2020
- P05 – EXISTING WEST ELEVATION GLENGALL ROAD – dated 4th February 2020
- P06 – EXISTING NORTH ELEVATION – dated 4th February 2020
- P07 – EXISTING LONG SECTION – dated 4th February 2020
- P08 – EXISTING CROSS SECTION – dated 4th February 2020

Proposed Plans

- P01 – LOCATION PLAN – dated 13 December 2019
- P09 REV A – PROPOSED SITE PLAN – dated 7 May 2020
- P10 – PROPOSED SITE ELEVATION SOUTH (BIANCA ROAD) – dated 13 December 2019
- P11 – PROPOSED SITE ELEVATION WEST (GLENGALL ROAD) – dated 13 December 2019
- P12 – PROPOSED SITE ELEVATION NORTH– dated 13 December 2019
- P13 – PROPOSED SOUTH ELEVATION BIANCA ROAD – dated 13 December 2019
- P14 – PROPOSED WEST ELEVATION GLENGALL ROAD – dated 13 December 2019
- P15 – PROPOSED NORTH ELEVATION – dated 13 December 2019
- P16 – PROPOSED EAST ELEVATION – dated 13 December 2019
- P17 – LONG SECTION AA – dated 13 December 2019
- P18 Rev A – LONG SECTION BB – dated 28 May 2020
- P19 Rev A – LONG SECTION CC – dated 28 May 2020
- P20 – CROSS SECTION DD – dated 13 December 2019
- P21 – CROSS SECTION EE – dated 13 December 2019

P22 – CROSS SECTION FF – dated 13 December 2019
 P23 – CROSS SECTION GG – dated 13 December 2019
 P24 – PROPOSED BAY STUDY 1 – PROJECTING KITCHEN FACING BIANCA ROAD – dated 13 December 2019
 P25 – PROPOSED BAY STUDY 2 – EMPLOYMENT SPACE ENTRANCE TO BIANCA ROAD – dated 13 December 2019
 P26 – PROPOSED BAY STUDY 3 – COMMON ROOM TERRACE FACING BURGESS PARK – dated 13 December 2019
 P27 – BASEMENT PLAN – dated 13 December 2019
 P28 REV B – LOWER GROUND FLOOR PLAN – dated 28 May 2020
 P29 REV B – UPPER GROUND FLOOR PLAN – dated 28 May 2020
 P30 REV A – 1ST FLOOR PLAN – dated 7 May 2020
 P31 REV A – 2ND TO 3RD FLOOR PLANS – dated 7 May 2020
 P32 REV A – 4TH FLOOR PLAN – dated 7 May 2020
 P33 REV A – 5TH FLOOR PLAN – dated 7 May 2020
 P34 REV A – 6TH FLOOR PLAN – dated 7 May 2020
 P35 REV A – 7TH FLOOR PLAN – dated 7 May 2020
 P36 REV A – 8TH FLOOR PLAN – dated 7 May 2020
 P37 REV A – 9TH FLOOR PLAN – dated 7 May 2020
 P38 REV A – 10TH FLOOR PLAN – dated 7 May 2020
 P39 REV A – 11TH FLOOR PLAN – dated 7 May 2020
 P40 REV A – 12TH FLOOR PLAN – dated 7 May 2020
 P41 REV A – 13TH FLOOR PLAN – dated 7 May 2020
 P42 REV A – 14TH FLOOR PLAN – dated 7 May 2020
 P43 REV A – ROOF PLAN – dated 7 May 2020
 P44 – TYPICAL ENSUITE ROOM – dated 13 December 2019
 P45 – TYPICAL ACCESSIBLE STUDIO – dated 13 December 2019
 P46 – TYPICAL PROJECTING CLUSTER KITCHEN – dated 13 December 2019
 P47 – TYPICAL RECESSED CLUSTED KITCHEN – dated 13 December 2019
 P48 – ACCOMMODATION SCHEDULE – dated 13 December 2019

Other Documents

Planning Application Form (dated 23 December 2019) – completed by Rolfe Judd Planning
 CIL Additional Information Form (dated 20 December 2019) – completed by Rolfe Judd Planning
 Design and Access Statement (dated December 2019) – prepared by Stephen Marshall Architects
 Planning Statement (dated December 2019) – prepared by Rolfe Judd Planning
 Landscape Design Statement (dated November 2019) – prepared by Fabrik
 Daylight and Sunlight Report (dated 27 November 2019) – prepared by Lumina
 Addendum Daylight and Sunlight Report (dated 31 January 2020) – prepared by Lumina
 Flood Risk Assessment & Drainage Strategy (including SUDS Pro Forma) (3rd Issue – dated May 2020) – prepared by Mayer Brown
 Revised Transport Assessment (dated May 2020) – prepared by Caneparo Associates
 Geotechnical and Geoenvironmental Interpretative Report Revision 1 (Contamination) (dated December 2019) – prepared by CGL
 Preliminary Bat & Walkover Survey (dated 12 December 2019) – prepared by 4 Acre Ecology
 Energy Statement (including Overheating Assessment) (Revision 4 dated 18 May 2020) – prepared by Hoare Lea
 Sustainability Statement (including BREEAM Pre-Assessment) (dated 10 December 2019) – prepared by Hoare Lea
 Student Travel Plan (dated December 2019) – prepared by Caneparo Associates
 Delivery & Servicing Plan (dated December 2019) – prepared by Caneparo Associates
 Environmental Noise Assessment (dated 13 December 2019) – prepared by Paragon Acoustics
 Tree Survey & Impact Assessment Rev B (dated December 2019) – prepared by Keen Consultants
 TREE PROTECTION PLAN – drawing number 1308-KC-XX-YTREE-TPP01RevA – dated October 2019
 TREE CONSTRAINTS PLAN – drawing number 1308-KC-XX-YTREE-TCP01RevA – dated July 2019

Statement of Community Involvement (dated December 2019) – prepared by Kanda
 Engagement Summary (Development Consultation Charter) – prepared by Kanda
 Historic Environment Assessment (Archaeology) (dated November 2019) – prepared by MOLA
 Air Quality Assessment (dated January 2019) – prepared by Air Quality Consultants
 Construction Management Plan (dated 20 December 2019) – prepared by Hollybrook
 LSE Student Accommodation Management Plan (dated December 2019) – prepared by LSE
 Financial Viability Appraisal Executive Summary (dated 29 January 2020) – prepared by Montagu
 Evans
 AVR Images (Verified Views) (dated 25 November 2019) – prepared by Rockhunter
 Letter from LSE regarding proposed use of the development (dated 19 December 2019) – prepared
 by LSE
 Fire Safety Statement – prepared by Hoare Lea (12 March 2020)
 Response to waste comments (submitted 2 March 2020) – prepared by Rolfe Judd Planning

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/document name:	Rev.:	Received on:
P10 PROPOSED SITE ELEVATION SOUTH (BIANCA ROAD)	Plans - Proposed		13.12.2019
P11 PROPOSED SITE ELEVATION WEST (GLENGALL ROAD)	Plans - Proposed		13.12.2019
P12 PROPOSED SITE ELEVATION NORTH	Plans - Proposed		13.12.2019
P13 PROPOSED SOUTH ELEVATION BIANCA ROAD	Plans - Proposed		13.12.2019
P14 PROPOSED WEST ELEVATION GLENGALL ROAD	Plans - Proposed		13.12.2019
P15 PROPOSED NORTH ELEVATION	Plans - Proposed		13.12.2020
P16 PROPOSED EAST ELEVATION	Plans - Proposed		13.12.2019
P17 LONG SECTION AA	Plans - Proposed		13.12.2019
P18 REV A LONG SECTION BB	Plans - Proposed		28.05.2020
P19 REV A			

LONG SECTION CC	Plans - Proposed	28.05.2020
P20 CROSS SECTION DD	Plans - Proposed	13.12.2019
P21 CROSS SECTION EE	Plans - Proposed	13.12.2019
P22 CROSS SECTION FF	Plans - Proposed	13.12.2019
P23 CROSS SECTION GG	Plans - Proposed	13.12.2019
P24 PROPOSED BAY STUDY 1	Plans - Proposed	13.12.2019
P25 PROPOSED BAY STUDY 2	Plans - Proposed	13.12.2019
P26 PROPOSED BAY STUDY 3	Plans - Proposed	13.12.2019
P27 BASEMENT PLAN	Plans - Proposed	13.12.2019
P28 REV B LOWER GROUND FLOOR PL	Plans - Proposed	28.05.2020
P29 REV B UPPER GROUND FLOOR PL	Plans - Proposed	28.05.2020
P30 REV A 1 ST FLOOR PL	Plans - Proposed	07.05.2020
P31 REV A 2 ND - 3 RD FLOOR PL	Plans - Proposed	07.05.2020
P32 REV A 4 TH FLOOR PL	Plans - Proposed	07.05.2020
P33 REV A 5 TH FLOOR PL	Plans - Proposed	07.05.2020
P34 REV A 6 TH FLOOR PL	Plans - Proposed	07.05.2020
P35 REV A 7 TH FLOOR PL	Plans - Proposed	07.05.2020
P36 REV A 8 TH FLOOR PL	Plans - Proposed	07.05.2020

P37 REV A 9 TH FLOOR PL	Plans - Proposed	07.05.2020
P38 REV A 10 TH FLOOR PL	Plans - Proposed	07.05.2020
P39 REV A 11 TH FLOOR PL	Plans - Proposed	07.05.2020
P40 REV A 12 TH FLOOR PL	Plans - Proposed	07.05.2020
P41 REV A 13 TH FLOOR PL	Plans - Proposed	07.05.2020
P42 REV A 14 TH FLOOR PL	Plans - Proposed	07.05.2020
P43 REV A ROOF PLAN	Plans - Proposed	07.05.2020
P44 TYPICAL ENSUITE	Plans - Proposed	13.12.2019
P45 TYPICAL ACCESSIBLE ST	Plans - Proposed	13.12.2019
P46 TYPICAL PROJECTING CL	Plans - Proposed	13.12.2019
P47 TYPICAL RECESSED CL	Plans - Proposed	13.12.2019

2. Time limit condition

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.

3. Pre-commencement condition

Archaeological Mitigation

Before any work hereby authorised begins, excluding demolition, 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.

4. Pre-commencement condition

TREE PROTECTION MEASURES/ARBORICULTURAL METHOD STATEMENT

Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

Reason

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 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. Pre-commencement condition

Archaeological Fieldwork Condition.

Before any development (excluding demolition to ground level only), hereby authorised, begins, the applicant shall:

- A. Secure the implementation of a programme of archaeological evaluation (initial investigative trial trenching) in accordance with a written scheme of investigation (WSI), which has been submitted to and approved in writing by the Local Planning Authority;
- B. Submit a report on the results of these evaluation works to the Local Planning Authority for approval in writing. No further demolition or development shall take place until that written approval is received, which will either allow the development to be carried out without further evaluation, or will require:
- C. The implementation of a further programme of archaeological work, known as archaeological mitigation. Archaeological mitigation can involve a range of possible options, including: preservation of archaeological remains by record (archaeological excavation and removal); and/or in situ (preservation

on the site by design or by the implementation of an approved preservation regime); or further options to investigate, monitor (watching brief), model or sample archaeological deposits. This further programme of archaeological work shall be in accordance with a second (Stage C) written scheme of investigation (WSI) for archaeological mitigation, which shall be submitted to the Local Planning Authority for approval in writing.

Reason:

Parts A, B and C: to ensure the preservation of archaeological remains by record or in situ, to identify and record any features of archaeological interest discovered during the works, and in order to mitigate the impact of the works on the archaeological resource, in accordance with the National Planning Policy Framework (2018), policy 7.8 (Heritage assets and archaeology) of the London Plan (2016), policy 12 (Design and Conservation) of the Southwark Core Strategy (2011) and saved policy 3.19 (Archaeology) of the Southwark Unitary Development Plan (2007).

6. Pre-commencement condition

"Prior to works commencing, full details of all proposed planting of 11 single stem trees on Bianca Road, together with other multistem trees on Bianca Road, and 22 trees at roof, courtyard and on terrace levels 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 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."

7. Pre-commencement condition

BASEMENT IMPACT ASSESSMENT (BIA)

No works shall commence until a full Basement Impact Assessment (BIA) and details of relevant investigations to determine the ground and groundwater conditions (including levels) have been submitted to and approved by the Local Planning Authority. The BIA should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. The BIA should assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. It should consider fluctuations in groundwater levels and the risks this can pose to the site. The BIA should include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site. This is to see if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures. Further guidance on preparing BIAs can be found in Appendix I of our Strategic Flood Risk Assessment:

<https://www.southwark.gov.uk/environment/flood-risk-management/strategic-flood-risk-assessment-sfra?chapter=2>

Reason:

To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in accordance with the Southwark Strategic Flood Risk Assessment (2016).

8. Pre-commencement condition

CONSTRUCTION MANAGEMENT PLAN

Further to the submitted draft Construction Management Plan, no development shall take place, including any works of demolition, until a written detailed construction environmental management plan (CEMP) to cover each phase of site works has been devised and submitted by the appropriate contractor for that phase 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 in locations to be agreed with the Council's Environmental Protection Team;
- 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 controls - 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 <https://www.southwark.gov.uk/environment/environmental-protection/construction>
- 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 2012.

9. Pre-commencement condition

WHEELCHAIR STUDENT ROOMS

Prior to the commencement of works above grade, the applicant shall submit written confirmation from the appointed building control body that the specifications for 35 student rooms (minimum 5% of total student room) identified in the approved floor plans meet the standard of the Approved Document M of the Building Regulations (2015) The development shall be carried out in accordance with the details thereby approved by the appointed building control body.

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).

10. Above grade condition

Prior to the commencement of above grade works a Lighting Plan shall be submitted to and approved by the Local Planning Authority. The lighting specification shall use LED's (at 3 lux), a spectrum 80% amber and 20% white with a clear view, no UV, horizontal light spread shall less that 70° and a timer.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act 1981 (as amended) and to ensure that appropriate lighting is in place next to the SINC.

11. Above grade condition

DETAILED DRAWINGS

Prior to the commencement of above grade works, detailed drawings and section drawings at a scale of at least 1:10 through:

- the facades;
- parapets; and
- 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. 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 saved policies 3.12 Quality in Design and 3.13 Urban Design of the Southwark Plan 2007.

12. Above grade condition

MATERIAL SAMPLES

Prior to the commencement of above grade works a 1sqm sample panel of brickwork and all facing and roofing materials shall be presented on site and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order to ensure that the design and details are in the interest of the special architectural or historic qualities of the listed building in accordance with The National Planning Policy Framework 2019, Strategic Policy 12 - Design and Conservation of The Core Strategy 2011 and Saved Policies: 3.15 Conservation of the Historic Environment; 3.16 Conservation Areas; 3.17 Listed Buildings; of The Southwark Plan 2007.

13. Above grade condition**CYCLE STORAGE DETAILS**

Prior to the commencement of above grade works, details (1:50 scale drawings, technical specification and product information sheets) of the facilities to be provided for the secure storage of cycles for residents and staff, and the facilities for the storage of visitor cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy, and; Saved Policy 5.3 (Walking and Cycling) of the Southwark Plan 2007.

14. Above grade condition**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.

15. Above grade condition**MOCK UPS**

full-scale mock-ups of the typical façade to be used shall be presented on site or its vicinity and approved in writing by the Local Planning Authority before any works thereby affected are carried out; the development shall not be carried out otherwise than in accordance with any such approval given. These mock-ups must demonstrate how the proposal makes a contextual response in terms of materials to be used and shall include a physical mock up of a typical elevation of the plot at 1:1 scale of a typical window bay showing full details of brickwork bond, mortar, window and reveal details. For the avoidance of doubt this can be discharged on a phase by phase basis for the relevant phase

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 2018, 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).

16. Above grade condition

SIGNAGE STRATEGY

Prior to any works above grade), a signage strategy for all uses within that phase shall be submitted and approved in writing and the works shall only be carried out in accordance with the approved details:

For the avoidance of doubt this condition can be discharged on a Phase by Phase basis for the relevant phase.

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).

17. Above grade condition

B1(C) FIT OUT

Before any work above grade hereby approved begins, full particulars and details of a scheme for the fit out of the approved B1 (c) use floorspace in, 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.

Unless otherwise agreed in writing by the Local Planning Authority, the development shall not be carried out otherwise than in accordance with any approval given, and practical completion of the B1(c) fit out for each phase shall be implemented no later than six months from 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 2018.

18. Above grade condition

DETAILS OF THE MEANS OF ENCLOSURE

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

Reason:

In the interests of visual and residential amenity in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011; Saved Policies 3.2 (Protection of Amenity), 3.12 (Quality in Design), and 3.13 (Urban Design) of the Southwark Plan 2007.

19. Above grade condition

ECOLOGICAL MANAGEMENT PLAN

Before any above grade work hereby authorised begins, a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas, 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.

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 a mandatory criteria of BREEAM (LE5) to monitor long term impact on biodiversity a requirement is to produce a Landscape and Habitat Management Plan.

20. Above grade condition

Before any above grade work hereby authorised begins details of Swift nesting bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 12 nesting bricks shall be provided and the details shall include the exact location, specification and design of the habitats. The bricks shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

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

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

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

21. Above grade condition

SECURE BY DESIGN

Before any above grade work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority.

Any such security measures shall be implemented prior to occupation in accordance with the approved details which shall seek to achieve the 'Secured by Design' accreditation award from the Metropolitan Police.

Reason:

In pursuance of the Local Planning Authority's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with: the National Planning Policy Framework 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.

22. Above grade condition

GREEN ROOFS FOR BIODIVERSITY

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

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

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

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

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

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies 2.18 (Green Infrastructure: the Multifunctional Network of Green and Open Spaces), 5.3 (Sustainable Design and Construction), 5.10 (Urban Greening) and 5.11 (Green Roofs and Development Site Environs) of the London Plan 2016; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

23. Pre-Occupation condition

Prior to first occupation of the building hereby approved details of bat nesting boxes / bricks shall be submitted to and approved in writing by the Local Planning Authority.

No less than 6 sparrow terraces and 6 bat boxes shall be provided and the details shall include the exact location, specification and design of the habitats. The boxes / terraces shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained.

The nesting boxes / terraces 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 the Local Planning Authority agreeing the submitted plans, and once the nest/roost features are installed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the nest/roost features have been installed to the agreed specification.

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with policies: 5.10 and 7.19 of the London Plan 2011, Policy 3.28 of the Southwark Plan and Strategic Policy 11 of the Southwark Core strategy.

24. Pre-Occupation condition

KITCHEN EXTRACT

Before the restaurant/cafe kitchen use hereby permitted commences, the detailed design of the kitchen extract system, including all emissions abatement equipment and flue, together with a maintenance scheme, shall be submitted to the local planning authority for approval.

Reason:

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

25. Pre-Occupation condition

WASTE WATER CAPACITY

The development shall not be occupied until confirmation has been provided that either:-

1. Capacity exists off site to serve the development or
2. A housing and infrastructure phasing plan has been agreed with Thames Water. 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. Or
3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason:

Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

26. Pre-Occupation condition

WASTE WATER CAPACITY

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve 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

27. Pre-Occupation condition

REFUSE COLLECTION

Prior to first occupation of the building hereby approved, details of the refuse collection arrangements shall be submitted to and approved by the Local Planning Authority. The development shall be operated in accordance with the approved collection arrangements for the duration of the development.

The refuse storage shall be provided as detailed on the drawings hereby approved and shall be made available for use by the occupiers of the premises prior to the first occupation of the building. The facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High Environmental Standards) of the Core Strategy 2011, and; Saved Policies 3.2 (Protection of Amenity) and 3.7 (Waste Reduction) of The Southwark Plan 2007.

28. Pre-Occupation condition

TRAVEL PLAN FOR CREATIVE CENTRE USE

a) Before the first occupation of Creative Centre 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 building, including staff and visitors.

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 2018, 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.

29. Compliance condition

NOISE LEVELS

The student accommodation 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.

Note that the above may be achieved by following the recommendations contained in the submitted report by Paragon Acoustic Consultants, ref. 20190531_4253_ENA01, May 2019.

Reason:

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

30. Compliance condition

PLANT NOISE LEVELS

The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the plant Specific sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific sound levels shall be calculated in full accordance with the methodology of BS4142:2014.

Reason:

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

31. Compliance condition

DRAINAGE STRATEGY

The development shall be constructed in accordance with the Flood Risk Assessment and Drainage Strategy (prepared by Mayer Brown, dated June 2019), unless an alternative drainage strategy is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the development includes sufficient sustainable urban drainage measures in accordance with the National Planning Policy Framework (2019), Strategic Policy 13 High Environmental Standards of the Core Strategy (2011) and Saved Policy 3.9 Water of the Southwark Plan (2007).

32. Compliance condition

ENERGY STATEMENT

The development shall be constructed in accordance with the energy efficiency measures and provision of photovoltaic panels to achieve a minimum 66% reduction in carbon dioxide emissions as detailed in

the Energy Strategy by Hoare Lea (dated August 2017), unless an alternative energy assessment is submitted to and approved by the Local Planning Authority.

Reason:

To ensure the proposal complies with the National Planning Policy Framework (2019), Policy 5.2 of the London Plan (2016), 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).

33. Compliance condition

ROOFS TO BE USED ONLY IN EMERGENCY

The roofs of the buildings hereby permitted shall not be used outside the terrace areas annotated on the approved drawings shall not be used other than as a means of escape and shall not be used for any other purpose including use as a roof terrace or balcony or for the purpose of sitting out.

Reason:

In order that the privacy of neighbouring properties may be protected from overlooking from use of the roof area 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).

34. Compliance condition

HOURS OF USE OF CREATIVE CENTRE

The B1/D1 use for 'LSE Creative Centre' on the ground floor of the development hereby permitted shall not be carried on outside of the hours of 07:00 and 23:00 on Monday to Friday and between 09:00 and 18:00 on Saturdays -Sunday.

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.

35. Compliance condition

FULL & OUTLINE - NOISE TRANSFER

Following the fit out of commercial premises, party walls, floors and ceilings between any commercial premises and student accommodation shall be designed to achieve a minimum weighted standardized level difference of 55dB DnT,w + 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 2012

36. Compliance condition**RESTRICTION ON THE INSTALLATION OF TELECOMMUNICATIONS EQUIPMENT**

Notwithstanding the provisions of Parts 24 and 25 The Town & Country Planning [General Permitted Development] Order 1995 [as amended or re-enacted] no external telecommunications equipment or structures shall be placed on the roof or any other part of a building hereby permitted.

Reason:

In order to ensure that no telecommunications plant or equipment which might be detrimental to the design and appearance of the building and visual amenity of the area is installed on the roof of the building in accordance with: the National Planning Policy Framework 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.

37. Special condition**CONTAMINATION**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority [LPA]) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the LPA. Post development, a verification report shall be submitted that confirms the conditions found during works and demonstrating that the site is suitable and safe for the developed use, controlled waters and the wider environment.

Reason:

There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

38. Special condition**BREEAM REPORT AND POST CONSTRUCTION REVIEW**

a. Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed BREEAM Standards.

b. Within six months of first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed BREEAM 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

39. Special condition**ARCHAEOLOGY REPORTING SITE WORK**

Within six months of the completion of the archaeological work on site, an assessment report detailing the proposals for the off-site analyses and post-excavation works, including publication of the site and preparation for deposition of the archive, shall be submitted to and approved in writing by the Local Planning Authority, and the works detailed in the assessment report shall not be carried out otherwise than in accordance with any such approval given. The assessment report shall provide evidence of the applicant's commitment to finance and resource these works to their completion.

Reason: In order that the archaeological interest of the site is 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 2018.

40. Special condition

BREEAM REPORT AND POST CONSTRUCTION REVIEW

a. Prior to first occupation of the development hereby permitted, the Local Planning Authority shall receive from the applicant and give written approval of an interim report/letter (together with any supporting evidence) from the licensed BREEAM assessor. The report/letter shall confirm that sufficient progress has been made in terms of detailed design, procurement and construction to be reasonably well assured that the development hereby approved will, once completed, achieve the agreed BREEAM Standards.

b. Within six months of first occupation of the development hereby permitted, a certified Post Construction Review (or other verification process agreed with the local planning authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed BREEAM 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

41. Special condition

HOURS OF USE OF OUTDOOR AMENITY AREAS

Other than for maintenance purposes, repair purposes or means of escape, the outdoor amenity areas (courtyards and roof terraces) shall not be used outside of the following hours: 7am to 10pm on Mondays to Sundays (including Bank Holidays)

Reason:

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance in accordance with: 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).

42. Special condition

PILING

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.

43. **Special condition**

SURFACE WATER

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

Reason:

To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

Informatives

1.

The Council's Parks and Cemeteries Team raised concerns that tree protection plans show hoarding and ground protection outside of the development site, on park land. Explicit permission from the parks service would be required under a licence for such proposals. They also advise that if any parks land is temporarily required to facilitate this development e.g. scaffold/hoarding etc. a licence shall be required from the Parks Service to permit any access. No access shall be permitted on council land without prior agreement with the Parks Service.

2.

Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. Please contact Hernan Castano, Highway Development Manager on 020 7525 4706 to arrange.

The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.

Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM), www.southwark.gov.uk/ssdm.

The applicant will be required to enter into an s278 agreement under the Highways Act 1980 for any works to existing adopted Highways.

3.

The signage shown on the approved plans is only indicative and an application for advertisement consent would be required prior to installation of any signage, unless it is permitted under express consent.

