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|--|--|---|--|
| <b>Item No.</b><br>7.2                   | <b>Classification:</b><br>OPEN   | <b>Date:</b><br>10 May 2016               | <b>Meeting Name:</b><br>Planning Sub-committee A |
| <b>Report title:</b>                     | <b>Development Management planning application:</b><br>Application 15/AP/3913 for: Full Planning Permission<br><br><b>Address:</b><br>THE FORT, 131 GRANGE ROAD, LONDON, SE1 3AL<br><br><b>Proposal:</b><br>Demolition of existing building on site and erection of four storey building with basement containing 7 residential units (3 x 1-bed and 4 x 2-bed) together with the erection of a single storey building to the rear providing a 1 bedroom unit with associated amenity space and bicycle parking. |   |  |
| <b>Ward(s) or groups affected:</b>       | Grange   |   |  |
| <b>From:</b>                             | Director of Planning   |   |  |
| <b>Application Start Date</b> 29/09/2015 |  | <b>Application Expiry Date</b> 24/11/2015 |  |
| <b>Earliest Decision Date</b> 11/11/2015 |  |   |  |

## RECOMMENDATION

1. That this application is referred to Members for decision.
2. That Members grant full planning permission subject to conditions.

## BACKGROUND INFORMATION

### Site location and description

3. The site comprises a vacant public house with a cellar and one floor of ancillary residential above. The site is located on the north east side of Grange Road and forms part of a small shopping terrace of three shops with a residential corner onto Alscot Road.
4. The site is fairly deep and increases in width, with the rear most section partially wrapping around no. 130 Grange Road.

### Details of proposal

5. The scheme proposes a total of 8 residential units following the demolition of the exiting public house and construction of a 4-storey plus basement block fronting onto Grange Road. In addition, a single storey building comprising a single dwelling would be constructed to the rear of the site accessed via a side access. The proposed development would comprise the following accommodation:

Lower ground and ground floors 2 x 2 bedroom units

First Floor 1 x 1 bed units and 1 x 2 bed unit  
Second Floor 1x1 bed unit and 1 x 2 bed unit  
Third Floor 1x 1 bed unit

6. The single storey one bed dwelling to the rear will measure 10 metres along the side boundary, 8 metres on the rear boundary and will be 3.5 metres high.
7. The proposed bin and bicycle store will be located to the side of the building with a communal garden to the rear.
8. The scheme has been altered during the course of the application to clarify the ownership and access arrangements for no. 130 Grange Road and to amend the corner section of the building closest to Alscot House.
9. This application follows the refusal of a previous proposal for 6 flats over two storeys. The reasons for refusal in respect of this scheme are set out in the paragraph below. Whilst this was a smaller development, both in terms of the number of units and quantum, the overall design resulted in the ground floor element extending almost the full length of the garden. The roof of the single storey rear element provided a roof terrace for the flat below which proposed a solid 1.8 metre high screen, thus the impact upon the rear of the flats within Alscott House was considered unacceptable.
10. Under the current application, the massing of the proposal to the rear of the site has been reduced in order to overcome the above concerns. The amenity impacts of the revised scheme are assessed later in this report.
11. The flood risk assessment provided with the previous application was not considered acceptable, however a revised FRA has been submitted and has been considered by the Environment Agency and they have raised no objections.
12. The layout of quality of the accommodation has been altered to provide improved quality of accommodation, and is satisfactory and would meet the National Standards.
13. **Planning history**

13/AP/0468 Application type: Full Planning Permission (FUL) - Erection of a part 3 part single storey building providing 6 self-contained flats. Decision date 16/04/2013  
Decision: Refused (REF)

Reason(s) for refusal:

i) The excessive scale and proximity of the proposed development at the rear of the site in relation to the adjoining flats on Alscot Road would represent an oppressive form of development that would result in an increased sense of enclosure and dominance.

ii) The submitted Flood Risk Assessment by JBA Consulting does not comply with the requirements set out in the Technical Guidance to the NPPF (Para 9). Accordingly the submitted FRA does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

iii) The proposed studio flat would be significantly undersized, resulting in a cramped

form of development which would fail to provide an adequate standard of amenity for future occupiers.

15/AP/1677 Application type: Prior Approval (PRAP) - Demolition of existing building on site. Decision date 03/06/2015 Decision: Prior Approval Required - Refused (PARR) .Reason(s) for refusal:

By virtue of the lack of information relating to the method of demolition, movement of vehicles in connection with demolition, site specific noise and dust mitigation or evidence of a risk based approach to hazardous waste, prior approval notification is refused as the proposed works may adversely impact upon local amenity, contrary to saved policy 3.2 Protection of Amenity of the Southwark Plan 2007, and Strategic Policy 13 High Environmental Standards of the Core Strategy 2011.

### **Planning history of adjoining sites**

14. 130 Grange Road  
14/AP/2192 Retention of a single storey rear extension. GRANTED
15. 15/AP/1327 Erection of a 2nd floor extension with new front entrance to create a 1x2 bed self contained flat. GRANTED

### **KEY ISSUES FOR CONSIDERATION**

#### **Summary of main issues**

16. The main issues to be considered in respect of this application are:
  - a) The principle of the loss of the public house
  - b) The impact of the development on the adjoining residential properties and businesses
  - c) The quality of the accommodation

#### **Planning policy**

17. National Planning Policy Framework (the Framework)
  - Section 1 - Building a strong, competitive economy
  - Section 4 - Promoting sustainable transport
  - Section 6 - Delivering a wide choice of high quality homes
  - Section 7 - Requiring good design
  - Section 8 - Promoting healthy communities
  - Section 10 - Meeting the challenge of climate change, flooding and coastal change
  - Section 11 - Conserving and enhancing the natural environment
18. London Plan July 2011 consolidated with revised early minor alterations October 2013
  - Policy 3.3 - Increasing housing supply
  - Policy 3.5 - Quality and design of housing developments
  - Policy 3.16 Protection and enhancement of social infrastructure
  - Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
  - Policy 5.1 - Climate change mitigation

Policy 5.2 - Minimising carbon dioxide emissions  
Policy 5.3 - Sustainable design and construction  
Policy 6.9 - Cycling  
Policy 6.13 - Parking  
Policy 7.4 - Local character  
Policy 7.6 - Architecture

Core Strategy 2011

19. Strategic policy 1 - Sustainable development  
Strategic policy 2 - Sustainable transport  
Strategic policy 3 - Shopping leisure and entertainment  
Strategic policy 5 - Providing new homes  
Strategic policy 12 - Design and conservation  
Strategic policy 13 - High environmental Standards

Southwark Plan 2007 (July) - saved policies

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

2.2 Community Facilities

3.2 - Protection of amenity

3.7 - Waste reduction

3.11 - Efficient use of land

3.12 - Quality in design

3.13 - Urban design

3.31 Flood Defences

4.2 - Quality of residential accommodation

5.2 - Transport impacts

5.3 - Walking and cycling

5.6 - Car parking

2015 Technical Update to the Residential Design Standards SPD 2011

New Southwark Plan Consultation version

21. Weight cannot be given to this document at this stage, because it is in the process of consultation rather than adoption. However, it may indicate a possible direction for future planning policy.

DM34 Pubs

i) Planning permission will not be granted for development that results in the loss of a pub unless the retention of a pub is financially unviable, as demonstrated through evidence of suitable marketing for a continuous period of at least 18 months.

ii) Alterations that do not lead to the loss of a pub but that do lead to loss of cellarge or changes to a pub that make it unviable will not be permitted.

iii) Where a change of use is acceptable, development must retain the design,

character and heritage value of the building where it makes a positive contribution to street scene and local character.

iv) The registration of a pub as an Asset of Community Value will be treated as a significant material consideration.

### Reasons

The number of pubs across London has been declining, while the number of cafés and restaurants have been growing. Many pubs have been demolished, whilst others have been converted into new homes while retaining their existing structure. A number have changed into other commercial uses and have lost their appearance and usage as a public house. Nevertheless there is still a market for pubs given the right management and sales offer. They provide a positive economic role in contributing to the vibrancy and vitality of shopping areas. Many pubs make a strong contribution to the historic character of an area, particularly through the features of the building itself and by historical and cultural connection to the local area. Pubs that have been designated as Assets of Community Value are recognised by local residents and the council as having an important place and role within our communities.

### Principle of development

22. Policy 4.8 of the London Plan advocates that Councils should provide a policy framework for maintaining, managing and enhancing local neighbourhood facilities and develop policies to prevent the loss of retail and related facilities that are valued local community assets, including public houses, justified by robust evidence. The Council highlighted paragraph 4.48a where the Mayor recognises the rapid rate of pub closures over the past decade and to address these concerns advocates where there is sufficient evidence of need, community asset value and viability in pub use, boroughs are encouraged to bring forward policies to retain, manage and enhance public houses.
23. In accordance with this the New Southwark Plan – Preferred Option (October 2015) contains an emerging policy which deals specifically with the loss of pubs. However, as this is an emerging policy the evidence behind it has yet to be examined it can be afforded very little weight when considering this application which must therefore be considered against the policies within the adopted development plan.
24. It is considered that the criteria are met, as there are at least 3 other pubs within a 600m radius of the site, including, The Grange on Grange Road, The Hand and Marigold on Bermondsey Street and The Queen Victoria on Southwark Park Road.
25. Whilst the proposal would result in the loss of a pub or community facility, there would still be sufficient pubs within the area and therefore the community would still be able to meet their day to day needs in accordance with paragraph 70 of the Framework, policy 3.1 of the London Plan and Strategic Policy 4 of the Core Strategy.
26. With regard to the loss of the public house building, such a building could be considered capable of being a 'non-designated heritage asset', however, this does not lend any statutory protection to the building.

The existing building has been vacant since 2011 and through neglect and alteration,

it does not display any particular architectural or historic significance, therefore its demolition is accepted providing that the replacement building is of a sufficient quality to justify its loss. As such, the public benefits of the new development outweigh any harm caused by the loss of the existing pub. As is discussed below, the proposed design is considered to be an enhancement of the site in design terms, and there are more significant public benefits delivered through the creation of new housing.

### **Environmental impact assessment**

27. Not required for a scheme of this size.

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

#### Alscott House

28. It is considered that flats affected are those closest to the new building within the flats at 95 and 97 Alscott Rd.
29. It is unlikely that the ground floor units would be significantly affected due to their existing location close to the boundary with the existing boundary fence. However as the building would increase its footprint over all levels there would be an impact to the flats on the upper floors.
30. The dwellings most affected are the first and second floor flats within no. 95 Alscott House. At first floor, the proposal would extend out slightly further than the first floor of the existing building, however the relationship between the first floor window and the proposed building would be largely the same. On the second floor the scheme has been amended and cuts back about 6 metres from the kitchen window before extending out a further 2 metres beyond.
31. The outlook to the first floor rear window is already compromised by the existing building and the proposed scheme whilst abutting the flank of Alscot House would step away from the boundary leaving a gap similar to the existing arrangement. To the first floor it is noted that the rooms affected are dual aspect with French windows onto Alscott Road, thus limiting the impacts here.
32. The outlook to the rear windows of the second floor flat would be affected by the proposal. On the second floor, the rear kitchen window currently benefits from views across the rear of the Grange Road terrace and the flank wall of the second floor of the proposed building would be approximately 6 metres away from the kitchen window. Whilst this relationship is closer than the previously refused scheme (approximately 10 metres). The refused scheme had a depth of 5 metres beyond the window with 1.8 metre high fence, to a depth of 11 metres to provide privacy to a first floor roof terrace.
33. Direct views from the kitchen window would be lost however the proposal would still allow for north easterly views from this window.
34. The daylight and sunlight study took account of 13 of the most affected windows. The report showed that only two rooms will fall short of the daylight tests and of these one will be 0.76 of the former value fractionally below the 0.8 guideline.

35. The proposal would not result in any harmful levels of overshadowing to the amenity spaces to Alscott House.
36. Given that there are only two windows which would not comply with the BRE guidance (out of all other windows considered), this needs to be viewed within the context of the other planning benefits of the proposal, namely the delivery of six residential units. On balance, this is therefore considered to be an acceptable impact.
37. The single storey dwelling to the rear would be approximately 3.5 metres high and would be located against the back of the boundary fence. It is not considered that the location of this dwelling would impact the ground floor flats within Alscott House as there is sufficient separation between the buildings and the proposed dwelling would only be 1.5 metres above the boundary fence. The roof of the single storey building would be planted thereby improving views from the apartments within Alscott House.

#### 130 Grange Road

38. This property adjoins the site to the east and comprises a ground floor commercial shop with residential above. The commercial element extends some way down the site at ground floor level and a single storey extension is located further to the rear of the site. The upper floor is currently extended by the 2015 permission is being implemented.
39. The proposal would adjoin the flank wall of the first and extended second floor. The windows to the upper parts are orientated to the front and rear, therefore any impacts would be limited.
40. The proposed building would sit in line with Alscot House but would resume the slightly set back upper floors of the terrace at 130 and beyond, hence it is not considered to be harmful to the residential element of the premises. The uppermost floor would include a roof terrace to the front, however due to the additional height and setback this would not result in any loss of privacy to this property.

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

41. Comments were received from the adjoining business which currently benefits from access from the rear of their building across the rear garden.
42. The plans were amended to accommodate the access rights for the business. It is not considered that the proposal would compromise any existing nearby uses.

#### **Transport issues**

43. No parking is provided with the dwellings, however the site lies within a medium PTAL 4 and is within a controlled parking zone. It is therefore envisaged that the residents of the proposed units would be exempt from purchasing permits by condition.
44. Cycle storage for 14 bicycles is provided within the communal area at the rear and would be within a covered store. This would comply with the requirements of the London Plan.
45. Communal refuse and recycling storage bins would be provided at the front adjoining

the communal garden entrance.

### **Design issues**

46. The proposed building would align with the height and building line at ground, first and second floor levels with Alscott House. In recognition of the setback along the terrace of the properties along Grange Road, the building would step back at first floor level and above to sit in line with the upper floor of 130 Grange Road and beyond. The proposed third floor would be set between two and 6 metres back from the front of Grange Road and 6 metres from Alscott House. It is considered that this would be sufficiently subservient to the more prominent Alscott House on the corner.
47. The front elevation would remain active with a double height glazed entrance with set back double height glazed windows behind the railings in front of the light wells. Another entrance to the rear unit and communal garden is located to the side and the duplex unit adjoining 130 Grange Road would have a separate entrance.

Details of materials to be used for the scheme have been listed however, it would be preferable to have this matter conditioned as samples to be provided on site to ensure that they would be suitable within the site context and were sufficiently durable.

### The single storey building to the rear

48. The proposed single storey building to the rear would be accessed via the side undercroft. It would be enclosed on three sides with a brick wall, with the aspect to the east. The unit has a separate private amenity space enclosed by a 2 metre high fence. Planning is proposed on the flat roof which will also contain skylights to provide additional light to the hall, kitchen area and bathroom. This dwelling would be designed to be wheelchair accessible.

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

49. None.

### **Impact on trees**

50. None.

### **Planning obligations (S.106 undertaking or agreement)**

51. The proposal is subject to contributions MCIL and SCIL.

### **Sustainable development implications**

52. In addition to reutilising an existing brown field site the proposal would incorporate the following within the site construction.
53. Progression' Passivehaus 'A' rated timber windows provide ultimate glazing insulation against both heat loss and thermal gain.
54. Employment of rainwater harvesting to service all the flats WC's.
55. Solar PV panels to provide feed-in tariff assistance to reduce energy consumption at



source and supply to the national grid.

56. Solar heating panels to provide a large percentage of hot water to the individual flats, with large savings in energy consumption.
57. Sedum roofs to the main roof of the block and the single storey Lodge providing further thermal insulation and enhancing bio-diversity potential of the site.
58. The rear garden will be predominantly laid to lawn with natural run-off of rainwater instead of the current concrete hardstanding. Paving to the two sunken patios will be of a permeable nature.

### **Other matters**

#### Quality of accommodation

59. All but one of the units, (the bungalow to the rear) would be dual aspect, the duplex units would have access to private amenity space as would the top floor flat and the single storey dwelling in the rear. All of the flats would have access to the rear communal space which would measure approximately.
60. The overall size of the units would exceed current standards are shown in the table below:

| Unit Type    | Size Sq m | National Standards | Sq m |
|--------------|-----------|--------------------|------|
| 2-bed duplex | 130       | 79                 |      |
| 2-bed duplex | 115       | 79                 |      |
| 2-bed        | 73        | 61                 |      |
| 1-bed        | 57        | 50                 |      |
| 2-bed        | 78        | 61                 |      |
| 1-bed        | 57        | 50                 |      |
| 1-bed        | 58        | 50                 |      |
| 1-bed house  | 61        | 50                 |      |

#### Amenity space

61. The two ground floor duplex apartments will have private rear gardens at the lower ground level comprising 24sq m for flat A and 16sq m for flat B. The garden lodge unit will have levelled access to a private patio of 30 sq metres. The top floor apartment within the main block would have access to a 10 sq metre private terrace. All of the flats would have access to a communal garden of 77.5sq metres. The amenity space

provided for the development overall is considered to be adequate.

#### Density

62. The proposal lies within the urban zone where the density range is 200-700 hrph. The proposed density for the scheme is 549hrph which is therefore policy compliant.

#### Flood Risk

63. A flood risk assessment has been submitted as part of the application, as the site is located within Flood Risk Zone 3A. The assessment has been reviewed by The Environment Agency and they are satisfied with the recommendations and have raised no objections.

#### Air Quality

64. An air quality assessment has been undertaken due to the sites proximity to Grange Road, whilst all of units within the block would be dual aspect mitigation measures have been suggested to reduce exposure of future occupants from poor air quality. It is suggested that these measures be conditioned to ensure they are undertaken.

#### Noise

65. The main noise impacts are from the road. The result of the noise assessment shows that acceptable internal sound environments will be achieved in accordance with the required standards, by designing the main facade onto Grange Road with enhanced double glazing and high specification acoustic trickle ventilators. It is recommended that this be conditioned as part of any permission.

#### **Mayoral and Southwark Community Infrastructure Levy (CIL)**

66. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark. The calculations for the contributions to both Mayoral and Southwark CIL are  $MCIL = 689sqm \times \pounds35 \times 275 / 223 = \pounds29,738$ ,  $SCIL (Resi.Zone2) = 689sqm \times \pounds35 \times 275 / 260 = \pounds145,750$ .

#### **Conclusion on planning issues**

67. This application seeks to redevelop this former public house. The principle of redevelopment is considered acceptable, as the pub has been vacant for a number of years and there are alternative thriving pubs nearby.
68. The proposed units have been designed to a high standard and would provide good quality accommodation. The proposal does impact upon the light and outlook to some of the rear windows within Alscot House, however given the existing urban environment this impact is not considered to be so harmful such that it would outweigh the provision of new housing on a brownfield site.

69. Consideration has been given to the previous refusal of the earlier scheme, which whilst a lower quantum of development, did extend further down the site and provided a first floor roof terrace with a high level screen along the periphery. Additionally, the first application did not provide a full daylight and sunlight assessment. The current application has provided detailed daylight and sunlight information and has been amended to improve the impact to the second floor flat within Alscot House. Overall, the benefits of the scheme are considered to outweigh the limited harm arising and planning permission is recommended.

### **Community impact statement**

70. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
  - b) The following issues relevant to particular communities/groups likely to be affected by the proposal have been identified as above.
  - c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

### **Consultations**

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

### **Consultation replies**

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

### Summary of consultation responses

73. Request for a condition to be imposed which ensures that no materials are placed or cars parked along adjoining land on Henley Drive.
74. I write on behalf of the owner of 130 Grange Road, SE1 3AL to raise an objection to the proposed development based on the following two points: 1) The proposed ground floor layout blocks the Right of Way of 130 Grange Road which is an alleyway between 91-97 Alscott House. According to Title deed, a clear Right of Way should be maintained for Fire escape and rubbish collection purpose. The proposal has not considered this access. If permission is granted, my client preserves the right to pursuit through legal action. 2) The proposed site plan and ground floor layout shows an inaccurate boundary. According to Land Registry plan and Title Deed, 130 Grange Road owns part of the land behind the rear fence which the proposed site plan has encroached into the area.

### **Reasons**

These are legal matters, however revisions to the ground floor plan do allow for an access at the rear.

75. I wholly and totally object to this project with all intents and purposes. I never ever imagine anyone in their right senses would ever in their life come up with such an idea. First of all, did not the initiators of this project ever know that putting up an edifice of that magnitude will block sunlight, a vital ingredient of Vitamin D, from entering the room, and will also not allow fresh air into the rooms. It is therefore preposterous for anyone to do think of putting up an edifice like that. Secondly, there is not enough parking spaces for owners and tenants alike, not to talk of parking fines et al. Should that rather not be the main reason if any edifice is to be put up? The crowded area, which the council itself has complained about, is now the centre stage for another edifice. Furthermore, the crime rate in that area is high. This is evidenced by stickers on the entrance of Flats 93 to 97 from the Police neighbourhood watch. This would attract and trigger criminal activities with the nutters knowing a new edifice have been put up so, "lets rock the boat over there". These are the very reasons I strongly OBJECT to such a development

#### Response

The proposal would not remove sunlight from all of the windows. The report states that 3 windows would fail BRE sunlight tests. These windows are secondary windows to rooms that are open living kitchen/living and dining rooms that also benefit from French windows opening onto Alscott Road. In terms of parking residents would be exempt from purchasing permits and given the small number of units it is unlikely to result in any additional parking stress. The site has been vacant for a number of years, the reuse of the building introducing natural surveillance to the rear of the flats on Alscot Road should improve residential security.

76. Loss of light to below BRE standards: the updated daylight /sunlight report shows that the proposed development fails all BRE standards for daylight and sunlight impact on my primary living space; including a reduction of about 70% of the room's space currently receiving daylight and a 100% reduction of sunlight in the winter months.

#### Response

The updated reported followed a visit to the objectors flat. Again the report acknowledges the loss to the flats with windows closest to the proposed development. In terms of daylight the worse case scenario is a 0.76 of the former value which is only marginally below the BRE recommendation of 0.8.

77. Loss of outlook: where I currently have an outlook over the roof of The Fort, the proposed development would place a brick wall as little as 2 metres outside my living room window, above which there would be yet another floor.

#### Response

The proposal has been amended to cut back away from Alscott House on the second floor which does allow for outlook from the rear window to the second floor flat. The situation with the ground and first floor flats is not demonstrably different to the current situation.

78. Extreme sense of enclosure: the proximity of the proposed development is significantly above and beyond the current building envelope. It would have a brick wall approximately 2 metres outside my living room window (for two storeys above the

current building) and would create an unacceptable sense of claustrophobia.

A previous application for the site (13/AP/0468) was of a smaller scale and a greater distance from my window than the current proposal and was declined planning permission due to its dominance and "excessive scale and proximity", to my building.

#### Response

The proposal does impact upon the rear of some of the flats within Alscott House. The development at Alscott House is constructed on a narrow plot and at some points close to the boundary, in recognition of this the layout of the main living/kitchen/dining space was made dual aspect so that it would not rely solely upon light and aspect from the one window. It is recognised that the relationship is close between the two buildings but that this relationship is not so harmful such that would warrant a refusal of the scheme.

#### Human rights implications

79. 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.
80. This application has the legitimate aim of providing new residential accommodation. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

#### BACKGROUND DOCUMENTS

| Background Papers  | Held At  | Contact  |
|--|--|--|
| Site history file: TP/32-F<br>Application file: 15/AP/3913<br>Southwark Local Development Framework and Development Plan Documents | Chief Executive's Department<br>160 Tooley Street<br>London<br>SE1 2QH | Planning enquiries telephone:<br>020 7525 5403<br>Planning enquiries email:<br>planning.enquiries@southwark.gov.uk<br>Case officer telephone:<br>020 7525 5434<br>Council website:<br>www.southwark.gov.uk |

## APPENDICES

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

## AUDIT TRAIL

|   |                                   |                          |
|---|-----------------------------------|--------------------------|
| <b>Lead Officer</b>   | Simon Bevan, Director of Planning |                          |
| <b>Report Author</b>  | Sonia Watson, Team Leader         |                          |
| <b>Version</b>  | Final                             |                          |
| <b>Dated</b>  | 27 April 2016                     |                          |
| <b>Key Decision</b>   | No                                |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b> |                                   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>            | <b>Comments included</b> |
| Strategic director, finance and governance                              | No                                | No                       |
| Strategic director, environment and leisure                             | No                                | No                       |
| Strategic director, finance and governance                              | No                                | No                       |
| Director of regeneration  | No                                | No                       |
| <b>Date final report sent to Constitutional Team</b>                    |                                   | 27 April 2016            |

# APPENDIX 1

## Consultation undertaken

**Site notice date:** 19/10/2015

**Press notice date:** n/a

**Case officer site visit date:** n/a

**Neighbour consultation letters sent:** 12/10/2015

### Internal services consulted:

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

### Statutory and non-statutory organisations consulted:

Environment Agency  
Thames Water - Development Planning

### Neighbour and local groups consulted:

|   |  |
|---|--|
| Flat 18 Solarium Court SE1 3AW                            | Flat 7 95 Alscot Road SE1 3AZ          |
| Flat 17 Solarium Court SE1 3AW                            | Living Accommodation The Fort SE1 3AL  |
| Flat 16 Solarium Court SE1 3AW                            | Flat 4 97 Alscot Road SE1 3BF          |
| Flat 21 Solarium Court SE1 3AW                            | Flat 3 97 Alscot Road SE1 3BF          |
| Flat 20 Solarium Court SE1 3AW                            | Flat 3 95 Alscot Road SE1 3AZ          |
| Flat 19 Solarium Court SE1 3AW                            | Flat 2 95 Alscot Road SE1 3AZ          |
| Flat 12 Solarium Court SE1 3AW                            | Flat 1 95 Alscot Road SE1 3AZ          |
| Flat 11 Solarium Court SE1 3AW                            | Flat 6 95 Alscot Road SE1 3AZ          |
| Flat 10 Solarium Court SE1 3AW                            | Flat 5 95 Alscot Road SE1 3AZ          |
| Flat 15 Solarium Court SE1 3AW                            | Flat 4 95 Alscot Road SE1 3AZ          |
| Flat 14 Solarium Court SE1 3AW                            | Flat 6 Solarium Court SE1 3AW          |
| Flat 13 Solarium Court SE1 3AW                            | Flat 5 Solarium Court SE1 3AW          |
| Bermondsey Health Centre 108-110 Grange Road SE1 3BW      | Flat 4 Solarium Court SE1 3AW          |
| Flat D Mervyn House SE1 3BJ                               | Flat 9 Solarium Court SE1 3AW          |
| Flat C Mervyn House SE1 3BJ                               | Flat 8 Solarium Court SE1 3AW          |
| First Floor And Second Floor Flat 128 Grange Road SE1 3AL | Flat 7 Solarium Court SE1 3AW          |
| 107 Grange Road London SE1 3BW                            | The Fort 131 Grange Road SE1 3AL       |
| 129 Grange Road London SE1 3AL                            | 130 Grange Road London SE1 3AL         |
| Flat 24 Solarium Court SE1 3AW                            | 128 Grange Road London SE1 3AL         |
| Flat 23 Solarium Court SE1 3AW                            | Flat 3 Solarium Court SE1 3AW          |
| Flat 22 Solarium Court SE1 3AW                            | Flat 2 Solarium Court SE1 3AW          |
| Flat B Mervyn House SE1 3BJ                               | Flat 1 Solarium Court SE1 3AW          |
| Flat A Mervyn House SE1 3BJ                               | Burley House 15-17 High Street SS6 7EW |
| Flat 25 Solarium Court SE1 3AW                            | Hoc Studio Architects                  |
| Flat 2 97 Alscot Road SE1 3BF                             | 130 Grange Road, Orpington SE1 3AL     |
| Flat 1 97 Alscot Road SE1 3BF                             | Leonard House 7 Newman Road BR1 1RJ    |

**Re-consultation:** 27/11/2015

## APPENDIX 2

### Consultation responses received

#### Internal services

None

#### Statutory and non-statutory organisations

Thames Water - Development Planning

#### Neighbours and local groups

Burley House 15-17 High Street SS6 7EW

Email representation

Flat 4 95 Alscot Road SE1 3AZ

Flat 6 95 Alscot Road SE1 3AZ

Flat 6 95 Alscot Road SE1 3AZ

Leonard House 7 Newman Road BR1 1RJ

130 Grange Road, Orpington SE1 3AL