

Item No. 7.1	Classification: Open	Date: 25 May 2016	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 15/AP/3024 for: Full Planning Permission Address: FORMER LESOCO CAMPUS, UFFORD STREET, LONDON SE1 8LE Proposal: Demolition of existing college buildings and redevelopment of the site to provide 60 residential units (1 studio, 18x1 bed, 29x2 bed, 8x3 bed and 4x4 bed) in two blocks - being a part single to part five (plus basement) storey block, and a part four to part seven storey block; 852sqm of B1/A1/A2/D1 floorspace and a new street linking The Cut to Ufford Street, together with associated amenity space, landscaping and ancillary works.		
Ward(s) or groups affected:	Cathedrals		
From:	Director of Planning		
Application Start Date 26/08/2015		Application Expiry Date 25/11/2015	
Earliest Decision Date 09/10/2015		PPA Date 31/07/2016	

RECOMMENDATIONS

1. a) That planning permission be granted, subject to conditions and the applicant entering into a satisfactory legal agreement; and

b) that in the event that the legal agreement is not entered into by 31 July 2016 the Director of Planning be authorised to refuse planning permission if appropriate for the reasons set out in paragraph 125 of this report.

BACKGROUND INFORMATION

Site location and description

2. The site measures 0.4ha site and is located to the south and west of LeSoCo Further Education College, fronting Ufford Street. It was formerly part of the college campus and retains a short frontage onto The Cut to the north and a return frontage to Burrows Mews to the east.
3. Apart from the further education college, neighbouring uses are a mixture of retail, commercial and residential in buildings which are predominantly 3 and 4 storeys in height, although heights on Blackfriars Road to the east rise up to around 10 storeys. Ufford Street, which forms the main site frontage, is residential in nature and predominately comprised of two storey terraced properties. To the west the site is bounded by the rear elevation of Theatre View Apartments, a 5 storey mixed use block with residential flats at first floor and above, and the rear of St Andrews Church and Vicarage which sits on the corner of Ufford Street and Short Street.
4. Southwark underground station and Waterloo East rail station are within 100m walking distance, and Waterloo main station within 500m; the site is also well situated for regular bus services along Blackfriars Road and Waterloo Road. This results in an

excellent PTAL rating of 6b. The borough boundary with Lambeth lies approximately 15m to the west of the site.

5. The site is not within a conservation area but the Mitre Road and Ufford Street Conservation Area (located within Lambeth) partly faces the site to the south and encompasses the residential terraces along Ufford Street. The Valentine Place Conservation Area (CA) is located further to the south with views out of this CA towards the site along Boundary Row. There are no listed buildings on the site; however, there are Grade II listed buildings close by on Blackfriars Road. The site is not subject to any Tree Preservation Orders.

Details of proposal

6. Full planning permission is sought for the erection of a two blocks referred to in the application documents as Block A and Block B. The development would comprise 60 residential units and 852sqm of B1/A1/A2/D1 floorspace. A new public pedestrian street would link the development to The Cut; vehicle access on the southern stretch of this new route would wrap around the north and west of Block A. Three disabled parking spaces would be located to the north of Block A. Pocket areas of public open space would be sited to the north east of block A and to the north west of Block B.

Block A

7. This would be located to the south of the new LeSoCo college building (which is nearing completion) with a return frontage to Burrows Mews. It is a part 4 storey building with receding set backs from Burrows Mews, rising to 7 storeys in height with the upper 2 storeys set back from the building face (maximum height 26.1m AOD). Its main frontage would be onto Ufford Street to the south with a residential entrance lobby running centrally through the building, with a commercial unit on either side. Refuse stores, cycle storage and a substation would also be located at ground floor.
8. At basement level ancillary commercial storage, residential storage and cycle storage would be provided. The upper floors would accommodate 35 residential flats and a communal roof terrace. This block would be finished in two different tones of brickwork, reconstituted stone detailing, decorative metal work and glazed brickwork to the ground floor.

Block B

9. This is a part single to part 5 storey block sited to the east of Theatre View apartments and arranged around a west facing courtyard garden providing areas of both private and communal amenity space. 25 units of residential accommodation would be provided at basement to 5th storey levels. Private entrances to ground floor units would be provided on all elevations with two communal cores accessed from the new link route to the east.
10. Residential storage and cycle storage would be provided at basement level, with further areas of cycle storage and refuse provided at ground floor. This block would be finished in two different tones of brickwork, reconstituted stone detailing, aluminium metal work and a rusticated brick base.

Amendments

11. The plans have been amended during the course of the application. The changes included:
 - a reduction in the number of units from 62 to 60

- a reduction in the massing of Block A at 6th storey level
- the re-modelling of the basement and ground floor duplex unit adjacent to no.21 Short Street
- the refinement of materials and detailing
- changes to the internal layout of units and the relocation of wheelchair units.

12. The amendments were subject to a neighbour re-consultation which took place in February 2016.

13. **Planning history**

<p>13/EQ/0171 Application type: Pre-Application Enquiry (ENQ)</p> <p>Demolition and redevelopment of part college campus for approximately up to 55 residential units B1 floorspace, space substations creating up to 10,400 sqm of D1 floorspace (4,500 sqm of additional floorspace). a sports roof, public footway and related ancillary works.</p> <p>Decision date 28/01/2015 Decision: Pre-application enquiry closed (EQC)</p>
<p>13/AP/3534 Application type: Screening Opinion (EIA) (SCR)</p> <p>Request for a Screening Opinion to determine whether an Environmental Impact Assessment is required for the following development: Redevelopment of the Waterloo Campus site for new educational buildings accessed from The Cut and for up to 54 new residential units accessed from Ufford Street.</p> <p>Decision date 20/12/2013 Decision: Screening Opinion - EIA Regs (SCR)</p>
<p>13/AP/4094 Application Type: Outline Planning Permission (OUT)</p> <p>Outline application for: The demolition of existing college buildings and redevelopment of the site to provide up to 44 residential units in two blocks of two to four, and three to six storeys, up to 35sqms of B1/D1 floorspace, new street linking The Cut and Ufford Street, amenity space, landscaping and associated ancillary works.</p> <p>Decision date 25/03/2014 Decision: Granted with Legal Agreement (GWLA)</p>

14. Pre-application advice was provided in advance of this application, the details of which are held electronically by the council. A number of meetings were held with the applicant prior to the submission of this application. Discussions around the layout, height, scale and massing of the development, impact upon neighbouring properties, the quality of accommodation to be provided, affordable housing, and transport impacts.

15. **Planning history of adjoining sites**

<p>12-AP-3558 Application type: Full Planning Permission (FUL) 90-92 Blackfriars Road, SE1 (includes land fronting Ufford Street)</p> <p>Demolition of existing buildings and erection of a replacement building of five to eight storeys in height (max height of 27.5m), plus basement, comprising 53 residential units, 633 sqms of retail floorspace (Use Class A1) and 767sqms of office floorspace (Use Class B1), disabled parking spaces and roof top landscaped amenity areas.</p> <p>Decision date 04/06/2013 Decision: Granted with Legal Agreement (GWLA)</p>

13/AP/4093 Application type: Full Planning Permission (FUL)
LeSoCo, The Cut, SE1

Demolition of existing college buildings and the redevelopment of site to provide new college buildings of between two and six storeys in height (7779sqms of new floorspace), together with associated access and landscaping and ancillary facilities.

Decision date 04/04/2014 Decision: Granted (GRA)

KEY ISSUES FOR CONSIDERATION

Summary of main issues

16. The main issues to be considered in respect of this application are:
- a) Principle of the proposed development
 - b) Density
 - c) Affordable housing
 - d) Quality of accommodation and dwelling mix
 - e) Impact upon the amenities of neighbouring residents and occupiers
 - f) Transport
 - g) Design and Impact on Listed Buildings and Conservation Areas
 - h) Trees and landscaping
 - i) Planning obligations (s106) and community infrastructure levy
 - j) Sustainability
 - k) Flood risk
 - l) Air quality.

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 10 - Meeting the challenge of climate change, flooding and coastal change
Section 11 - Conserving and enhancing the natural environment
Section 12 - Conserving and enhancing the historic environment

18. National Planning Policy Guidance (2014)

19. London Plan July 2015 (consolidated with alterations since 2011)

Policy 3.3 Increasing housing supply
Policy 3.5 Quality and design of housing developments
Policy 3.6 Children and young people's play and informal recreation facilities
Policy 3.7 Large residential developments
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.11 Affordable housing targets
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.16 Protection and enhancement of social infrastructure
Policy 5.7 Renewable energy
Policy 5.8 Innovative energy technologies
Policy 5.11 Green roofs and development site environs

Policy 5.12 Flood risk management
Policy 5.13 Sustainable drainage
Policy 5.21 Contaminated land
Policy 6.9 Cycling
Policy 6.10 Walking
Policy 6.13 Parking
Policy 7.2 An inclusive environment
Policy 7.3 Designing out crime
Policy 7.4 Local character
Policy 7.6 Architecture
Policy 7.8 Heritage assets and archaeology
Policy 7.21 Trees and woodlands
Policy 8.2 Planning obligations
Policy 8.3 Community infrastructure levy

20. Core Strategy 2011

Under the Southwark Core Strategy, the site is situated in the Central Activity Zone, the Bankside Borough and London Bridge Opportunity Area, an Air Quality Management area and a Flood Risk Zone. The site is not situated in a conservation area, however there are conservation areas nearby and Grade II listed buildings to the north east on Blackfriars Road. The site has a Public Transport Accessibility Level (PTAL) of 6b, which indicates excellent access to public transport. The site is also located within the Blackfriars Road SPD area.

Strategic Targets Policy 1 - Achieving growth
Strategic Targets Policy 2 - Improving places
Strategic Policy 1 - Sustainable development
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 7 - Family homes
Strategic Policy 10 - Jobs and businesses
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards
Strategic policy 14 - Implementation and delivery

21. Southwark Plan 2007 (July) – saved policies

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

Policy 1.1 - Access to employment opportunities
Policy 2.3 – Enhancements of educational establishments
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 3.19 – Archaeology
Policy 4.2 - Quality of accommodation
Policy 4.3 - Mix of dwellings
Policy 4.4 - Affordable housing
Policy 4.5 - Wheelchair affordable housing
Policy 5.1 - Locating developments
Policy 5.2 - Transport impacts
Policy 5.3 - Walking and cycling
Policy 5.6 - Car parking
Policy 5.7 - Parking standards for disabled people and the mobility impaired

22. Supplementary Planning Guidance (SPG) / Documents (SPD)

Bankside Borough and London Bridge draft SPD (2010)
Residential Design Standards SPD (2011)
Section 106 planning obligations and community infrastructure levy (CIL) SPD (2015)
Affordable housing SPD (2008)
Sustainable design and construction SPD (2009)
Sustainable transport SPD (2010)
Draft Affordable housing SPD (June 2011)
Blackfriars Road SPD (2014)
Development Viability SPD (2016)

Principle of development

23. The National Planning Policy Framework (2012) states that development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan and every decision.
24. There is a pressing need for housing in the borough and a requirement under saved policy 3.11 of the Southwark plan to make an efficient use of land. Policy 3.3 of the London Plan supports the provision of a range of housing and sets the borough a target of 27,362 new homes between 2015 and 2025. This is reinforced through strategic policy 5 of the Core Strategy which requires development to meet the housing needs of people who want to live in Southwark and London by providing high quality new homes in attractive areas, particularly growth areas.

Outline permission

25. The current application follows the grant of outline planning permission in 2014 to demolish the existing college buildings and redevelop the site to provide up to 44 residential units (13/AP/4094). The current application is an application for full planning application, rather than the submission of reserved matters pursuant to the outline permission. However, the outline permission is a material consideration with significant weight, and it established the principle of developing this site for residential purposes. The educational floorspace formerly provided on the site has been re-provided within the redevelopment of the LeSoCo campus which gained consent by way of permission 13/AP/4093 and which is currently under construction and nearing completion.
26. Saved policy 2.3 of the Southwark Plan seeks to protect D class educational

establishments. It states that planning permission for a change of use from D class use will not be granted unless:

- i) Similar or enhanced provision within the catchment areas is secured
 - ii) Opportunities are taken wherever possible to ensure that provision is made to enable the facility to be used by all members of the community.
27. As the educational use has been transferred to an enhanced facility on the adjacent site, there would be no loss of educational floorspace and the proposal would be in accordance with saved policy 2.3 of the Southwark Plan. The principle of developing the land for residential use is therefore acceptable, and the new dwellings will make a contribution to meeting the targets for the supply of new housing in the borough
28. The inclusion of two flexible retail/commercial units at ground floor level is appropriate on this site within the CAZ and a town centre, and will provide an active frontage where the site is closer to Blackfriars Road.

Environmental impact assessment

29. In 2015 the Town and Country Planning (Environmental Impact Assessment (Amendment) Regulations were issued, which raised and amended the thresholds at which certain types of development project need to be screened in order to determine whether an environmental impact assessment is required.
30. EIA Development is defined as meaning either:
- a) Schedule 1 development
 - b) Schedule 2 development likely to have significant effects on the environment by virtue of factors such as its nature, size or location.
31. The proposed development does not fall within the definition of Schedule 1 development (which includes developments such as power stations and waste transfer stations).
32. Schedule 2 development is defined by the EIA Regulations as development of a description mentioned in Column 1 of the table in Schedule 2 where:
- a) any part of that development is to be carried out in a sensitive area
 - b) any applicable threshold or criterion in the corresponding part of Column 2 of that table is respectively exceeded or met in relation to that development.
33. The site is not located in a sensitive area as defined by the Regulations. Column 1 of the table in Schedule 2, Category 10 (b), relates to 'Urban Development Projects'. The proposed development would be an Urban Development Project and as such is development of a description mentioned in Column 1 of the table in Schedule 2. Consequently the proposed development would constitute Schedule 2 development within the meaning of the EIA Regulations if the corresponding threshold in Column 2 of the table in Schedule 2 is exceeded or met.
34. The corresponding threshold was amended by the 2015 Regulations. In the case of urban development projects, the existing threshold of 0.5 hectares is raised and amended such that a project will need to be screened if:
- The development includes more than 1 hectare of development which is not dwellinghouse development
 - The development includes more than 150 dwellinghouses
 - The area of the development exceeds 5 hectares.

35. None of the above is applicable in this instance. In light of this no further screening is required and it is concluded that the development would not constitute EIA development. It is noted that the earlier outline application was not subject to an EIA.

Design and appearance

36. Strategic policy 12 of the Core Strategy 'Design and conservation' states that 'Development will 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 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' and saved policy 13 requires the principles of good urban design to 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

37. The proposed development is arranged as two blocks, Block A and Block B, separated by the introduction of a new public route running north to south through the site and linking The Cut to Ufford Street (referred to on the drawings as New Marlborough Street). There is a gentle curve along the route which terminates on Ufford Street opposite the Boundary Row junction to the south. Glimpsed views exist along the extent of the street and the link would be a significant benefit of the scheme and increase options for permeability through the area and towards The Cut and Southwark Underground station.
38. Block A is located to the rear of the new LeSoCo College building with its main frontage onto Ufford Street to the south. The building would align with the college building to the north along Burrows Mews, and is separated from the college building by a new mews-style street referred to on the drawings as 'East Mews'. On its north-west corner, the mews widens to create a small area of public landscaping. Residential units occupy the upper floors with commercial spaces at ground floor level providing activity and animation to both the existing and new street scenes. Disabled parking is provided on this 'East Mews' frontage giving easy access to wheelchair accessible units.
39. Block B is located within the western section of the site to the east of Theatre View Apartments, and forms a horse-shoe shape fronting Ufford Street, 'New Marlborough Street' and a new 'West Mews' to the north. To the rear of this block is a generous central private courtyard garden space providing areas of private and communal amenity space for the residential occupants of the development, whilst maintaining views out of Theatre View Apartments. Block B provides a series of residential units, with a mix of dwelling houses, duplexes and flats. Private front doors for many of the units would be located on all frontages with areas of defensible space, this emphasises a sense of ownership and activity within the development and responds to the grain of development along Ufford Street to the west. Kitchens overlook the public areas providing outlook and natural surveillance. Two communal entrances would be provided to the flats on the 'New Marlborough Street' frontage.
40. The layout differs from the outline permission in the alignment of the New Marlborough Street route. The current layout places the route slightly further to the east, effectively increasing the size of the Block B plot. The new position better aligns with Boundary Row, offering longer views and a clearer route to The Cut. The layout of the proposed

blocks and the arrangement of the areas of public space are considered to be a logical and positive response to the site.

Height, scale and massing

41. The surrounding area is characterised by a range of building heights which increase towards Blackfriars Road to the east and The Cut to the north, while to the south and west the smaller scale terraces of Ufford Street predominate. The application site is at a point which needs to mediate between these two characters and the proposed organisation of height across the scheme seeks to respond to the existing and emerging pattern of development.
42. Block A, located to the rear of the college building, rises to a maximum of 7 storeys and responds to the height of the college building to the north and the consented development at 90-92 Blackfriars Road which is located directly opposite the site on the southern side of Ufford Street and which is currently under construction. The new college building to the north, which is 30.95m in height, exceeds the height of the proposed Block A by the equivalent of almost two storeys. The parapet of the proposed Block A would rise to 26.1m. Block A therefore provides a step down in height onto the Ufford Street frontage. The lower 5 storeys form the base of the block with the upper two floors set back creating areas of roof top amenity space and rising to the highest point on the corner of New Marlborough Street.
43. The upper floors are set back from the Burrows Mews elevation which reduces the dominance of the upper floors in views along Ufford Street from the west. This allows the building to be read as a single entity with glimpses of the sky between it and the adjacent buildings. The 2-storey top of Block A is designed as a roof-top pavilion set back from the parapet at the bend in Ufford Street. The form steps and folds away deliberately towards Blackfriars Road. This articulation at the top, along with generous inset balconies and an indented central set back on Ufford Street, breaks the massing of the block and articulates its form appropriately in response to its context.
44. Block B varies in height from 1/2 to 5 storeys with the upper storeys setting back to provide areas of amenity space. Rising to its highest point on the south eastern corner, this responds to the larger scale Block A and allows each block to respond to the adjacent built form.
45. The use of the new route through the site further emphasises the change in character between the two sections of the development. It reinforces the established height of the urban blocks on either side of the site. Officers consider this successfully allows the two blocks to sit comfortably on the site at their proposed heights.

Elevation design and materials

46. Both Blocks A and B are highly modulated, with recessive upper floors and a clearly expressed base. Frequent entrances minimise the extent of inactive frontages and aid legibility. Brick is the predominant material surrounding the site and both buildings use warm brick tones dressed with reconstituted stone and decorative metal cladding. The choice of materials adds interest and definition to each building, and the overall pallet is high quality and robust. The glass balustrades on the upper levels give a more recessive appearance. The use of brick as the main facing material seeks to resonate with the nearby conservation area, and emphasises the domestic character of the buildings.
47. The commercial base of Block A will be faced in robust glazed brickwork which will create interest and visually separate it from the residential uses above. The series of open corners and subtle chamfers creates interesting points of reference and breaks

down the massing of the block.

48. On New Marlborough Street Block B is enlivened with projecting balconies and large areas of full height glazing on the upper floors. At ground floor level is a rusticated brick base and projecting canopies over the front doors seek to reinforce the domestic language of this block.

Impact on the setting of conservation areas and listed buildings

49. Saved Policy 3.18 of the Southwark Plan seeks to protect the setting of listed buildings and conservation areas. The application site is not within a conservation area but the Mitre Rd and Ufford Street Conservation Area (located within LB of Lambeth) partly faces the site to the south and encompasses the residential terraces along Ufford Street. The Valentine Place Conservation Area (CA) is located further to the south with views out of this CA towards the site along Boundary Row.
50. Block A will be seen in views along Ufford Street from the nearby CA and in views from the Valentine Place CA along Boundary Row. The increase in scale above the terraced cottages is apparent in this view, in particular when seen from further back when the full scale of the building is seen conjunction with the two storey cottages along Ufford Street.
51. However in these views Block A will appear in the context of the larger scale developments of the LeSoCo college and the buildings on Blackfriars Road. Where the immediate relationship between the development and the adjacent CA is more prominent, Block B seeks to respond to the smaller scale of the terraced cottages and mediates the transition in scale. The bend in Ufford Street brings the development more fully into the view from the Ufford Street Conservation Area, however, the deliberate arrangement of the design into a 5-storey base and a recessive and highly articulated top, ensures that the new development does not clash with the roof profile of the conservation area and respects the prevailing scale of Ufford Street. Therefore, while views out of both conservation areas will change, this is not considered to be harmful to the extent that permission should be refused. Officers are satisfied that the new development will conserve and enhance the Ufford Street Conservation Area and its setting.
52. In relation to any 'harm' perceived by others, council officers consider that the harm, if any, to the heritage assets is minimal. Councils are required to give special regard to any possible harm to heritage assets, and if a Council considers that there is some harm to heritage assets, there is a strong presumption against granting planning permission. However, taking together the public interest benefits of the proposal including the new pedestrian public route between Ufford Street and The Cut, the characteristics of the design which minimises the impact of the proposal on the conservation area and improvements to the public realm and the amenity of the area, Officers are satisfied that any possible harm is significantly outweighed by the public benefits of the development.
53. There are no listed buildings on the site; however, there are Grade II listed buildings close by on Blackfriars Road. It is concluded that there would be no harm caused to the setting of these listed buildings which are separated from the site by other adjacent development.

Comments of the Design Review Panel (DRP)

54. An earlier iteration of the scheme was presented to the DRP on the 28 April 2015. The panel broadly welcomed the proposal in particular Block B and the re-alignment of the new street from that approved under the outline consent.

55. It was considered that Block A was less well resolved and the panel had concerns about the quality of accommodation. They suggested that some additional height might be considered on the corner of the new street but this should be balanced against reductions in height elsewhere. The panel were unconvinced by the top of the blocks, in particular Block A. Officers consider that the current proposal addresses the concerns raised.

Design conclusions

56. Overall it is considered that the proposed development would be of a high quality design, which would successfully manage the transition in scale between the low rise cottages at Ufford Street, and the larger scale of buildings at LeSoCo and towards Blackfriars Road. The New Marlborough Street Road would be a welcome addition to the pattern of pedestrian routes towards Southwark Station and The Cut, and incorporates pocket open spaces which green the development and offer casual seating. The facing materials are good quality, robust and attractive, and the variety of window openings and terraces add interest and modulation to the form.

Affordable housing

57. Strategic policy 6 of the Core Strategy 'Homes for people on different incomes' requires at least 35% of the residential units to be affordable. For developments of 15 or more units affordable housing is calculated as a percentage of the habitable rooms, and further information can be found in the council's draft Affordable Housing SPD (2011). In accordance with saved policy 4.5 of the Southwark Plan, for every affordable housing unit which complies with the wheelchair design standards, one less affordable habitable room will be required. With regard to tenure, saved policy 4.4 of the Southwark Plan requires a split of 70% social rented: 30% intermediate housing. All of the affordable units should be provided on site and a mix of housing types and sizes for the affordable units would be required; saved policy 4.3 of the Southwark Plan advises that studio flats are not suitable for meeting affordable housing need.
58. The proposed development would provide 13 affordable housing units which would equate to 31.5% habitable rooms. The overall development provides 190 habitable rooms. In order to achieve 35% affordable housing the development would need to provide 66 affordable habitable rooms, although this could be reduced to 60 because six wheelchair affordable units would be provided. The proposal would provide 60 affordable habitable rooms and would therefore be policy compliant. The 8 social rented units would be located within Block B and the 5 shared ownership units within Block A.
59. Out of the 60 affordable habitable rooms 44 would be social rented (73%) and 16 would be shared ownership (27%). This complies with policy.

Units	Social rented	Shared ownership	Total
1-bed	-	-	-
2-bed	-	5	5
3-bed	4	-	4
4-bed	4	-	4
Total	8	5	13

60. The proposal would provide a good mix of affordable units including larger family sized social rented units which is a positive aspect of the scheme. The larger units are provided as duplex units with small private gardens and direct access onto a generous communal garden and, as such, will create very high quality family housing. A s106 agreement is recommended to secure the delivery of these units including a clause

preventing more than 50% of the private units from being occupied until the affordable units have been completed. It is noted that when the application was first submitted it was supported by a viability appraisal which sought to demonstrate that the provision of shared ownership units in this location would not be viable. This was subsequently superseded by a policy compliant affordable housing offer. The applicant has since submitted a full Financial Viability Appraisal, and Viability Statement demonstrating that the scheme can support the proposed policy compliant level of affordable housing. This accords with the requirements of the Development Viability SPD 2016.

Housing mix

61. Strategic policy 7 of the Core Strategy 'Family homes' requires developments of 10 or more units to provide at least 60% 2+ bedroom units and 20% 3+ bedroom units. No more than 5% studio units can be provided and these can only be for the private housing. The proposal would provide 1.7% studio units, 68.3% 2+ bed units and 20% 3+ bed units which would be policy compliant; a full breakdown is provided below:
- 1 x studios = 1.7%
 - 18 x 1 bed = 30%
 - 4 x 2b3p = 6.7%
 - 25 x 2b4p = 41.7%
 - 8 x 3b4/5p = 13.3%
 - 4 x 4b5/6p = 6.7%

Density

62. The site is in the Central Activity Zone where a density of between 650 and 1100 habitable rooms per hectare is expected. The only exceptions to this should be when development is of an exemplary design standard.
63. The Southwark Plan sets out the methodology for calculating the density of mixed use schemes and requires areas of non-residential space to be divided by 27.5 to create an equivalent number of habitable rooms per hectare. Based on this methodology the density of the proposed development would equate to 500 habitable rooms per hectare. However, this takes into account the entire extent of the site including the proposed New Marlborough Street and therefore the density appears low. When each element of the scheme is looked at individually excluding the street, Block A would result in a density of 820hr/ha and Block B 556hr/ha. The density for Block B is below the range normally expected for the Central Activities Zone, and therefore it needs to be considered whether the development fails to optimise the use of land in a highly accessible central area. The constraints of the site, relating to the character of the nearby conservation areas and the need to protect the amenity of neighbouring residents would suggest that a higher density could not be reasonably achieved on this site. It is concluded that the density of the development is appropriate; issues relating to neighbours amenity are considered later in the report.

Quality of accommodation

64. Saved policy 4.2 of the Southwark Plan 'Quality of accommodation' requires developments to achieve good quality living conditions. Further information is provided in the Residential Design Standards SPD which sets out minimum unit and room sizes together with amenity space standards.

Privacy

65. All of the proposed units would achieve good levels of privacy. At ground floor level those units within Block B have been designed with areas of defensible space to their

frontages to avoid direct overlooking from the street and privacy screens are proposed to terraces and balconies where required. The two blocks are separated across New Marlborough Street by a minimum distance of 8m. While this does not comply with the 12m recommended separation distance in the Residential Design Standards SPD, it affects only a small number of units and, where possible, windows have been off-set to avoid direct overlooking and none of the units have their only outlook across this distance. A suitable level of privacy for those limited number of units affected is therefore considered to be provided.

Aspect/outlook

66. All of the proposed units would have a good level of outlook. The majority of units within the scheme (85%) would be dual or triple aspect and none of the single-aspect units within the scheme would be fully north-facing (although three units in Block A have a window facing north-north-west so their aspect is somewhat limited).

Unit sizes

67. All of the units would comply with or exceed the new nationally prescribed space standards and the flats and individual room sizes would comply with the minimums set out in the council's Residential Design Standard SPD. All units would have storage space in accordance with the SPD, and additional bulk storage is provided within the basement of Block A. Not all of the units would have 10sqm of amenity space and this is discussed in the amenity space section below.

Internal light levels

68. A daylight and sunlight report based on the Building Research Establishment (BRE) Guidance has been submitted which considers light to the proposed dwellings using the Average Daylight Factor (ADF). ADF determines the natural internal light or day lit appearance of a room and the BRE guidance recommends an ADF of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens.
69. The report advises that 84% of the rooms would meet or exceed the recommended ADF level. Of those which would not meet the requirement, eight rooms fall short of the recommended levels by 0.1-0.2% only; this is unlikely to be perceived. The remainder of rooms falling short of recommendations are either generously sized, which leads to low levels of daylight at the back of the room and consequently reduced averages across the room, or located within units where the associated living areas are well lit. Nine of the rooms below the recommended levels of daylight are second bedrooms where the main one is well day-lit and five Living/Kitchen/Dining rooms, whilst falling short of the 2% recommended, are achieving an ADF level above 1.5%, which is the suggested minimum for living areas.
70. Those rooms achieving the lowest levels of light are within the most obstructed areas of the site and design techniques such as inset balconies have been employed. These facilitate greater levels of light to rooms which are deemed more important such as principle living areas but subsequently marginally reduce light to other rooms such as bedrooms. In those places where the BRE guidance is not met, the instances are isolated and such situations are considered typical of urban environments.

Amenity space

71. Section 3 of the Residential Design Standards SPD sets out the council's amenity space requirements for residential developments and states that all flat developments must meet the following minimum standards and seek to exceed these where possible:

- 50 sqm communal amenity space per development
 - For units containing three or more bedrooms, 10 sqm of private amenity space
 - For units containing two or less bedrooms, 10 sqm of private amenity space should ideally be provided. Where it is not possible to provide 10 sqm of private amenity space, as much space as possible should be provided as private amenity space, with the remaining amount added towards the communal amenity space requirement
 - Balconies, terraces and roof gardens must be a minimum of 3 sqm to count towards private amenity space.
72. All of the proposed residential units have access to an area of private amenity space in the form of a roof terrace, garden or balcony. This is with the exception of the one studio flat, for which an extra 10sqm has been added to the private communal amenity space proposed. All other units are provided with an area of usable amenity space, with all 3 bed family units having access to a minimum area of 10sqm. For those units containing 2 or less bedrooms which do not meet the recommended 10sqm the remaining amount has been added to the communal amenity space. This high level of useable private amenity space is considered a significant positive benefit of the scheme.
73. Taking into account those 2 bed or less units which do not provide the recommended 10sqm the required communal amenity space provision would be 288.5sqm. The development proposes a total of 378sqm of communal amenity space provided in the form of a courtyard garden in the centre of Block B and landscaped roof terraces to both Blocks A and B. This is considered sufficient to meet the needs of future occupiers and ensures that all residents would have good access to high quality private amenity space.

Overshadowing

74. All of the proposed public and communal amenity areas have been assessed for sun hours on the ground in accordance with the BRE guidelines. The results show that of the 6 areas tested 2 will receive excellent levels of sunlight on the ground with 82% and 100% seeing at least 2 hours of direct sunlight on the 21 March (the BRE recommended minimum is 50%). The remaining areas do fall short, and these are the courtyard and the areas to the north of Block A. While they are below the recommended levels in March, the majority of the areas would see good levels of light in the summer months.
75. The shadow path means that different areas of amenity space would be sunlit throughout the day so the use of the space will not be compromised. Residents of Block A would have access to the communal courtyard of Block B providing access to well lit spaces for all. Furthermore all residents would have direct access to the areas of public spaces throughout the development and it is therefore considered that a good level of amenity is achieved.

Children's play space

76. Children's play space requirements are set out in the Greater London Authority's 'Shaping Neighbourhoods: Play and informal recreation SPG' (September 2012). 214sqm of children's play space would be required in accordance with this policy. Areas are proposed within the communal amenity spaces of both Blocks A and B, and doorstep play within the public garden on New Marlborough Street amounting to 207sqm which would meet the needs of 0-4 year olds and a proportion of the requirement for 5-10 year olds. Details of the playspace would be required by way of condition. To meet the shortfall for 5-10 year olds and to provide for children aged 11-

18 years a contribution is proposed in accordance with the council's planning obligations and CIL SPD, and a clause to secure this has been included in the draft s106 agreement.

Wheelchair housing

77. Saved policy 4.3 of the Southwark Plan requires at least 10% of all major new residential developments to be suitable for wheelchair users, except where this is not possible due to the physical constraints of the site.
78. The scheme would provide 6 wheelchair accessible units consisting of 5x2 bed and 1x3 bed units equating to 14 habitable rooms and 10.2%. The 5x2 bed units would be for shared ownership and the 1x3 bed unit social rent.
79. The social rented and shared ownership wheelchair accessible units must be fully fitted out rather than adaptable as the developer is benefiting from an affordable housing habitable room reduction ('discount') for each of these units. The shared ownership units would need to be marketed to eligible and suitable potential buyers, and then fitted out in accordance with the specific needs of the future occupier. The social rent units would need to be made available to households awaiting specialist wheelchair housing. If there is limited demand and a Registered Provider does not want to take on the units as fully fitted out, then it is recommended that this should trigger an affordable housing claw-back clause in the S106. This would equate to £100,000 per defaulted habitable room and the funds would be used by the Council to provide additional affordable housing within its Direct Delivery programme. The figure is derived from the minimum sum suggested in the Affordable Housing SPD payable in circumstances where a commuted sum is being paid in lieu of affordable housing in this area. The sum would be payable prior to any of the proposed wheelchair housing units being occupied.
80. A variation to the planning condition (recommended condition 16) would also be required to reflect the lower level of fit out as described (reverting to M4(3b)). This would mean that the 6 units would still be built to the lower 'adaptable' standard, and would therefore be capable of being fully fitted out at some point in the future if demand arose.
81. Overall it is considered that the site would provide a high quality of accommodation, in flats with good internal layouts and high levels of amenity for future occupiers.

Neighbour amenity

82. Saved policy 3.2 of the Southwark Plan states that permission will not be granted for developments where a loss of amenity would be caused. The adopted Residential Design Standards SPD expands on policy and sets out guidance for protecting amenities in relation to privacy, daylight and sunlight. Strategic policy 13 of the Core Strategy 'High environmental standards' seeks to ensure that development sets high standards for reducing air, land, noise and light pollution and avoiding amenity and environmental problems that affect how we enjoy the environment in which we live and work.

Daylight and sunlight

83. The daylight and sunlight report submitted with the application considers the impact of the development on the surrounding buildings and is in accordance with the BRE guidelines. The introduction to the guidelines state:

"The guide is intended for building designers and their clients, consultants and

planning officials. The advice given here is not mandatory and this document should not be seen as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

84. The following tests have been undertaken:

- Vertical Sky Component (VSC) - the amount of skylight reaching a window expressed as a percentage. The guidance recommends that the windows of neighbouring properties achieve a VSC of at least 27%, and notes that if the VSC is reduced to no less than 0.8 times its former value (i.e. 20% reduction) following the construction of a development, then the reduction will not be noticeable.
- Sunlight - Annual Probable Sunlight Hours (APSH). This should be considered for all windows facing within 90 degrees of due south (windows outside of this orientation do not receive direct sunlight in the UK). The guidance advises that windows should receive at least 25% APSH, with 5% of this total being enjoyed during the winter months. If a window receives less than 25% of the APSH or less than 5% of the APSH during winter, and is reduced to less than 0.8 times its former value during either period and has a reduction in sunlight received over the whole year of greater than 4%, then sunlight to the building may be adversely affected.

85. The following properties achieve BRE compliance for daylight and sunlight:

- 21 Short Street
- 25, 26, 27 and 28 Ufford Street
- 33, 35, 37, 41, 43, 45, 47, 49, 51 and 53 The Cut
- 2 Burrows Mews
- 4 Burrows Mews and 84 Blackfriars Road.

86. Those properties which experience alterations outside the BRE guidelines are discussed in detail below.

19 Short Street (Theatre View apartments)

87. 25 windows were assessed for VSC, 19 of which (76%) would achieve BRE compliance. Of the 6 windows which would not meet recommendations, 2 are secondary side return windows to a room which would otherwise pass and 3 are situated beneath deep balconies, the projection of which limit the view of the sky. The final window, being first floor W3, would retain just over 24% VSC which is considered very good in an urban environment and is only just short of the recommended 27%. No material harm is considered to result.

88. 19 rooms have been assessed for No Sky Line (NSL) and 16 (84%) would achieve BRE compliance. The remaining rooms have windows which again are located underneath balconies and all retain a view of the sky to over 50% of the room which is again considered a reasonable level of daylight in an urban environment, especially for a room under a balcony. It is important to note that this property currently enjoys an unobstructed view across an open part of the site which leads to high existing levels of VSC and NSL; any development on the adjacent will inevitably impact on the daylight levels received, but the retained levels would be considered reasonable within an urban environment. All rooms assessed for APSH (sunlight) achieve full BRE compliance.

29 Ufford Street

89. Of the 3 windows assessed for VSC only one window would see a transgression. This would see a reduction of 22.4% and it would retain over 22% VSC, which is reasonable within an urban location. All rooms assessed for NSL achieve full compliance and the property has not windows that require assessment for APSH.

30 Ufford Street

90. 12 windows were assessed for VSC, 7 of which would not achieve BRE compliance. However all of the reductions are considered minor and all retain a VSC of over 20% which is considered reasonable in an urban situation. One room experiences a minor NSL transgression outside BRE guidelines with a reduction of 25%. No windows on this property require assessment for APSH.

35a The Cut

91. 12 windows were assessed for VSC, 10 of which (83%) would achieve BRE compliance. The remaining 2 would see reductions of 20.7% and 24.5%, which is only just above the guidance of 20% and is considered a minor transgression which is acceptable in such an urban situation. All rooms assessed for NSL achieve full compliance.
92. 12 windows were again assessed for APSH and 10 would satisfy the BRE guidelines. The two windows which would fall outside of guidelines both retain good levels of annual sunlight of over 20%. Both windows will see a minor reduction to their winter sun, 1 with a reduction of just 1% APSH, which is unlikely to be noticeable, the other would see a reduction down to 3% which is only marginally below the BRE guide for winter sun. No material harm is considered to result.

5 Burrows Mews and 85 Blackfriars Road

93. Of the 19 windows assessed 74% (14) would achieve BRE compliance. Of the 5 which do not meet the BRE guidance all would only see minor reductions of between 21.7% and 26.5%. These are considered minor transgressions which is acceptable in the context. All rooms assessed for NSL achieve full compliance and no windows require testing for APSH.

6 Burrows Mews and 86 Blackfriars Road

94. 7 out of 16 windows tested for VSC would achieve full compliance with the BRE. Of the 7 which do not meet the BRE guidance 6 would only see minor reductions of between 20.7% and 27.7% which are considered minor transgressions. One window would see a moderate transgression of 31.6%, however this window received high levels of existing light and therefore the reduction is more marked, it is also a secondary window to a room which is served from another source. All of those not complying would retain over 17% VSC with most retaining over 20%. All rooms assessed for NSL achieve full compliance and no windows are relevant for APSH testing for sunlight.

88-89 Blackfriars Road

95. This site is currently a builders merchant's with an extant planning permission for residential development. For the purposes of the light testing the approved plans were used to establish the position of rooms and windows. 36 windows were assessed for VSC, 30 of which saw compliance with the BRE. Four of the rooms experienced a minor transgression of between 22.2 and 29.3% and 2 would experience a moderate

transgression of 33.9% and 35%. The largest reduction is to a secondary window with the other window seeing no reduction in daylight and the other serves a bedroom which would experience unusually high levels of light, the reduction is therefore not considered to be detrimental to this currently un-built unit.

96. 22 rooms were assessed for NSL with 90% (19) achieving the BRE guidelines. 1 of the remaining 3 would retain a view of the sky from over 75% of the room and the other 2 from around 50% of the room, which are good levels of daylight distribution. It should also be noted that the 2 rooms which see the larger reductions are around 11m deep with only one window serving them. For a very deep room it will inevitably be difficult to ensure daylight penetration to the rear parts of the room and this is a result of the design of this adjacent building rather than the proposed development. All rooms assessed for APSH achieve full compliance.

90-92 Blackfriars Road

97. As with 88-89 Blackfriars Road, this site benefits from an approved consent for residential development, but is currently under construction. Again the approved plans have been used for the purposes of the sunlight and daylight test.
98. 149 of the 181 windows tested for VSC would achieve compliance with the BRE guidelines. 17 of the remaining rooms would retain over 15% VSC which can be considered a reasonable level in an urban context. The remaining 15 windows are located under balconies which limit the view of the sky from within the room. Given the context, the design of the approved development and the open nature of the current application site these transgressions are not unexpected. Of the 110 rooms assessed for NSL, 102 would not see reductions outside of the BRE guidance. Six would retain a view of the sky from over at least 50% of the room area. The remaining two rooms are first and second floor bedrooms which currently would enjoy a largely unobstructed view across the empty development site which is an unusual situation in such an urban location which leads to high existing daylight levels. Room R/20First would retain views of the sky from over 41% of the floor area and room R/19Second would retain views of the sky from over 48% of the of the floor area. This is a reduction from 79.47% and 90.81% respectively. The transgressions that occur are not considered to be significantly harmful enough so as to warrant refusal of the application. There are no windows requiring assessment for APSH on this site since all face northwards.

Comparison with the outline permission in relation to daylight/sunlight

99. The proposed scheme has been compared against the approved outline permission with regard to the impact on daylight and sunlight to neighbouring properties. The proposed scheme does have a slightly larger impact on three of the windows located underneath the balconies of Theatre View Apartments and for 30 Ufford Street. However the difference between the two schemes is very small and it is unlikely an occupier would notice the difference between the approved and proposed developments.
100. For the properties along The Cut and Burrows Mews, there is almost no increase in impact of the proposed scheme over the consented outline development.

Overlooking, outlook and sense of enclosure

101. In addition to impacts upon daylight and sunlight, it is necessary to assess any impact upon privacy levels and outlook for adjoining occupiers. The Residential Design Standards SPD states that in order to prevent unnecessary problems of overlooking, loss of privacy and disturbance, development should achieve the following distances:

- A minimum distance of 12m at the front of the building and any elevation that fronts onto a highway
 - A minimum distance of 21m at the rear of the building.
102. There is potential to impact upon the privacy and outlook for residents on The Cut to the north and to those properties on Short Street to the west including Theatre View Apartments.
103. The Theatre View apartments sit to the west of Block B and the apartment block sits directly adjacent to the mutual site boundary, with flats on the 1st to 4th floors. Block B has been arranged as a U-shaped building set around a courtyard garden. The southern wing of the block aligns with St Andrews Church, which has no windows on that flank. A minimum separation distance between parallel existing and proposed windows across the courtyard would be 21.6m, thus being in accordance with the SPD. This distance is reduced on two elevations where a small roof terrace is provided. Outlook however is restricted through the positioning of privacy screens and therefore direct overlooking towards windows and balconies at Theatre View apartments would not result. The position of these screens would be secured through the use of a condition.
104. At first floor level on the west facing return elevation of Block B is a window which is approximately 12m from the rear elevation of no.21 Short Street. This is a secondary window to a living space of unit B11 and is proposed as obscured glazed. This would again be secured by way of condition. Existing levels of privacy would therefore be retained.
105. There are existing south facing windows to the rear of those properties fronting The Cut to the north. Where these windows are in close proximity to the first and second floor windows overlooking West Mews these windows would be obscured glazed and secured by way of a condition. This affects units B09 and B21.
106. There would be no loss of privacy to existing residential units on Burrows Mews or Blackfriars Road. The habitable rooms of which either exceed 21m in distance or which do not directly look towards the east elevation of Block A being set further to the north along Burrows Mews.
107. Given the scale of the proposed building and distance from neighbouring residential occupiers, the proposal is considered to have acceptable outlook and sense of enclosure and would not have an unacceptable impact on neighbouring residential amenity.

Construction

108. It is acknowledged that there will be impacts during construction, particularly to neighbouring residential occupiers within close proximity of the site. This has been raised in a number of representations. To reduce these potential impacts, a detailed Construction Environmental Management Plan will be required to be agreed via the S106 agreement prior to any works commencing on the site. This would ensure that the construction practices are carried out appropriately and minimise noise and dust, and control traffic routing and hours of operation for the development.

Trees and landscaping

109. Saved policy 3.13 of the Southwark plan requires high quality and appropriately designed streetscape and landscape proposals. The application site is not situated within a Conservation Area and none of the existing trees on or adjoining the site are

subject to a Tree Preservation Order (TPO). An Arboricultural Impact Assessment submitted with the application categorises the trees on the site which encompass 27 trees and 2 tree groups.

Trees

110. Overall the proposed development proposes the removal of 13 trees and 2 groups of trees. The majority of the trees and groups to be removed are Category C specimens which are of a low retention value and are not likely to make a lasting contribution to the landscape character. Trees have been retained where possible and include those situated on the frontage to The Cut, those located to the rear of those properties fronting The Cut, a large Red Oak to the east of Theatre View Apartments and a street Tulip Tree on Ufford Street.
111. Those to be lost are predominantly in the centre of the site where they are unable to be accommodated taking into account the building footprints and the required access. Also to be lost would be the Category U tree, which is an unknown species growing against Theatre View Apartments and a small young Cherry to the east of Theatre View Apartments. All those to be lost are consistent with the approved outline planning permission.
112. The council's Urban Forester has raised no objection to the loss of trees and welcomes the retention of those to the rear of The Cut. While basement excavation work would be undertaken close to the retained street tree on Ufford Street, this has been fully assessed as a feasible retention. The imposition of conditions ensuring the protection of retained trees is recommended.

Landscaping

113. The landscaping proposed for the development is welcomed with generous areas of private communal and public space provided. These have the potential to provide meaningful and interesting areas of soft landscaping for the use of both new residents of the development and the general public.
114. Existing trees have been retained where possible and the retention of these will provide maturity and screening. They will be supplemented with additional tree planting to the rear of Block A, along the new street route and with trees within the communal amenity space to the rear of Block B. This combined with a comprehensive hard/soft landscaping plan across the site will provide interest throughout the year, and will positively enhance the application site and its setting.

Traffic and transportation

115. Saved policy 5.1 of the Southwark Plan requires major developments to be located near transport nodes. Saved policy 5.2 states that planning permission will be granted for development unless there is an adverse impact on the transport network or if adequate provision for servicing is not made. Saved policy 5.3 requires provision to be made for pedestrian and cyclists and saved policies 5.6 and 5.7 relate to car parking. Core Strategy policy 2 'Sustainable transport' re-asserts the commitment to encourage walking, cycling and the use of public transport rather than travel by car and requiring transport assessments with applications to show that schemes minimise their impacts, minimise car parking and maximise cycle parking to provide as many sustainable transport options as possible. A Transport Statement has been submitted in support of the application.
116. The application site is extremely well located and has a PTAL rating of 6b, which is the highest level and indicates excellent access to various modes of public transport.

Servicing

117. Being a predominantly residential development, servicing requirements are likely to be low and would take place either from Ufford Street, Burrows Mews or via the vehicle access at the rear of Block A. Access to the new vehicle route has been tested and demonstrates that vehicles can satisfactorily negotiate the route.

Car Parking

118. The site is located in a CPZ and the development would be car-free with the exception of 4 disabled parking spaces. While the level of parking does not provide a 1:1 provision for the disabled units, it is acknowledged that space is extremely limited on the site. Given the very high PTAL level and excellent accessibility to local services and public transportation, this is considered acceptable in this instance. 20% of the parking spaces (1 space) should be secured with electric vehicle charging point by way of a condition. Future residents would be restricted from being able to purchase an on-street parking permit through the imposition of a condition on any permission, thereby preventing additional stress on on-street parking availability.
119. Three years car club membership should be provided for each eligible person within the residential aspect of the development. Car club membership can be conditioned, and discharged by the proof of an agreement between the applicant/ developer and the car club operator.

Cycle parking

120. The 2015 London Plan sets higher targets for cycle parking and is a more recent document than the saved 2007 Southwark Plan and therefore all developments should comply with the new London Plan Standards. A total of 139 cycle parking spaces are proposed across the development. For the residential units this would be provided within the basement areas of both Blocks A and B with a mixture of Sheffield stands and a two-tier system proposed. A cycle shelter would be provided within West Mews and a separate commercial storage space would be provided at ground floor level at the rear of Block A. Access to the basement spaces would be via lift. A further 4 cycle parking spaces would be provided within the area of public gardens to the north of Block A. This provision exceeds the requirements of the London Plan 2015 which would require a total provision of 113 spaces. This is considered to be acceptable and should be secured by condition.

Refuse storage

121. Internal refuse stores would be provided, the sizes of which have been calculated in accordance with the council's standards. Collection would take place on street from those duplex units fronting Ufford Street within Block B. A separate refuse store would be provided for the commercial space on Burrows Mews. The refuse vehicle would then circle Block B, collecting refuse from the rear at a centralised storage area and then collecting waste from three dedicated areas from Block A on 'New Marlborough Street'. Drag distances are appropriate and no objections are raised to this proposed arrangement.

Construction management

122. Given the central nature of the development and high levels of pedestrian and cycle trips on the surrounding highway network a construction management plan will be required and will be secured by way of the s106.

Planning obligations (s.106 undertaking or agreement)

123. Saved policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the council's adopted Planning Obligations and Community Infrastructure Levy SPD.

124. The draft s106 agreement would include clauses to secure the following:

- Provision of 13 units of affordable housing, social rent terms and shared ownership thresholds, no more than 50% of the private units to be occupied before the affordable housing units have been completed, and a viability review mechanism in the event that this provision is reduced by agreement post-decision, in line with the Development Viability SPD
- 6 wheelchair accessible units to South East London Wheelchair Housing Design Guide standards and an affordable housing claw-back mechanism for any affordable units not fully fitted out
- Three years car club membership for each eligible adult within the development
- Archaeology contribution (£6,788)
- Children's Play Space contribution (£11,174)
- Employment during construction clauses
- Potential for the development to connect to any future district heat and power network
- Highway works to be secured through a s278 agreement, including resurfacing of the footways along the perimeter of the site
- Provision of the new public route, including landscaping works to an agreement specification, and maintenance of public access.

125. In the event that a satisfactory legal agreement has not been entered into by 31 July 2016 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

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

Mayoral and borough community infrastructure levy

126. Section 143 of the Localism Act states that any financial contribution received as community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.

127. In this instance the proposed development would be liable for a Mayoral CIL payment of £207,779.15 and a Southwark CIL payment of £975,942.46.

Sustainable development implications

Energy

128. 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. Of note is that developments must reduce their carbon dioxide emissions by 40% when compared to the 2010 Building Regulations requirement. The applicant has submitted an energy statement in support of the application and in relation to the Major's energy hierarchy, and the following is proposed:

Be lean (use less energy)

129. Measures including high levels of insulation, high performance glazing, low energy lighting and low air permeability. These measures would reduce carbon dioxide emissions by 6.9% when compared to a scheme compliant with the Building Regulations.

Be clean (supply energy efficiently)

130. Combined heat and power (CHP) and gas boilers would be incorporated into the development to provide electricity and heat. It would reduce carbon dioxide emissions by 50%.

Be green (use renewable energy)

131. As the development would achieve a carbon dioxide reduction of over 50% through the energy efficiency measures and CHP, no renewable energy is proposed in this instance. Areas of flat roof would be available for photovoltaic panels and therefore these could be provided in the future if required.
132. Overall the scheme would reduce carbon dioxide emissions by over 50% when compared to a scheme compliant with the 2013 Building Regulations, which would exceed the policy requirement.
133. Strategic policy 13 of the Southwark Core Strategy 'High environmental standards' sets out a number of standards and those relevant to the proposed development are as follows:
- Office uses must achieve at least BREEAM 'excellent'
 - Major development must achieve a reduction in carbon dioxide of 20% from using on-site or local low and zero carbon sources of energy
 - Major developments must reduce surface water run-off by more than 50%
 - Major housing developments must achieve a potable water use target of 105 litres per person per day.
134. No information has been provided to demonstrate that the proposed office space would achieve BREEAM 'excellent', therefore a condition to secure this is recommended. As the proposal would reduce its carbon dioxide emissions by 50% in accordance with the London Plan no renewable energy is proposed, and whilst there could have been opportunities to provide renewable energy through roof-top PV panels, it is not considered that this should cause a major objection to this in this instance. Surface water run-off rates have not been provided, but the council's flood and drainage team have reviewed a flood risk assessment and drainage strategy

submitted with the application, and is satisfied with the information provided.

135. Saved policy 3.3 of the Southwark Plan advises that planning permission will not be granted for major development unless the applicant demonstrates that the economic, environmental and social impacts of the proposal have been addressed through a sustainability assessment; a sustainability checklist has been submitted in support of the application.
136. On economic impacts, employment and training during construction would be secured through the s106 agreement, and the proposed office space would create job opportunities. A policy compliant amount of affordable housing would be provided. The development would incorporate measures to reduce its carbon dioxide emissions and a condition to secure BREEAM 'excellent' for the office space is recommended.

Flood risk

137. The application has been submitted with a Flood Risk Assessment which has been reviewed by the Environment Agency. The site is located in Flood Zone 3 which is defined as having a 'high probability' of river and sea flooding. The EA have confirmed that they have no objection to the proposed development subject to conditions relating to contamination, piling methods and infiltration of surface water drainage.

Air quality

138. Saved policy 3.6 of the Southwark Plan states that planning permission will not be granted for development that would lead to a reduction in air quality. The site is located in an air quality management area. An air quality assessment has therefore been undertaken which considers the potential air quality impacts arising from the construction and operational phases of the development. The report has been reviewed by EPT and conditions are recommended, including for a construction management plan and to monitor emissions from the CHP.

Contaminated land

139. A desk-top study has been undertaken and submitted in support of the planning application. It has been reviewed by EPT and intrusive testing is required, and a condition to secure this is recommended.

Ecology

140. Saved policy 3.28 of the Southwark Plan states that the Local Planning Authority will take biodiversity into account in its determination of all planning applications and will encourage the inclusion in developments of features which enhance biodiversity, requiring an ecological assessment where relevant.
141. The site currently supports low ecological levels and the proposed development has the potential to enhance the ecological value of the site. It would incorporate landscaped areas with wildlife friendly gardens, bird and bat boxes and green/brown roofs all of which are welcomed.

Archaeology

142. The site is located in an Archaeological Priority Zone and an archaeological report has been submitted in support of the application. Conditions are recommended together with a clause in the s106 agreement to secure a contribution of £6,788 to monitor the archaeological works in accordance with the council's planning obligations and CIL SPD.

Statement of community involvement

143. A statement of community involvement has been submitted which sets out the consultation which the applicant undertook prior to the submission of the planning application. It advises that letters were sent to local residents and a meeting was held in the adjacent church on Short Street on the 27 November 2014. In addition details were sent to local Councillors and other stakeholders. A number of changes were made to the scheme following consultation with the public, the council and the Design Review Panel.

Conclusion on planning issues

144. The proposed development would be acceptable in land use terms and would provide much needed housing in the borough.
145. The outline permission granted in 2014 established the principle of residential use on the site and recognised that the educational use had been re-provided within the adjacent LeSoCo campus.
146. The current proposal has a larger number of units than the outline scheme (60 units as opposed to 44 in total), and the blocks are each one storey higher at their highest point than the outline scheme. The report sets out the impact of this increased scale on the townscape and on the amenity of the immediate neighbours, and concludes that whilst the impact is more pronounced, it is acceptable within this central urban location.
147. The provision of a new pedestrian route through the site linking Ufford Street to The Cut is a significant benefit of the scheme and the amended alignment of the route improves the link to Boundary Row. The route includes landscaped public spaces which are of value in this highly built-up area, and provides replacement tree planting which will have a higher visual and ecological value.
148. The proposal would be of an acceptable quality of design which would cause no substantial harm to the setting of the adjacent Conservation Area. The materials and elevation details are robust and good quality, and appropriate to the character of the context. The buildings would relate satisfactorily to both the historic context, and the emerging character of new buildings at LeSoCo and on Blackfriars Road.
149. The development would provide a good standard of accommodation in a range of sizes and unit types including wheelchair housing. The scheme would provide a policy compliant level of affordable housing including social rented family duplex units which is a significant benefit. A claw-back mechanism should be included in the s106 agreement which would capture additional funds for affordable housing in the event that the affordable wheelchair units, for which an affordable housing 'discount' has been applied, are not fully fitted out.
150. The site is well located for public transport, and no wider adverse transport impacts are anticipated. The commercial units in Block A would contribute to the economy of the Blackfriars area, and create active frontages close to Blackfriars Road.
151. In light of this and for the reasons set out in full in the report, it is recommended that planning permission should be granted subject to the timely completion of a s106 agreement.

Community impact statement

152. 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) Issues relevant to particular communities/groups likely to be affected by the proposal have been identified above
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultation

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

Consultation replies

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

Summary of consultation responses

155. 10 representations were received from neighbouring residential occupiers following the initial application consultation, including from within Theatre View Apartments, Short Street, Burrows Mews and The Cut. Grounds for objecting are:

- Increased intensity of development from that approved under the outline proposal, with more units, increased density, increased height and massing
- Loss of light, outlook, overshadowing and increased sense of enclosure to Theatre View apartments
- Increased use of amenity space will create disturbance
- The buildings are too tall for the surrounding context and too close to the neighbours
- Increased environmental pollution, disturbance, traffic dangers and construction noise
- The height and design is out of character with the Ufford Street and Mitre Road Conservation Area. Views into and out of it would be obscured
- Loss of light and outlook to property on Short Street with an enclosure of garden with increased boundary wall
- Unacceptable standard of accommodation proposed with limited outlook and short face to face distances
- The quality of the architecture and design is a result of too much development being put onto the site
- Overdevelopment of the site
- Loss of character within Burrows Mews
- Loss of light and privacy to dwellings within Burrows Mews
- Insufficient parking provided
- The proposed communal gardens should be made public to increase greenspace in the neighbourhood
- Loss of light and privacy to dwellings on The Cut to the north
- The introduction of commercial units will increase noise and disturbance
- Insufficient greenspace/trees/garden space proposed.

156. 1 letter of comment was received from a neighbouring resident noting the good level

of consultation and current good relationship with the developer and builders.

157. Following re-consultation in February 2016 on the amended plans 4 representations were received from those residents who had previously commented. 3 of these reiterated the former objections. 1 representation confirmed that their previous objections and concerns had been overcome as a result of the amendments proposed.
158. A representation from the Octavia Hill Residents Association has also been received. This raised concerns about the proximity to the adjacent Conservation Area, the height of the development, the loss of light to neighbouring dwellings and parking/delivery arrangements.

Historic England

159. Made no comments and did not consider that they should be notified given the proposal.

Environment Agency

160. Raised no objections subject to the inclusion of recommended conditions. Without these conditions, the proposed development on this site may pose an unacceptable risk to the environment.

Thames Water

161. Raised no objections and recommend the inclusion of conditions and informatives.

London Borough of Lambeth

162. No objections received.

Transport Planning

163. Raised no objections and note that the access, tracking, cycle parking and disabled parking are acceptable.

Ecology officer

164. Recommended conditions with regard to green roofs, bird boxes and native planting.

Flood and Drainage Team

165. Raised concerns with regard to sleeping accommodation being provided at lower ground floor level. Recommends a condition with regard to surface water run-off.

Human rights implications

166. 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.
167. This application has the legitimate aim of providing 60 residential units and 852sqm of B1/A1/A2/D1 floorspace. 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/1232-B Application file: 15/AP/3024 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5452 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation
Appendix 4	Computer generated images

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Amy Lester, Senior Planning Officer	
Version	Final	
Dated	12 May 2016	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director Finance and Governance	No	No
Strategic Director Environment and Leisure	No	No
Strategic Director Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		12 May 2016

Consultation undertaken

Site notice date: 11/09/2015

Press notice date: 03/09/2015

Case officer site visit date: 11/09/2015

Neighbour consultation letters sent: 09/09/2015

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
Historic England
London Borough of Lambeth
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

21 Ufford Street London se18qd	Flat 13 Styles House SE1 8DF
41a The Cut London SE1 8LF	Flat 12 Styles House SE1 8DF
39a The Cut London SE1 8LF	Flat 15 Styles House SE1 8DF
51c The Cut London SE1 8LF	Flat 18 Styles House SE1 8DF
41b The Cut London SE1 8LF	Flat 17 Styles House SE1 8DF
45a The Cut London SE1 8LF	Flat 16 Styles House SE1 8DF
43b The Cut London SE1 8LF	Flat 33 Styles House SE1 8DF
43a The Cut London SE1 8LF	Flat 32 Styles House SE1 8DF
41c The Cut London SE1 8LF	Flat 31 Styles House SE1 8DF
St Andrews Vicarage Short Street SE1 8LJ	Flat 34 Styles House SE1 8DF
Flat 3 Milton House SE1 8LH	Flat 37 Styles House SE1 8DF
43c The Cut London SE1 8LF	Flat 36 Styles House SE1 8DF
49c The Cut London SE1 8LF	Flat 35 Styles House SE1 8DF
47c The Cut London SE1 8LF	Flat 27 Styles House SE1 8DF
45c The Cut London SE1 8LF	Flat 26 Styles House SE1 8DF
3 Ring Court The Cut SE1 8LB	Flat 25 Styles House SE1 8DF
2 Ring Court The Cut SE1 8LB	Flat 28 Styles House SE1 8DF
1 Ring Court The Cut SE1 8LB	Flat 30 Styles House SE1 8DF
4 Ring Court The Cut SE1 8LB	Flat 3 Styles House SE1 8DF
79-80 Blackfriars Road London SE1 8HA	Flat 29 Styles House SE1 8DF
6 Ring Court The Cut SE1 8LB	Flat 11 Styles House SE1 8DF
5 Ring Court The Cut SE1 8LB	First Floor 88-89 Blackfriars Road SE1 8HA
47b The Cut London SE1 8LF	Studio Flat Ground Floor 77 Blackfriars Road SE1 8HA
47a The Cut London SE1 8LF	92 Blackfriars Road London SE1 8HW
45b The Cut London SE1 8LF	Second Floor 88-89 Blackfriars Road SE1 8HA
49a The Cut London SE1 8LF	Ground Floor Flat 86 Blackfriars Road SE1 8HA
51b The Cut London SE1 8LF	Fourth Floor 88-89 Blackfriars Road SE1 8HA

51a The Cut London SE1 8LF
 49b The Cut London SE1 8LF
 Flat 2 Milton House SE1 8LH
 Flat 47 Styles House SE1 8DF
 Flat 46 Styles House SE1 8DF

 Flat 45 Styles House SE1 8DF
 Flat 48 Styles House SE1 8DF
 Flat 50 Styles House SE1 8DF
 Flat 5 Styles House SE1 8DF
 Flat 49 Styles House SE1 8DF
 Flat 40 Styles House SE1 8DF
 Flat 4 Styles House SE1 8DF
 Flat 39 Styles House SE1 8DF
 Flat 41 Styles House SE1 8DF
 Flat 44 Styles House SE1 8DF
 Flat 43 Styles House SE1 8DF
 Flat 42 Styles House SE1 8DF
 Flat 9 Styles House SE1 8DF
 Flat 8 Styles House SE1 8DF
 Flat 7 Styles House SE1 8DF
 Flat 1 Milton House SE1 8LH
 49 The Cut London SE1 8LF
 Flat 53 Styles House SE1 8DF
 Flat 52 Styles House SE1 8DF
 Flat 51 Styles House SE1 8DF
 Flat 54 Styles House SE1 8DF
 Flat 6 Styles House SE1 8DF
 Flat 56 Styles House SE1 8DF
 Flat 55 Styles House SE1 8DF
 Flat 8 84 Blackfriars Road SE1 8HA
 Flat 7 84 Blackfriars Road SE1 8HA
 Flat 6 84 Blackfriars Road SE1 8HA
 Basement Flat 77 Blackfriars Road SE1 8HA
 Fourth Floor Flat 1 The Cut SE1 8JZ
 Flat D 33 The Cut SE1 8LF
 Basement Flat 81 Blackfriars Road SE1 8HA
 Flat 1c 1 The Cut SE1 8JZ
 Flat 1b 1 The Cut SE1 8JZ
 Flat 1 84 Blackfriars Road SE1 8HA
 Flat 2 84 Blackfriars Road SE1 8HA
 Flat 5 84 Blackfriars Road SE1 8HA
 Flat 4 84 Blackfriars Road SE1 8HA
 Flat 3 84 Blackfriars Road SE1 8HA
 St Andrews Church Hall 4-15 Short Street SE1 8LJ
 8 Boundary Row London SE1 8HP
 Basement And Part Ground Floor 88-89 Blackfriars Road SE1 8HA
 Basement And Rear Of 25 Short Street SE1 8LJ
 First Floor 33 The Cut SE1 8LF
 Basement And Ground Floor 33 The Cut SE1 8LF
 Ground Floor 25 Short Street SE1 8LJ
 Third Floor Flat 81 Blackfriars Road SE1 8HA
 Second Floor Flat 81 Blackfriars Road SE1 8HA
 Ground Floor Flat 81 Blackfriars Road SE1 8HA
 7 Ring Court The Cut SE1 8LB
 Ground Floor 74 Blackfriars Road SE1 8HA
 9 Ring Court The Cut SE1 8LB
 8 Ring Court The Cut SE1 8LB
 First Floor Flat 81 Blackfriars Road SE1 8HA
 41 The Cut London SE1 8LF
 3-11 The Cut London SE1 8JZ
 2 Burrows Mews London SE1 8LD
 2-6 Boundary Row London SE1 8HP
 1 The Cut London SE1 8JZ
 37 The Cut London SE1 8LF
 87 Blackfriars Road London SE1 8HA
 Company Wine Bar 53 The Cut SE1 8LF
 47 The Cut London SE1 8LF
 39 The Cut London SE1 8LF
 51 The Cut London SE1 8LF
 Flat C 33 The Cut SE1 8LF
 Third Floor Flat 77 Blackfriars Road SE1 8HA
 Ground Floor Flat 77 Blackfriars Road SE1 8HA
 First Floor Flat 1 The Cut SE1 8JZ
 Second Floor Flat 77 Blackfriars Road SE1 8HA
 First Floor Flat 77 Blackfriars Road SE1 8HA
 53c The Cut London SE1 8LF
 53b The Cut London SE1 8LF
 53a The Cut London SE1 8LF

 Third Floor 88-89 Blackfriars Road SE1 8HA
 Ground Floor 19 Short Street SE1 8LJ
 Part 2 35 The Cut SE1 8LF
 Part 1 35 The Cut SE1 8LF
 Part First Floor And Part Second Floor St Andrews Church
 Hall SE1 8LJ
 Living Accommodation 72 Blackfriars Road SE1 8HA
 Part Second Floor St Andrews Church Hall SE1 8LJ
 Part First Floor St Andrews Church Hall SE1 8LJ
 85 Blackfriars Road London SE1 8HA
 90 Blackfriars Road London SE1 8HW
 Flat 10 Styles House SE1 8DF
 Flat 1 Styles House SE1 8DF
 21 Short Street London SE1 8LJ
 78 Blackfriars Road London SE1 8HF
 25 The Cut London SE1 8LF
 The Ring 72 Blackfriars Road SE1 8HA
 66 The Cut Lambeth SE1
 80 The Cut Lambeth SE1
 82 The Cut Lambeth SE1
 84 The Cut Lambeth SE1
 86 The Cut Lambeth SE1
 65 Mitre Road Lambeth SE1
 66 Mitre Road Lambeth SE1
 67 Mitre Road Lambeth SE1
 68 Mitre Road Lambeth SE1
 69 Mitre Road Lambeth SE1
 70 Mitre Road Lambeth SE1
 72 Mitre Road Lambeth SE1
 74 Mitre Road Lambeth SE1
 76 Mitre Road Lambeth SE1
 80 Mitre Road Lambeth SE1
 82 Mitre Road Lambeth SE1
 84 Mitre Road Lambeth SE1
 86 Mitre Road Lambeth SE1
 88 Mitre Road Lambeth SE1
 90 Mitre Road Lambeth SE1
 92 Mitre Road Lambeth SE1
 94 Mitre Road Lambeth SE1
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 98 Mitre Road Lambeth SE1
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 104 Mitre Road Lambeth SE1
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 112 Mitre Road Lambeth SE1
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 6 Mitre Road SE1
 7 Mitre Road SE1
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 49 Mitre Road SE1
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 56 Mitre Road SE1
 57 Mitre Road SE1
 58 Mitre Road SE1
 59 Mitre Road SE1
 60 Mitre Road SE1
 61 Mitre Road SE1
 62 Mitre Road SE1
 63 Mitre Road SE1
 64 Mitre Road SE1
 56 Ufford Street SE1
 57 Ufford Street SE1
 58 Ufford Street SE1
 59 Ufford Street SE1
 1 Ufford Street SE1

1 Burrows Mews London SE1 8LD	3 Ufford Street SE1
Flat B 33 The Cut SE1 8LF	2 Ufford Street SE1
Flat A 33 The Cut SE1 8LF	4 Ufford Street SE1
Flat 38 Styles House SE1 8DF	5 Ufford Street SE1
Flat 7 Theatre View Apartments SE1 8LJ	6 Ufford Street SE1
Flat 6 Theatre View Apartments SE1 8LJ	7 Ufford Street SE1
Flat 5 Theatre View Apartments SE1 8LJ	8 Ufford Street SE1
Flat 8 Theatre View Apartments SE1 8LJ	9 Ufford Street SE1
Flat 11 Theatre View Apartments SE1 8LJ	10 Ufford Street SE1
Flat 10 Theatre View Apartments SE1 8LJ	11 Ufford Street SE1
Flat 9 Theatre View Apartments SE1 8LJ	12 Ufford Street SE1
Flat A 1c Burrows Mews SE1 8LD	13 Ufford Street SE1
Flat D 1c Burrows Mews SE1 8LD	14 Ufford Street SE1
Flat C 1c Burrows Mews SE1 8LD	15 Ufford Street SE1
Flat 1 Theatre View Apartments SE1 8LJ	16 Ufford Street SE1
Flat 4 Theatre View Apartments SE1 8LJ	17 Ufford Street SE1
Flat 3 Theatre View Apartments SE1 8LJ	18 Ufford Street SE1
Flat 2 Theatre View Apartments SE1 8LJ	19 Ufford Street SE1
First Floor Front 82-83 Blackfriars Road SE1 8HA	20 Ufford Street SE1
Third Floor 82-83 Blackfriars Road SE1 8HA	22 Ufford Street SE1
Second Floor 82-83 Blackfriars Road SE1 8HA	23 Ufford Street SE1
Ground Floor 82-83 Blackfriars Road SE1 8HA	24 Ufford Street SE1
Flat 37 The Cut SE1 8LF	25 Ufford Street SE1
Flat 6 6 Burrows Mews SE1 8LD	26 Ufford Street SE1
2a Burrows Mews London SE1 8LD	27 Ufford Street SE1
Flat 14 Theatre View Apartments SE1 8LJ	28 Ufford Street S.E.1
Flat 13 Theatre View Apartments SE1 8LJ	29 Ufford Street SE1
Flat 12 Theatre View Apartments SE1 8LJ	30 Ufford Street SE1
5 Burrows Mews London SE1 8LD	10 Chaplin Close SE1
First Floor Rear 82-83 Blackfriars Road SE1 8HA	11 Chaplin Close SE1
Fourth Floor 82-83 Blackfriars Road SE1 8HA	12 Chaplin Close SE1
Basement 82-83 Blackfriars Road SE1 8HA	13 Chaplin Close SE1
Flat B 1c Burrows Mews SE1 8LD	14 Chaplin Close SE1
Flat C 35a The Cut SE1 8LF	15 Chaplin Close SE1
Flat D 35a The Cut SE1 8LF	16 Chaplin Close SE1
Flat 3 Garrett House SE1 8LD	17 Chaplin Close SE1
Flat 1 75-76 Blackfriars Road SE1 8HA	18 Chaplin Close SE1
Flat 4 75-76 Blackfriars Road SE1 8HA	19 Chaplin Close SE1
Flat 3 75-76 Blackfriars Road SE1 8HA	20 Chaplin Close SE1
Flat 2 75-76 Blackfriars Road SE1 8HA	21 Chaplin Close SE1
35b The Cut London SE1 8LF	22 Chaplin Close SE1
Ground Floor 85 Blackfriars Road SE1 8HA	23 Chaplin Close SE1
Basement 75-76 Blackfriars Road SE1 8HA	24 Chaplin Close SE1
School House Southwark College SE1 8LE	25 Chaplin Close SE1
Flat 2 Garrett House SE1 8LD	26 Chaplin Close SE1
Flat 1 Garrett House SE1 8LD	27 Chaplin Close SE1
Flat 4 Garrett House SE1 8LD	28 Chaplin Close SE1
Flat 1 86 Blackfriars Road SE1 8HA	29 Chaplin Close SE1
First Floor Second Floor And Third Floor Flat 74 Blackfriars Road SE1 8HA	30 Chaplin Close SE1
Flat 5 6 Burrows Mews SE1 8LD	31 Chaplin Close SE1
Flat 2 86 Blackfriars Road SE1 8HA	32 Chaplin Close SE1
Flat 5 86 Blackfriars Road SE1 8HA	33 Chaplin Close SE1
Flat 4 86 Blackfriars Road SE1 8HA	34 Chaplin Close SE1
Flat 3 86 Blackfriars Road SE1 8HA	35 Chaplin Close SE1
Ground Floor 17 Short Street SE1 8LJ	36 Chaplin Close SE1
1c Burrows Mews London SE1 8LD	37 Chaplin Close SE1
Flat 5 75-76 Blackfriars Road SE1 8HA	37 Chaplin Close SE1
Flat 1 6 Burrows Mews SE1 8LD	38 Chaplin Close SE1
Flat 4 6 Burrows Mews SE1 8LD	42 The Cut SE1
Flat 3 6 Burrows Mews SE1 8LD	44 The Cut SE1
Flat 2 6 Burrows Mews SE1 8LD	46 The Cut SE1
Flat 20 Styles House SE1 8DF	48 The Cut SE1
Flat 2 Styles House SE1 8DF	40 The Cut SE1
Flat 19 Styles House SE1 8DF	42 The Cut SE1
Flat 21 Styles House SE1 8DF	38 The Cut SE1
Flat 24 Styles House SE1 8DF	36 The Cut SE1
Flat 23 Styles House SE1 8DF	35a The Cut London SE1 8LF
Flat 22 Styles House SE1 8DF	33c The Cut London SE1 8LF
Flat 14 Styles House SE1 8DF	Flat 10, Stopher House Webber Street SE1 ORE
	Theatre View Short Street SE1 8LJ

Re-consultation: 22/02/2016

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
Historic England
Thames Water - Development Planning

Neighbours and local groups

Flat 10, Stopher House Webber Street SE1 0RE
Flat 13 Theatre View Apartments SE1 8LJ
Flat 3 6 Burrows Mews SE1 8LD
Theatre View Short Street SE1 8LJ
21 Short Street London SE1 8LJ
21 Ufford Street London SE1 8QD
33c The Cut London SE1 8LF
35a The Cut London SE1 8LF
41b The Cut London SE1 8LF
49 The Cut London SE1 8LF
5 Burrows Mews London SE1 8LD
8 Ufford Street SE1
85 Blackfriars Road London SE1 8HA