

<b>Item No.</b> 7.2	<b>Classification:</b> OPEN	<b>Date:</b> 14 December 2016	<b>Meeting Name:</b> Planning Sub-Committee B
<b>Report title:</b>	<b>Development Management planning application:</b> Council's own development Application 16/AP/3968 for: Full Planning Permission  <b>Address:</b> LAND TO NORTH SIDE OF HILLINGDON STREET AT JUNCTION WITH PELIER STREET, BOUNDED TO EAST BY RAILWAY VIADUCT AND WEST BY PELIER PARK, LONDON SE17  <b>Proposal:</b> Construction of a seven-storey residential development containing 17 dwellings for social rent, consisting of 4 x 1 bed flats, 9 x 2 bed flats and 4 x 3 bed flats.		
<b>Ward(s) or groups affected:</b>	Newington		
<b>From:</b>	Director of Planning		
<b>Application Start Date</b> 27/09/2016		<b>Application Expiry Date</b> 27/12/2016	
<b>Earliest Decision Date</b> 30/11/2016			

## RECOMMENDATION

1. Grant Planning permission subject to Planning Obligations Agreement and conditions.

## BACKGROUND INFORMATION

### Site location and description

2. The application site is a piece of land between the north-south railway viaduct between Elephant and Castle and Loughborough Junction, and Pelier Park. The site is currently enclosed behind hoardings, and has in the past contained a car wash and a scrap yard. There is an existing scaffold and corrugated plastic canopy structure over an area to the east of the site, adjacent to the viaduct and covering the entrance to some arches. The surrounding area has a predominantly residential character, with some low key industrial uses adjacent to the rail viaduct. There is also a public house (Sir Robert Peel) to the west of the site.
3. The site is designated within the Core Strategy Proposals Map as follows:  
Air Quality Management Area  
Urban Density Zone  
Flood Risk Zone 3  
PTAL 5 (High access to Public Transport)  
Controlled Parking Zone
4. There are no designated heritage assets on or near to the site. Pelier Park, which borders the northern and western boundaries of the site is protected open space, designated as Other Open Space, OS84 in the Core Strategy Proposals Map.

### **Details of proposal**

5. The proposal consists of the construction of a seven-storey residential development containing 17 dwellings for social rent, consisting of 4 x 1 bed flats, 9 x 2 bed flats and 4 x 3 bed flats. A three and two bed duplex would be split across ground and first floor with an additional three bed flat at first floor. two x two beds and one x one bed would be on floors 2-5 and two x three bed units would be provided at sixth floor level.
6. Cycle and refuse storage are proposed at ground floor level as well as a plant machine room which would partially extend into a lower ground floor of the building.
7. The proposed materials would consist of a facing brick work as the main material with soldier brick courses and circular brick columns. The windows and doors would consist of aluminium composite material with steel balustrades to the balconies.

### **Planning history**

8. 11/EN/0062 Enforcement type: Unauthorised building works (UBW) - motor mechanics operating in archway under bridge Sign-off date 04/07/2012 Sign-off reason: Final closure - breach immune (FCBI)
9. 14/EN/0356 Enforcement type: Change of use (COU) - Unauthorised industrial use. Sign-off date 29/10/2014 Sign-off reason: Final closure - no breach of control (FCNB)
10. 13/AP/3300 for: Outline Planning Permission was granted for the erection of a Four storey development of 7 dwellings comprising 5 x 1 bed flats and 2 x 3 bed flats (outline application with access, appearance, landscaping, layout and scale reserved for future consideration).

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

11. 1-9 Pelier Street - Planning permission was granted in 2001 for the continued use of site and arch for car repairs. (This site is further south of the application site).
12. 11-13 Dartford Street - 08-AP-1382 - Conversion of archway and land adjacent to viaduct to form a live/work unit with the commercial component within the archway.

## **KEY ISSUES FOR CONSIDERATION**

### **Summary of main issues**

13. The main issues to be considered in respect of this application are:
  - a) the principle of the land use.
  - b) the impact on the character and appearance of the streetscene and conservation area setting.
  - c) the impact on the amenity of neighbouring occupiers (including adjacent park).
  - d) the quality of accommodation for future occupiers.
  - e) the impact on the transport network.

## **Planning policy**

### **14. National Planning Policy Framework (the Framework)**

Section 1 – Building a strong, competitive economy  
Section 4 – Promoting sustainable transport  
Section 6 – Delivering a wide choice of high quality homes  
Section 7 – Requiring good design  
Section 8 – Promoting healthy communities  
Section 11 – Conserving and enhancing the natural environment  
Section 12 – Conserving and enhancing the historic environment

### **15. The London Plan 2016**

2.9 Inner London  
3.1 Equal life chances for all  
3.2 Improving health and assessing health opportunities for all  
3.3 Increasing housing supply  
3.4 Optimising housing potential  
3.5 Quality and design of housing developments  
3.6 Children and young peoples play and informal recreation facilities  
3.8 Housing choice  
3.9 Mixed and balanced communities  
3.10 Definition of affordable housing  
3.11 Affordable housing targets  
3.13 Affordable housing thresholds  
5.1 Climate change mitigation  
5.2 Minimising carbon dioxide emission  
5.3 Sustainable design and construction  
5.7 Renewable energy  
5.10 Urban greening  
5.11 Green roofs and development site environs  
5.13 Sustainable drainage  
5.14 Water quality and waste water infrastructure  
5.15 Water use and supplies  
5.17 Waste capacity  
5.18 Construction, excavation and demolition waste  
5.21 Contaminated land  
6.3 Assessing effects of development on transport capacity  
6.5 Funding Crossrail and other transport initiative  
6.9 Cycling  
6.10 Walking  
6.13 Parking  
7.1 Building London's neighbourhoods and communities  
7.2 An inclusive environment  
7.3 Designing out crime  
7.4 Local Character  
7.5 Public Realm  
7.6 Architecture  
7.14 Improving air quality  
7.15 Reducing noise and enhancing soundscapes  
8.1 Implementation  
8.2 Planning obligations  
8.3 Community Infrastructure Levy

16. Core Strategy 2011

Strategic Policy 1 - Sustainable Development  
Strategic Policy 2 – Sustainable transport  
Strategic Policy 11 'Open Spaces and Wildlife'  
Strategic Policy 12 - Design and Conservation  
Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

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

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 of accommodation  
Policy 3.13 Urban design  
Policy 3.14 Designing out crime  
Policy 3.18 Setting of Listed Buildings, conservation areas and World Heritage Sites  
Policy 3.27 Other Open Space  
Policy 4.2 Quality of residential accommodation  
Policy 4.3 Mix of dwellings  
Policy 4.4 Affordable housing  
Policy 4.5 Wheelchair affordable housing  
Policy 5.2 Transport impacts  
Policy 5.3 Walking and Cycling  
Policy 5.6 Car parking  
Policy 5.7 Parking standards for disabled people

18. 2015 Technical Update to the Residential Design Standards [SPD] 2011

Summary of neighbour consultation responses

19. A total of 12 objections have been received to the proposed development. The objections have been raised on the following grounds:
- Height and massing inappropriate within this location. No set backs proposed.
  - Building 3 times higher than surrounding buildings.
  - Out of character with the surrounding area.
  - Overbearing impact of the building as it is too tall.
  - Impacts on the neighbours amenities by way of overshadowing of the park and allotments.
  - Overshadowing study not undertaken of the park.

Overlooking into the park.

- Over dense.
- Impacts on the setting of the Sutherland Square conservation area and listed buildings.
- detrimental impact upon the neglected Pelier Park which is already in need of investment, lack of natural light and poor access,
- A building in that site of more than 5 levels, will impact in terms of light and shadow in the Pelier Park and in surround buildings.

20. Response: These comments are addressed in the main body of the report below.

None planning related comments

21. Number of related documents obstructs objectors from commenting on the development of historic Pelier Park, while nearby sites fall into disrepair.

Response: *The number of documents relates to either statutory or local validation requirements for major planning applications.*

22. Block view of the shard

Response: *The shard does not sit within any protected views and as such is not a material planning consideration.*

23. Plans and images misleading:

Response: *The plans and elevations are all accurate and in accordance with the provided scales.*

**Principle of development**

24. The application site is a currently unoccupied brownfield site and is enclosed by a site hoarding; however its previous use appears to have been within a commercial B class use. However, the site is not on a classified road, in the Central Activity Zone, within a Public Transport Accessibility Zone, or Strategic Cultural Area, therefore policy 1.4 which assesses the loss of employment sites does not apply in this case. The area is predominantly residential; therefore a residential development would be an acceptable addition to the area.
25. The proposed density of 1541 habitable rooms per hectare (hrph) would exceed that normally recommended within the urban zone (200 – 700) where the site has a PTAL of 4. However, policy notes that maximum density guidelines may be exceeded where developments show an exemplary standard of design and would provide new residential units of a high quality of accommodation.
26. The proposal does provide new residential units which significantly exceed minimum floorspace; provide bulk storage; include a predominance of dual and triple aspect units; good daylight and exceed minimum ceiling heights in accordance with Residential Design Guidance. As such officers are satisfied that the development does not exhibit the usual signs of overdevelopment with the provision of high quality residential units with outdoor amenity space for each of the units. As such, officers are satisfied that the density of the site is considered appropriate in this instance.

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

### Overlooking into the surrounding properties

27. The closest properties to the north of the site are approximately 95m away and as such no impacts would be had in overlooking terms on these properties. The properties to the west of the site would also be approximately 33m away from the property and again no impacts would be expected.
28. The property at 11-13 Dartford Street would be approximately 13m away; however there do not appear to be any habitable windows directly facing the proposed development. Notwithstanding this, the proposal would be in excess of 12m (when across a road) from this property and as such would be compliant with the guidance contained within the Residential Design Standards. With regards to the properties on the corner of Pelier Street and Langdale Close, these are approximately 23m away and any windows would also be at a splayed angle to the proposal, as such there would again be no direct overlooking that would occur.

### Daylight impacts on the proposal

29. The applicants have provided a daylight and sunlight assessment which looks at how the proposed development would impact on the surrounding residential properties. The properties that would be most affected are along Langdale Close (1, 2 4 and 7), at 11-13 Dartford Close and at 41-43 Fielding Street and as such the assessment looks at the likely impacts on these properties.
30. The British Research Establishment (BRE) guidelines 'Site Layout Planning and Daylight and Sunlight' (2011) has been used to assess the impact on daylight and sunlight. The daylight assessment uses the Vertical Sky Component (VSC) methods. Absolute VSC considers the potential for daylight by calculating the angle of vertical sky at the centre of each of the residential windows which look towards the site. The BRE target figure for VSC is 27% or greater to maintain good levels of daylight (the maximum value being 40% for a completely unobstructed wall).
31. The BRE advises that acceptable levels of daylight can still be achieved if VSC levels are within 0.8 (or 80%) of their original value. Any greater loss (i.e. loss of 20% or more) would mean there would be a noticeable reduction in the amount of daylight received.
32. The results show that only two of the windows would fall short of the tests in relation to the VSC calculations and both of these would be within the live/work property at 11-13 Dartford Street. In such cases where the VSC tests indicate that a development may have the potential for causing daylight impacts at neighbouring properties, it is suggested that a more detailed Average Daylight Factor (ADF) can be used as an additional assessment whilst also looking at the no sky line assessment impacts of the scheme.
33. In terms of the no sky line assessment, the BRE guidance outlines that the area of the working plane within the room that has the view of the sky should not be reduced by 0.8 times its former result prior to the new development. In this instance, all of the rooms which have potential to be affected by the development have been tested here and results note that all of the rooms would comply with this test and as such there would be no noticeable impacts on the occupants of each of the rooms within the adjacent properties.
34. Further to this, the applicants have also provided an Average Daylight Factor assessment. The ADF test takes into account the size and number of windows serving each room and therefore allows a more quantitative assessment to be undertaken.

35. The applicants assessments outline that the two rooms which showed shortfalls under the VSC analysis would retain in excess of the minimum target for the particular rooms use as there are multiple windows within this affected room. As such, the overall light into all of the habitable rooms surrounding the development would not result in any significant daylight impacts on the surrounding properties.

#### Sunlight impacts

36. The applicant's assessment of the impacts on sunlight identifies that all of the individual windows pass the relevant Annual Probable Sunlight Hours assessment and consequently no impacts would be expected on any of the surrounding properties access to sunlight.

#### Overshadowing of Pelier Street Park and surrounding gardens

37. A number of objections raise concerns in relation to how the development would impact on the park and the surrounding residents' enjoyment of this space.
38. Guidance published by the Building Research Establishment (BRE) suggests that where new development may affect one or more amenity areas, analysis can be undertaken to quantify the loss of sunlight resulting from overshadowing. This is relevant to the impact of the new proposals on Pelier Park. The BRE Guidelines recommend that for a garden or amenity area to appear adequately sunlit throughout the year, and outlines that at least 50% of the park should receive two or more hours of sunshine on 21 March.
39. The applicants have provided an overshadowing study within the Design and Access statement that illustrates that over 50% of the park will continue to receive in excess of two or more hours of sunshine on 21st March and would continue to provide good levels of direct sunlight into the park throughout the year, both during summer and winter solstice.
40. The applicant's daylight and sunlight report outlines that the access to sunlight into the surrounding residential gardens would not result in a noticeable impact in terms of overshadowing into the surrounding gardens.
41. As such the proposal would be in accordance with the BRE guidance in relation to overshadowing amenity space and as such officers are satisfied that the impacts on the amenities of the surrounding residents and users of the park would not be significantly impacted upon to an extent to warrant refusal of planning permission.

#### **Quality of Accommodation**

42. In terms of the dwelling mix of the proposal, it would provide 4 x 1 bed units (24 %), 9 x 2 bed units (52 %) and 4 x 3 bed (% 24%). This mix is in accordance with strategic policy 7 which requires at least 60% of units to have 2 or more bedrooms and at least 20% of units to have 3 bedrooms or more and as such is acceptable in this regard.
43. The proposal would provide 100% of affordable housing (social rent), the Core Strategy outlines that within the Newington Ward at least 35% of new units must be affordable and there is no restriction on the amount of private housing that is required and as such the proposal is considered policy compliant in this regard.
44. The development exceeds the minimum floor space standards in terms of overall flat sizes but also in relation to each individual room. All of the flats have at least dual aspect and tests have been carried out on the sunlight and daylight within the proposed accommodation and meet the BRE guidelines. The schedule of

accommodation (expressed as Gross Internal Area) is set out below:

Unit	Floor area (sqm) (national standard in brackets)	Amenity space (sqm)
G.01 (2b/4p duplex)	90.01 (79)	10.5
G.02 (3b/5p duplex)	102 (93)	10.7
1.01 (3b/5p)	97.3 (86)	9.4
2.01 (2b/4p)	70.3 (70)	10.7
2.02 (1b/2p)	51 (50)	11.4
2.03 (2b/4p)	70.1 (70)	14.2
3.01 (2b/4p)	70.3 (70)	10.7
3.02 (1b/2p)	51 (50)	11.4
3.03 (2b/4p)	70.1 (70)	14.2
4.01 (2b/4p)	70.3 (70)	10.7
4.02 (1b/2p)	51 (50)	11.4
4.03 (2b/4p)	70.1 (70)	14.2
5.01 (2b/4p)	70.3 (70)	10.7
5.02 (1b/2p)	51 (50)	11.4
5.03 (2b/4p)	70.1 (70)	14.2
6.01 (3b/5p)	99.3 (86)	22.1
6.02 (3b/5p)	94.9 (86)	14.2

45. Only one unit falls shy of the requirements for outdoor amenity space and as this shortfall is a very modest, and as such the proposal provides a very high quality of accommodation for each of the individual units.
46. However, it is noted that no communal outdoor amenity has been provided within the development. Further to this, it is also noted that there is no provision for children's play space within the development which would normally be required by the London Plan.
47. The development would have some potential to provide external amenity space and play space at roof level, however this area has been designated for the use of PV panels in order to meet the London Plan energy targets. Given that the site is directly adjacent to a good sized, and well equipped local park, it is unlikely that a roof terrace would be used to its full capacity and as such the most efficient use of this land would be to use this area for meeting the London Plan's energy targets. Notwithstanding this, a contribution in accordance with the Councils Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD for the shortfall of both play space and communal amenity space can be agreed as part of the planning obligations agreement sought alongside this application which would allow for funding to be used on projects to improve facilities within Pelier Street Park.
48. The site is constrained physically by Pelier Park to the north and west; MOT centre to the east; and Dartford Street to the south. The footprint of the site limits options for multiple lifts at the site and opportunities to provide on-site car parking for wheelchair users. For this reason it is proposed that the wheelchair requirement for this development will be delivered as part of the wider phase of Direct Delivery programme. The applicants have provided a letter of confirmation that this would be provided within another scheme and as such a clause can be added into the obligations agreement to confirm this provision.
49. Overall the accommodation is considered to be of a very high quality and would positively contribute to the provision of new affordable housing which helps meet the Councils wider 11,000 new homes targets.



## **Transport issues**

50. The site is located within a CPZ and benefits from a good PTAL Level (4), as such the applicant has proposed to provide a car free development, this is welcomed. As the site is within a CPZ, it should be noted that all occupiers of the development will be ineligible from obtaining an on street parking permit.
51. Disabled Parking - The applicant has not proposed to provide any on street disabled parking. Transport Policy do not object to this proposal. However, it should be noted that the existing on street disabled bay can not be tied to this development and as such there would be no provision of disabled parking has been provided as a result of this proposal. As noted above, no disabled units have been proposed here due to the site constraints and as such no concerns are raised in this regards.
52. Cycle storage - The applicant has proposed to provide 31 cycle spaces within the building at ground floor level which is in line with the London Plan requirements. These cycle spaces are proposed by way of double stackers. Given the site constraints of the relatively small footprint of the site, this type of cycle storage is considered appropriate and it would be secure, accessible and weatherproof. A compliance condition requiring the cycle storage shown on plan is proposed plans shall be provided prior to occupation.
53. Servicing - The applicant has stated that all servicing will be undertaken from on street in accordance with the existing arrangements for other properties. As the proposal relates to a residential building, the level of servicing is likely to relate to refuse and recycling and any building maintenance that may be required. As there would be a limited amount of journeys proposed, no concerns are raised in relation to servicing from the street.
54. A large area on the ground floor has been provided for refuse purposes and this area is considered appropriate as it would contain sufficient refuse capacity and would also be readily accessible for on street servicing. A compliance condition recommending that the refuse area is provided as shown on plan is proposed plans.

## **Design issues**

55. The footprint of the building uses almost all of the land available on the site and is therefore very efficient. With the possible exception of a small commercial garage use between the site and the railway viaduct to the east, there are no developable sites adjacent to the site. This development will not therefore compromise development on adjacent sites.
56. In response to the open location of the site, the development is built as a freestanding pavilion of seven storeys in height. This is higher than the low rise and longitudinal buildings that characterise the rest of the Pelier Estate but is justified by its separation from surrounding development and its prominent position by the Park. In addition, the buildings fairly small footprint will ensure that the building, despite its height, is not bulky or overly dominant. Instead it will read as a slim landmark that marks the gateway to the Park.
57. The building is designed and detailed as a three dimensional freestanding object. It has an interesting wedged 'lozenge' footprint imparted by the shape of the site. Whilst this could add in bit of drama to the composition, in reality it is not likely to be very noticeable.

58. Directionality is added by tiers of very assertive round brick columns as oversized props separated by brick edged balconies/ extruded floor slabs on the prominent north and south elevations. The upper tier of this arrangement is higher than the rest, to provide a classical top to this composition. All of this will add depth and modelling to these facades.
59. The flank facades are, as a deliberate contrast, rather more flat, but with a fashionable arrangement of full height windows separated by brick soldier courses at the floor zones. The soldier courses line through with the edges of the balconies to form continuous bands round the building.
60. Additional emphasis is given to the overall composition by the choice of only one material for the facades of the building- brick. Even the soffit's of the balconies will be tiled with brick slips. Other materials, for instance the balcony railings, are played down on order to emphasise the strong architecture of the building and this approach provides a strong and robust building which suits the 'island' site and compliments the surrounding area effectively.
61. Overall, and despite its relatively small size and bulk, the building will read as quite a powerful and assertive piece of architecture. The detailed construction details have been included as a part of the planning package and add comfort in this regard.
62. For the above reasons, officers are of the view that the design approach, including the bulk, massing and detailed design are considered appropriate in this instance and thus the building is acceptable in design terms.

#### **Impacts on the setting of listed buildings/conservation areas.**

63. The site is situated between 70-80m south of the Sutherland Square Conservation area, as well as from the rear of a group of listed buildings also situated within the aforementioned conservation area. Objections and comments have been raised in relation to the potential impacts of the scheme on the setting of the nearby heritage assets.
64. The significance of the Sutherland Square conservation area and the listed buildings which lie within it, is with the significant architectural and historic quality of the square as a whole. An objection has been raised that no verified views have been provided as part of the application to assess the impacts of the proposal on the setting of the conservation area and Grade II listed buildings within the square.
65. Officers are satisfied that given the distance from the centre of the square, any views of the proposal would be limited and as such would not amount to substantial harm on the setting and importance of the conservation area and surrounding listed buildings. As such, the application is considered to be in accordance with saved policy 3.18 of the Southwark Plan.

#### **Impact on trees**

66. Due to low to poor quality of the trees and vegetation, the site will be cleared to facilitate development with more formalised planting included within the proposal to improve amenity. The trees to be removed include:
  - T1 - T4 young to semi-mature sycamore and tree of heaven specimens, am to 7m height, 130mm to 200mm in fair to poor condition with low amenity value. The trees appear to be self-set and have the typical form and condition of industrial scrub vegetation.
  - G1 - G3 Buddleia and sycamore sapling scrub vegetation groups 3 - 4m height.

67. Officers are satisfied that these trees and vegetation are of little amenity value to the site and surrounding area and as such their loss is not resisted. A condition requiring details of hard and soft landscaping is proposed and as such this would incorporate planting to mitigate against the loss of the existing vegetation.

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

68. In accordance with the Councils Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD, the application would require to enter into a planning obligations agreement in order to fulfil the following:
69. Outdoor amenity space - The private amenity space is essentially policy compliant, however as no communal space is provided, a fee of £205 per sqm not provided (50sqm) should be provided. This amounts to £10,500.
70. Children's play space - The child yield would be 17.8 children expected from the development (for affordable units 2 per 3 bed, 1 per 2 bed and 0.2 per 1 bed) and 10sqm would normally be expected to be provided per child. As such a contribution of £151 per metre that should be provided (172sqm) is required. This amounts to a contribution of £25,972.
71. Public Realm measures - 1) Commitment to carry out a schedule of works under a section 278 agreement of the Highway Act 1980. The following works have been identified as being required:
- Repave the footway around the development including new kerbing on Dartford Street using materials in accordance with Southwark's Streetscape Design Manual.
  - Reinstall redundant crossover on Dartford Street as footway.
  - Replace any gully covers damaged during construction.
  - Provide dropped kerb at the front of the refuse bin store on Dartford Street.

#### **Sustainable development implications**

72. The London Plan target for major development prior to October 1st as outlined by the GLA requires a 35% improvement over Part L 2013 of the Building Regulations. Whilst from October 1st, the London plan requires all developments to be Carbon neutral, as the application was received and validated on 27/09/16, the Council has taken the view that any applications received prior to this date should be measured under the 35% requirement.
73. The submitted energy statement outlines that the regulated CO2 emissions are shown to achieve 35.5% lower than a Part L 2013 compliant development through the use of CHP as well as Photovoltaic Panels, which represents an annual saving of approximately 7.6 tonnes of CO2. The target for Greater London Authority and the Southwark planning policy of 35% improvement over Part L 2013 is achieved as required by the London Plan. As such, the application is considered policy compliant in sustainability and energy terms.

#### **Flood Risk**

74. No response has been received from the Environment Agency, however the Flood Risk Assessment has been viewed by the Councils Flood and Drainage team who did not raise any objections in principle, however sought further information on peak rainfall run off allowances, details of SuDS and clarification on the level of development proposed in the basement.

75. The applicants have advised that as of February 2016, the EA revised their peak rainfall run-off allowances for climate change from 30% to 20%, therefore, the 20% used in the report is correct in line with current guidance and as such is considered acceptable.
76. In terms of the SuDS proposed, the applicants have advised that as this is an outline surface water management strategy that informs detailed drainage design, and is dependent on the outcome of infiltration testing, we only outline options for managing surface water run-off on site. The strategy will, however, also be subject to infiltration testing, but this, alongside detailed drainage design, is typically undertaken after planning is awarded. As such a planning condition is proposed accordingly.
77. In terms of the basement level proposed, it relates to a very a small pre-fabricated pod which contains the cold water storage tank and is accessed by ladder from within the plant room. Given its very modest scale, it is not likely to impact on ground water flows and as such a Basement Impact Assessment is not required here.

### **Other matters**

#### CIL

78. Section 143 of the Localism Act states that any financial contribution received in terms of community infrastructure levy (CIL) is a material "local financial consideration" in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration; however the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark's CIL will provide for infrastructure that supports growth in Southwark.
79. In Southwark the Mayoral CIL was established at a rate of £35 per sqm of new development, although this is an index linked payment. The Southwark CIL rate is based on the type and location of the development and in this instance would be £200 per sqm of residential floorspace, subject to the indexation. The CIL calculations are as follows:

$$\text{MCIL} = 1610\text{sqm} \times £35 \times 275/223 = £69,490$$

$$\text{SCIL (Resi. Zone 2)} = 1610\text{sqm} \times £200 \times 275/260 = £340,577$$

#### Contamination

80. The submitted site investigation report by Ian Farmer Associates of June 2016 shows the presence of elevated concentrations of a number of contaminating substances in the soils below the site. No remediation strategy was submitted as the final design was not then available, as such conditions requiring submission of further details is recommended.

#### Air Quality

81. The submitted air quality assessment by REC, ref. AQ101479, June 2016, has predicted that the air quality objectives for nitrogen dioxide will not be achieved in the ground floor to third floor flats, such that mechanical ventilation from a high level intake will be required to achieve acceptable conditions in those flats with respect to this matter. Consequently, a condition is recommended to be included in any approval in order to provide further details of this.

## **Conclusion on planning issues**

82. The application for a new residential building within this location is acceptable in principle. The proposed design and quality of accommodation is of a very high quality and the scheme contributes new social housing dwellings to the council's 11,000 homes targets and as such provides significant public benefit. The amenity impacts on the surrounding properties and the adjacent park are also considered acceptable.
83. As such, subject to the imposition of conditions and a finalised planning obligations agreement, it is therefore recommended that outline permission be granted.

## **Community impact statement**

84. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) The 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.

## **Consultations**

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

## **Consultation replies**

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

### Summary of consultation responses

#### Statutory Consultees

87. Thames Water - No objections, subject to a condition relating to piling and surface water drainage.
88. Met Police - No objections but request a Secured by Design' condition attached to any permission.

#### Internal responses

89. Flood and Drainage team - No in principle objections, however asked for clarification on basement and run off. Additional information has been received and subject to conditions no concerns are raised.
90. Environmental Protection - No objections subject to conditions.
91. Highways team - No objections subject to the applicants entering into a S278 agreement.

92. Ecology officer - No objections subject to conditions.

### **Human rights implications**

93. 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.
94. This application has the legitimate aim of providing additional affordable dwellings. 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**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Site history file: TP/1712-29  Application file: 16/AP/3968  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 5416 Council website: www.southwark.gov.uk

### **APPENDICES**

<b>No.</b>	<b>Title</b>
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

## AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Alex Cameron, Team Leader		
Version	Final		
Dated	29 November 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 of Environment and Leisure	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		5 December 2016	

## Consultation undertaken

**Site notice date:** 07/11/2016

**Press notice date:** 13/10/2016

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

**Neighbour consultation letters sent:** 10/10/2016

### Internal services consulted:

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

### Statutory and non-statutory organisations consulted:

Environment Agency  
London Fire & Emergency Planning Authority  
Metropolitan Police Service (Designing out Crime)  
Thames Water - Development Planning

### Neighbour and local groups consulted:

25 Langdale Close London SE17 3UF  
24 Langdale Close London SE17 3UF  
23 Langdale Close London SE17 3UF  
26 Langdale Close London SE17 3UF  
29 Langdale Close London SE17 3UF  
28 Langdale Close London SE17 3UF  
27 Langdale Close London SE17 3UF  
22 Langdale Close London SE17 3UF  
8 Dartford Street London SE17 3UD  
6 Dartford Street London SE17 3UD  
4 Dartford Street London SE17 3UD  
1 Langdale Close London SE17 3UF  
21 Langdale Close London SE17 3UF  
20 Langdale Close London SE17 3UF  
2 Langdale Close London SE17 3UF  
3 Langdale Close London SE17 3UF  
4 Langdale Close London SE17 3UF  
39 Langdale Close London SE17 3UF  
38 Langdale Close London SE17 3UF  
40 Langdale Close London SE17 3UF  
54 Langdale Close London SE17 3UG  
6 Langdale Close London SE17 3UF  
5 Langdale Close London SE17 3UF  
37 Langdale Close London SE17 3UF  
32 Langdale Close London SE17 3UF  
31 Langdale Close London SE17 3UF  
30 Langdale Close London SE17 3UF  
33 Langdale Close London SE17 3UF  
36 Langdale Close London SE17 3UF  
35 Langdale Close London SE17 3UF  
34 Langdale Close London SE17 3UF  
82 Dartford Street London SE17 3UB  
80 Dartford Street London SE17 3UB  
78 Dartford Street London SE17 3UB  
84 Dartford Street London SE17 3UB  
90 Dartford Street London SE17 3UB  
88 Dartford Street London SE17 3UB  
86 Dartford Street London SE17 3UB

Flat 21 Holford House Manor Estate SE16 3NP  
Flat 14 Holford House Manor Estate SE16 3NP  
Flat 15 Holford House Manor Estate SE16 3NP  
Flat 12 Holford House Manor Estate SE16 3NP  
Flat 13 Holford House Manor Estate SE16 3NP  
Flat 16 Holford House Manor Estate SE16 3NP  
Flat 19 Holford House Manor Estate SE16 3NP  
Flat 20 Holford House Manor Estate SE16 3NP  
Flat 17 Holford House Manor Estate SE16 3NP  
Flat 18 Holford House Manor Estate SE16 3NP  
Flat 5 Mortain House Manor Estate SE16 3LU  
Flat 6 Mortain House Manor Estate SE16 3LU  
Flat 3 Mortain House Manor Estate SE16 3LU  
Flat 4 Mortain House Manor Estate SE16 3LU  
Flat 7 Mortain House Manor Estate SE16 3LU  
Flat 1 Southwell House Manor Estate SE16 3LX  
Flat 10 Southwell House Manor Estate SE16 3LX  
Flat 8 Mortain House Manor Estate SE16 3LU  
Flat 9 Mortain House Manor Estate SE16 3LU  
Flat 2 Mortain House Manor Estate SE16 3LU  
Flat 1 Mortain House Manor Estate SE16 3LU  
Flat 10 Mortain House Manor Estate SE16 3LU  
82 Camilla Road London SE16 3NJ  
84 Camilla Road London SE16 3NJ  
Flat 11 Mortain House Manor Estate SE16 3LU  
Flat 14 Mortain House Manor Estate SE16 3LU  
Flat 15 Mortain House Manor Estate SE16 3LU  
Flat 12 Mortain House Manor Estate SE16 3LU  
Flat 13 Mortain House Manor Estate SE16 3LU  
Flat 22 Southwell House Manor Estate SE16 3LX  
Flat 23 Southwell House Manor Estate SE16 3LX  
Flat 20 Southwell House Manor Estate SE16 3LX  
Flat 21 Southwell House Manor Estate SE16 3LX  
Flat 24 Southwell House Manor Estate SE16 3LX  
Flat 4 Southwell House Manor Estate SE16 3LX  
Flat 5 Southwell House Manor Estate SE16 3LX  
Flat 25 Southwell House Manor Estate SE16 3LX  
Flat 3 Southwell House Manor Estate SE16 3LX



76 Dartford Street London SE17 3UB  
66 Dartford Street London SE17 3UB  
64 Dartford Street London SE17 3UB  
62 Dartford Street London SE17 3UB  
68 Dartford Street London SE17 3UB  
74 Dartford Street London SE17 3UB  
72 Dartford Street London SE17 3UB  
70 Dartford Street London SE17 3UB  
92 Dartford Street London SE17 3UB  
22 Dartford Street London SE17 3UD  
20 Dartford Street London SE17 3UD  
2 Dartford Street London SE17 3UD  
24 Dartford Street London SE17 3UD  
30 Dartford Street London SE17 3UD  
28 Dartford Street London SE17 3UD  
26 Dartford Street London SE17 3UD  
18 Dartford Street London SE17 3UD  
98 Dartford Street London SE17 3UB  
96 Dartford Street London SE17 3UB  
94 Dartford Street London SE17 3UB  
10 Dartford Street London SE17 3UD  
16 Dartford Street London SE17 3UD  
14 Dartford Street London SE17 3UD  
12 Dartford Street London SE17 3UD  
32 John Ruskin Street London SE5 0NX  
30 John Ruskin Street London SE5 0NX  
28 John Ruskin Street London SE5 0NX  
34 John Ruskin Street London SE5 0NX  
Sir Robert Peel Public House 7 Langdale Close SE17 3UF  
Railway Arch 245a John Ruskin Street SE5 0NS  
Railway Arch 245 John Ruskin Street SE5 0NS  
26 John Ruskin Street London SE5 0NX  
43b Fielding Street London SE17 3HE  
43a Fielding Street London SE17 3HE  
41f Fielding Street London SE17 3HE  
43c Fielding Street London SE17 3HE  
43f Fielding Street London SE17 3HE  
43e Fielding Street London SE17 3HE  
43d Fielding Street London SE17 3HE  
Arch 243 9 Dartford Street SE17 3UB  
Railway Arches 229 To 233 Fielding Street SE17 3HD  
Railway Arches 225 To 228 Fielding Street SE17 3HD  
Railway Arches 224 To 227 Fielding Street SE17 3HD  
Railway Arch 249 John Ruskin Street SE5 0NS  
Arches 247a And 248 1-9 Pelier Street SE17 3JG  
Railway Arches 223 And 226 Fielding Street SE17 3HD  
Railway Arches 239 Dartford Street SE17 3UB  
Arch 247 15 Dartford Street SE17 3UQ  
11-13 Dartford Street London SE17 3UQ  
Railway Arches 230 And 234 Empress Street SE17 3HJ  
Railway Arch 237 Empress Street SE17 3HJ  
Railway Arches 232 To 236 Empress Street SE17 3HJ  
Railway Arches 231 To 235 Empress Street SE17 3HJ  
79 Langdale Close London SE17 3UG  
78 Langdale Close London SE17 3UG  
77 Langdale Close London SE17 3UG  
80 Langdale Close London SE17 3UG  
83 Langdale Close London SE17 3UG  
82 Langdale Close London SE17 3UG  
81 Langdale Close London SE17 3UG  
76 Langdale Close London SE17 3UG  
71 Langdale Close London SE17 3UG  
70 Langdale Close London SE17 3UG  
62 Langdale Close London SE17 3UG  
72 Langdale Close London SE17 3UG  
75 Langdale Close London SE17 3UG  
74 Langdale Close London SE17 3UG  
73 Langdale Close London SE17 3UG  
84 Langdale Close London SE17 3UG  
41a Fielding Street London SE17 3HE  
7 Dartford Street London SE17 3UQ  
5 Dartford Street London SE17 3UQ  
41b Fielding Street London SE17 3HE  
41e Fielding Street London SE17 3HE  
41d Fielding Street London SE17 3HE  
41c Fielding Street London SE17 3HE  
3 Dartford Street London SE17 3UQ  
87 Langdale Close London SE17 3UG  
86 Langdale Close London SE17 3UG

Flat 2 Southwell House Manor Estate SE16 3LX  
Flat 13 Southwell House Manor Estate SE16 3LX  
Flat 14 Southwell House Manor Estate SE16 3LX  
Flat 11 Southwell House Manor Estate SE16 3LX  
Flat 12 Southwell House Manor Estate SE16 3LX  
Flat 15 Southwell House Manor Estate SE16 3LX  
Flat 18 Southwell House Manor Estate SE16 3LX  
Flat 19 Southwell House Manor Estate SE16 3LX  
Flat 16 Southwell House Manor Estate SE16 3LX  
Flat 17 Southwell House Manor Estate SE16 3LX  
Flat 33 Ramsfort House Manor Estate SE16 3NZ  
Flat 34 Ramsfort House Manor Estate SE16 3NZ  
Flat 31 Ramsfort House Manor Estate SE16 3NZ  
Flat 32 Ramsfort House Manor Estate SE16 3NZ  
Flat 35 Ramsfort House Manor Estate SE16 3NZ  
Flat 2 Thurland House Manor Estate SE16 3NS  
Flat 3 Thurland House Manor Estate SE16 3NS  
Flat 36 Ramsfort House Manor Estate SE16 3NZ  
Flat 1 Thurland House Manor Estate SE16 3NS  
Flat 30 Ramsfort House Manor Estate SE16 3NZ  
Flat 23 Ramsfort House Manor Estate SE16 3NZ  
Flat 24 Ramsfort House Manor Estate SE16 3NZ  
Flat 21 Ramsfort House Manor Estate SE16 3NZ  
Flat 22 Ramsfort House Manor Estate SE16 3NZ  
Flat 25 Ramsfort House Manor Estate SE16 3NZ  
Flat 28 Ramsfort House Manor Estate SE16 3NZ  
Flat 29 Ramsfort House Manor Estate SE16 3NZ  
Flat 26 Ramsfort House Manor Estate SE16 3NZ  
Flat 27 Ramsfort House Manor Estate SE16 3NZ  
Flat 21 Thurland House Manor Estate SE16 3NS  
Flat 22 Thurland House Manor Estate SE16 3NS  
Flat 19 Thurland House Manor Estate SE16 3NS  
Flat 20 Thurland House Manor Estate SE16 3NS  
Flat 23 Thurland House Manor Estate SE16 3NS  
Flat 18 Thurland House Manor Estate SE16 3NS  
Flat 6 Thurland House Manor Estate SE16 3NS  
Flat 7 Thurland House Manor Estate SE16 3NS  
Flat 4 Thurland House Manor Estate SE16 3NS  
Flat 5 Thurland House Manor Estate SE16 3NS  
Flat 8 Thurland House Manor Estate SE16 3NS  
Flat 16 Thurland House Manor Estate SE16 3NS  
Flat 17 Thurland House Manor Estate SE16 3NS  
Flat 9 Thurland House Manor Estate SE16 3NS  
Flat 15 Thurland House Manor Estate SE16 3NS  
Flat 13 Hambley House Manor Estate SE16 3NR  
Flat 14 Hambley House Manor Estate SE16 3NR  
Flat 11 Hambley House Manor Estate SE16 3NR  
Flat 12 Hambley House Manor Estate SE16 3NR  
Flat 15 Hambley House Manor Estate SE16 3NR  
Flat 18 Hambley House Manor Estate SE16 3NR  
Flat 1 Ramsfort House Manor Estate SE16 3NZ  
Flat 16 Hambley House Manor Estate SE16 3NR  
Flat 17 Hambley House Manor Estate SE16 3NR  
Flat 10 Hambley House Manor Estate SE16 3NR  
Flat 3 Hambley House Manor Estate SE16 3NR  
Flat 4 Hambley House Manor Estate SE16 3NR  
Flat 1 Hambley House Manor Estate SE16 3NR  
Flat 2 Hambley House Manor Estate SE16 3NR  
Flat 5 Hambley House Manor Estate SE16 3NR  
Flat 8 Hambley House Manor Estate SE16 3NR  
Flat 9 Hambley House Manor Estate SE16 3NR  
Flat 6 Hambley House Manor Estate SE16 3NR  
Flat 7 Hambley House Manor Estate SE16 3NR  
Flat 14 Ramsfort House Manor Estate SE16 3NZ  
Flat 15 Ramsfort House Manor Estate SE16 3NZ  
Flat 12 Ramsfort House Manor Estate SE16 3NZ  
Flat 13 Ramsfort House Manor Estate SE16 3NZ  
Flat 16 Ramsfort House Manor Estate SE16 3NZ  
Flat 19 Ramsfort House Manor Estate SE16 3NZ  
Flat 20 Ramsfort House Manor Estate SE16 3NZ  
Flat 17 Ramsfort House Manor Estate SE16 3NZ  
Flat 18 Ramsfort House Manor Estate SE16 3NZ  
Flat 11 Ramsfort House Manor Estate SE16 3NZ  
Flat 4 Ramsfort House Manor Estate SE16 3NZ  
Flat 5 Ramsfort House Manor Estate SE16 3NZ  
Flat 2 Ramsfort House Manor Estate SE16 3NZ  
Flat 3 Ramsfort House Manor Estate SE16 3NZ  
Flat 6 Ramsfort House Manor Estate SE16 3NZ  
Flat 9 Ramsfort House Manor Estate SE16 3NZ

85 Langdale Close London SE17 3UG	Flat 10 Ramsfort House Manor Estate SE16 3NZ
88 Langdale Close London SE17 3UG	Flat 7 Ramsfort House Manor Estate SE16 3NZ
1 Dartford Street London SE17 3UQ	Flat 8 Ramsfort House Manor Estate SE16 3NZ
90 Langdale Close London SE17 3UG	Flat 29 Kite House SE1 5ZS
89 Langdale Close London SE17 3UG	Flat 30 Kite House SE1 5ZS
59 Fielding Street London SE17 3HE	Flat 27 Kite House SE1 5ZS
57 Fielding Street London SE17 3HE	Flat 28 Kite House SE1 5ZS
55 Fielding Street London SE17 3HE	Flat 31 Kite House SE1 5ZS
61 Fielding Street London SE17 3HE	Flat 34 Kite House SE1 5ZS
67 Fielding Street London SE17 3HE	Flat 35 Kite House SE1 5ZS
65 Fielding Street London SE17 3HE	Flat 32 Kite House SE1 5ZS
63 Fielding Street London SE17 3HE	Flat 33 Kite House SE1 5ZS
53 Fielding Street London SE17 3HE	Flat 26 Kite House SE1 5ZS
13 Dartford Street London SE17 3UQ	Flat 19 Kite House SE1 5ZS
11 Dartford Street London SE17 3UQ	Flat 20 Kite House SE1 5ZS
Studio Flat 5 Dartford Street SE17 3UQ	Flat 17 Kite House SE1 5ZS
45 Fielding Street London SE17 3HE	Flat 18 Kite House SE1 5ZS
51 Fielding Street London SE17 3HE	Flat 21 Kite House SE1 5ZS
49 Fielding Street London SE17 3HE	Flat 24 Kite House SE1 5ZS
47 Fielding Street London SE17 3HE	Flat 25 Kite House SE1 5ZS
69 Fielding Street London SE17 3HE	Flat 22 Kite House SE1 5ZS
23 Empress Street London SE17 3HH	Flat 23 Kite House SE1 5ZS
21 Empress Street London SE17 3HH	Flat 12 Hobby House SE1 5ZA
19 Empress Street London SE17 3HH	Flat 13 Hobby House SE1 5ZA
25 Empress Street London SE17 3HH	Flat 10 Hobby House SE1 5ZA
37 Empress Street London SE17 3HH	Flat 11 Hobby House SE1 5ZA
35 Empress Street London SE17 3HH	Flat 14 Hobby House SE1 5ZA
33 Empress Street London SE17 3HH	Flat 17 Hobby House SE1 5ZA
17 Empress Street London SE17 3HH	Flat 18 Hobby House SE1 5ZA
75 Fielding Street London SE17 3HE	Flat 15 Hobby House SE1 5ZA
73 Fielding Street London SE17 3HE	Flat 16 Hobby House SE1 5ZA
71 Fielding Street London SE17 3HE	Flat 9 Hobby House SE1 5ZA
77 Fielding Street London SE17 3HE	Flat 2 Hobby House SE1 5ZA
15 Empress Street London SE17 3HH	Flat 3 Hobby House SE1 5ZA
13 Empress Street London SE17 3HH	Flat 36 Kite House SE1 5ZS
11 Empress Street London SE17 3HH	Flat 1 Hobby House SE1 5ZA
Flat 13 18 John Ruskin Street SE5 0NE	Flat 4 Hobby House SE1 5ZA
Flat 11 18 John Ruskin Street SE5 0NE	Flat 7 Hobby House SE1 5ZA
Flat 10 18 John Ruskin Street SE5 0NE	Flat 8 Hobby House SE1 5ZA
Flat 2 18 John Ruskin Street SE5 0NE	Flat 5 Hobby House SE1 5ZA
Flat 5 18 John Ruskin Street SE5 0NE	Flat 6 Hobby House SE1 5ZA
Flat 4 18 John Ruskin Street SE5 0NE	Flat 9 Domino House SE16 3PN
Flat 3 18 John Ruskin Street SE5 0NE	Flat 10 Domino House SE16 3PN
Flat 1 18 John Ruskin Street SE5 0NE	Flat 7 Domino House SE16 3PN
Railway Arches 238 240 241 And 242 Dartford Street SE17 3UB	Flat 8 Domino House SE16 3PN
Flat 6 18 John Ruskin Street SE5 0NE	Flat 11 Domino House SE16 3PN
18a John Ruskin Street London SE5 0NE	Flat 14 Domino House SE16 3PN
Railway Arch 242 Empress Street SE17 3HJ	Flat 15 Domino House SE16 3PN
Railway Arch 241 Empress Street SE17 3HJ	Flat 12 Domino House SE16 3PN
18b John Ruskin Street London SE5 0NE	Flat 13 Domino House SE16 3PN
8-9 Dartford Street London SE17 3UQ	Flat 6 Domino House SE16 3PN
Living Accommodation Sir Robert Peel Public House SE17 3UF	Flat 1 Domino House SE16 3PN
Railway Arch 240 Empress Street SE17 3HJ	Flat 4 Domino House SE16 3PN
Flat 9 18 John Ruskin Street SE5 0NE	Flat 5 Domino House SE16 3PN
Flat 8 18 John Ruskin Street SE5 0NE	Flat 2 Domino House SE16 3PN
Flat 7 18 John Ruskin Street SE5 0NE	Flat 3 Domino House SE16 3PN
Flat 12 18 John Ruskin Street SE5 0NE	Flat 10 Kite House SE1 5ZS
Railway Arch 238 Empress Street SE17 3HJ	Flat 11 Kite House SE1 5ZS
9 Pelier Street London SE17 3JG	Flat 8 Kite House SE1 5ZS
7 Pelier Street London SE17 3JG	Flat 9 Kite House SE1 5ZS
5 Pelier Street London SE17 3JG	Flat 12 Kite House SE1 5ZS
100 Dartford Street London SE17 3UB	Flat 15 Kite House SE1 5ZS
106 Dartford Street London SE17 3UB	Flat 16 Kite House SE1 5ZS
104 Dartford Street London SE17 3UB	Flat 13 Kite House SE1 5ZS
102 Dartford Street London SE17 3UB	Flat 14 Kite House SE1 5ZS
3 Pelier Street London SE17 3JG	Flat 7 Kite House SE1 5ZS
11 Pelier Street London SE17 3JG	Flat 1 Kite House SE1 5ZS
1 Pelier Street London SE17 3JG	Flat 16 Domino House SE16 3PN
129 Olney Road London SE17 3HT	South Bermondsey Childrens Centre Domino House SE16 3PN
13 Pelier Street London SE17 3JG	Flat 2 Kite House SE1 5ZS
19 Pelier Street London SE17 3JG	Flat 5 Kite House SE1 5ZS
17 Pelier Street London SE17 3JG	Flat 6 Kite House SE1 5ZS
15 Pelier Street London SE17 3JG	Flat 3 Kite House SE1 5ZS
108 Dartford Street London SE17 3UB	Flat 4 Kite House SE1 5ZS
52 Dartford Street London SE17 3UB	8 Beatrice Road London SE1 5BT
50 Dartford Street London SE17 3UB	262 Lynton Road London SE1 5DE
48 Dartford Street London SE17 3UB	4 Beatrice Road London SE1 5BT

54 Dartford Street London SE17 3UB  
 60 Dartford Street London SE17 3UB  
 58 Dartford Street London SE17 3UB  
 56 Dartford Street London SE17 3UB  
 46 Dartford Street London SE17 3UB  
 36 Dartford Street London SE17 3UB  
 34 Dartford Street London SE17 3UB  
 32 Dartford Street London SE17 3UB  
 38 Dartford Street London SE17 3UB  
 44 Dartford Street London SE17 3UB  
 42 Dartford Street London SE17 3UB  
 40 Dartford Street London SE17 3UB  
 65 Empress Street London SE17 3HH  
 63 Empress Street London SE17 3HH  
 61 Empress Street London SE17 3HH  
 67 Empress Street London SE17 3HH  
 71 Empress Street London SE17 3HH  
 7 Empress Street London SE17 3HH  
 69 Empress Street London SE17 3HH  
 59 Empress Street London SE17 3HH  
 43 Empress Street London SE17 3HH  
 41 Empress Street London SE17 3HH  
 39 Empress Street London SE17 3HH  
 45 Empress Street London SE17 3HH  
 51 Empress Street London SE17 3HH  
 49 Empress Street London SE17 3HH  
 47 Empress Street London SE17 3HH  
 73 Empress Street London SE17 3HH  
 119 Olney Road London SE17 3HT  
 117 Olney Road London SE17 3HT  
 115 Olney Road London SE17 3HT  
 121 Olney Road London SE17 3HT  
 127 Olney Road London SE17 3HT  
 125 Olney Road London SE17 3HT  
 123 Olney Road London SE17 3HT  
 113 Olney Road London SE17 3HT  
 9 Empress Street London SE17 3HH  
 77 Empress Street London SE17 3HH  
 75 Empress Street London SE17 3HH  
 105 Olney Road London SE17 3HT  
 111 Olney Road London SE17 3HT  
 109 Olney Road London SE17 3HT  
 107 Olney Road London SE17 3HT  
 36 Sutherland Square SE17 3EE  
 38b Sutherland Square London SE17 3EE  
 Dartford St London SE17 3UQ  
 21 Abbey Court, Macleod Street Walworth SE17 3HA  
 24 Sutherland Square Walworth SE173EQ  
 24 Sutherland Square London SE173EQ  
 Flat 5 Holford House Manor Estate SE16 3NP  
 Flat 6 Holford House Manor Estate SE16 3NP  
 Flat 3 Holford House Manor Estate SE16 3NP  
 Flat 4 Holford House Manor Estate SE16 3NP  
 Flat 7 Holford House Manor Estate SE16 3NP  
 Flat 10 Holford House Manor Estate SE16 3NP  
 Flat 11 Holford House Manor Estate SE16 3NP  
 Flat 8 Holford House Manor Estate SE16 3NP  
 Flat 9 Holford House Manor Estate SE16 3NP  
 Flat 2 Holford House Manor Estate SE16 3NP  
 Flat 8 Southwell House Manor Estate SE16 3LX  
 Flat 9 Southwell House Manor Estate SE16 3LX  
 Flat 6 Southwell House Manor Estate SE16 3LX  
 Flat 7 Southwell House Manor Estate SE16 3LX  
 Flat 16 Mortain House Manor Estate SE16 3LU  
 Flat 1 Holford House Manor Estate SE16 3NP  
 Store Southwell House Manor Estate SE16 3LX  
 Flat 24 Holford House Manor Estate SE16 3NP  
 Flat 25 Holford House Manor Estate SE16 3NP  
 Flat 22 Holford House Manor Estate SE16 3NP  
 Flat 23 Holford House Manor Estate SE16 3NP  
 Flat 26 Holford House Manor Estate SE16 3NP  
 Flat 29 Holford House Manor Estate SE16 3NP  
 Flat 30 Holford House Manor Estate SE16 3NP  
 Flat 27 Holford House Manor Estate SE16 3NP  
 Flat 28 Holford House Manor Estate SE16 3NP

6 Beatrice Road London SE1 5BT  
 3 Roseberry Street London SE16 3LY  
 5 Roseberry Street London SE16 3LY  
 1 Roseberry Street London SE16 3LY  
 11 Roseberry Street London SE16 3LY  
 2 Beatrice Road London SE1 5BT  
 269 Lynton Road London SE1 5DB  
 271 Lynton Road London SE1 5DB  
 265 Lynton Road London SE1 5DB  
 267 Lynton Road London SE1 5DB  
 237 Lynton Road London SE1 5DR  
 243 Lynton Road London SE1 5DR  
 245 Lynton Road London SE1 5DR  
 239 Lynton Road London SE1 5DR  
 241 Lynton Road London SE1 5DR  
 68 Camilla Road London SE16 3NJ  
 70 Camilla Road London SE16 3NJ  
 64 Camilla Road London SE16 3NJ  
 66 Camilla Road London SE16 3NJ  
 72 Camilla Road London SE16 3NJ  
 78 Camilla Road London SE16 3NJ  
 80 Camilla Road London SE16 3NJ  
 74 Camilla Road London SE16 3NJ  
 76 Camilla Road London SE16 3NJ  
 62 Camilla Road London SE16 3NJ  
 48 Camilla Road London SE16 3NJ  
 50 Camilla Road London SE16 3NJ  
 7 Roseberry Street London SE16 3LY  
 9 Roseberry Street London SE16 3LY  
 52 Camilla Road London SE16 3NJ  
 58 Camilla Road London SE16 3NJ  
 60 Camilla Road London SE16 3NJ  
 54 Camilla Road London SE16 3NJ  
 56 Camilla Road London SE16 3NJ  
 4 Wilmington Terrace 63 Camilla Road SE16 3NL  
 5 Wilmington Terrace 63 Camilla Road SE16 3NL  
 2 Wilmington Terrace 63 Camilla Road SE16 3NL  
 3 Wilmington Terrace 63 Camilla Road SE16 3NL  
 6 Wilmington Terrace 63 Camilla Road SE16 3NL  
 14 Beatrice Road London SE1 5BT  
 16 Beatrice Road London SE1 5BT  
 10 Beatrice Road London SE1 5BT  
 12 Beatrice Road London SE1 5BT  
 1 Wilmington Terrace 63 Camilla Road SE16 3NL  
 Flat 21 Hobby House SE1 5ZA  
 Flat 22 Hobby House SE1 5ZA  
 Flat 19 Hobby House SE1 5ZA  
 Flat 20 Hobby House SE1 5ZA  
 Flat 23 Hobby House SE1 5ZA  
 Flat 26 Hobby House SE1 5ZA  
 Flat 24 Hobby House SE1 5ZA  
 Flat 25 Hobby House SE1 5ZA  
 42 Beatrice Road London SE1 5BT  
 44 Beatrice Road London SE1 5BT  
 38 Beatrice Road London SE1 5BT  
 40 Beatrice Road London SE1 5BT  
 255 Lynton Road London SE1 5DB  
 261 Lynton Road London SE1 5DB  
 263 Lynton Road London SE1 5DB  
 257 Lynton Road London SE1 5DB  
 259 Lynton Road London SE1 5DB  
 36 Beatrice Road London SE1 5BT  
 22 Beatrice Road London SE1 5BT  
 24 Beatrice Road London SE1 5BT  
 18 Beatrice Road London SE1 5BT  
 20 Beatrice Road London SE1 5BT  
 26 Beatrice Road London SE1 5BT  
 32 Beatrice Road London SE1 5BT  
 34 Beatrice Road London SE1 5BT  
 28 Beatrice Road London SE1 5BT  
 30 Beatrice Road London SE1 5BT  
 Fielding St London SE17 3HE  
 1 Fielding Street Walworth SE17 3HE  
 38 Fielding Street London SE17 3HD  
 25 Fielding Street London SE17 3HE

**Re-consultation:** n/a

## **APPENDIX 2**

### **Consultation responses received**

#### **Internal services**

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

#### **Statutory and non-statutory organisations**

Metropolitan Police Service (Designing out Crime)  
Thames Water - Development Planning

#### **Neighbours and local groups**

Dartford St London SE17 3UQ  
Fielding St London SE17 3HE  
1 Fielding Street Walworth SE17 3HE  
11 Dartford Street London SE17 3UQ  
11 Dartford Street London SE17 3UQ  
21 Abbey Court, Macleod Street Walworth SE17 3HA  
24 Sutherland Square London SE17 3EQ  
24 Sutherland Square Walworth SE17 3EQ  
25 Fielding Street London SE17 3HE  
3 Pelier Street London SE17 3JG  
36 Sutherland Square SE17 3EE  
36 Sutherland Square SE17 3EE  
38 Fielding Street London SE17 3HD  
38b Sutherland Square London SE17 3EE