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| Item No. 10.1 | Classification: Open | Date: 19 September 2017 | Meeting Name: Planning Committee |
| Report title: | Development Management planning application: Council's own development Application 17/AP/0907 for: Full Planning Application Address: 161-179 MANOR PLACE, LONDON, SE17 3BS Proposal: Demolition of single storey office building and a derelict three-storey row of shops and flats above (with the retention of the original three-storey Victorian facade), and the construction of a six storey building (behind retained façade) comprising 56 flats (19 x social rented, 9 x intermediate and 28 x private) above a health centre/office space (745sqm)(Use Class D1/B1), pharmacy/shop (85sqm)(Use Class A1) and cafe (285sqm)(Use Class A3), with associated landscaping and public realm works. | | |
| Ward(s) or groups affected: | Newington | | |
| From: | Director of Planning | | |
| Application Start Date 03/03/2017 | | Application Expiry Date 02/06/2017 | |
| Earliest Decision Date 06/05/2017 | | | |

RECOMMENDATIONS

1.
 - a) That planning permission be GRANTED, subject to conditions and the applicant entering into an appropriate legal agreement.
 - b) That in the event that the requirements of a) are not met by 31 January 2018, the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out under paragraph 157.

BACKGROUND INFORMATION

2. This proposal forms part of Southwark council's home building programme where the ambition is to deliver 11,000 new council homes by 2043 and the first 1,500 by 2018. The programme is seeking to deliver homes through a combination of in-fill development and development on land owned by the council as well as making use of under-used or vacant sites. There will be a mix of social rent, intermediate and private sale homes.

Site location and description

3. The site, measuring 0.27 hectares, is located on the southern side of Manor Place near to the junction with Braganza Street, between Stopford Road to the north-east and Danson Road to the south-west.



Site plan

4. The site comprises three different elements. Firstly, a boarded-up three-storey Victorian terrace which has been vacant for 10-15 years and used to contain ground floor commercial units and residential properties on the floors above. One section of the terrace is supported by scaffolding extending into the road following structural damage from a fire in 2013. The north-eastern end of the terrace is a more modern construction but is also boarded up at the ground floor.



View of the site along Manor Place looking to the south-west

5. Secondly, at the rear of the site, a single storey council office building is in temporary use as a builder's site office.



View of the site from Stopford Road

6. Thirdly, the site includes part of the adjoining public highway along Manor Place and Stopford Road to indicate the associated highway works proposed in this application.
7. The area is predominantly residential. To the north of the site are residential properties along Manor Place, Delverton Road, Stopford Road, Marsland Close and Pasley Close in a mixture of heights and styles with two-storey terraced housing, four-storey blocks of flats, and a former public house on the corner of Manor Place and Delverton Road.
8. To the east and south, the application site adjoins Pasley Park and the park entrances on Stopford Road and Danson Road. The park is a Site of Importance for Nature Conservation and is Borough Open Land. It contains large grassed areas, mature trees, and a children's play area. The part of the park immediately adjoining the site is a fenced off, grassed, dog area. Sutherland Square Conservation Area is located on the other side of Pasley Park, 140m to the south-east of the application site.
9. To the west are Arnold House and the wider Doddington Estate which are four storey blocks of flats with a fifth floor within the mansard roofs. To the north-west is the Walworth Garden Farm community garden and a wide area of public highway at the junction of Braganza Street, Manor Place and Chapter Road.
10. The nearest listed buildings are St Paul's Church (grade II listed) 180m to the south of the site, and 46-54 Braganza Street (grade II listed) which are 110m to the west of the site.
11. Kennington Underground station is 300m to the north-west of the site, and the bus services along Kennington Park Road and Walworth Road are within walking distance.

Details of proposal

12. This application proposes the redevelopment of the site with a residential-led, mixed use scheme of 56 flats and ground floor commercial uses, with the demolition of all of the buildings except for the retained Victorian façades on the Manor Place and Danson Road frontages. The scheme has been designed by Benedetti Architects.
13. The retained façades would be cleaned and restored, new timber framed windows installed, the timber boarding across the ground floor replaced with new timber shopfronts and fascias and glazed brick stallrisers. A metal parapet would be added

on top of the retained façade to create the balustrade for the balconies of the new third floor above.

14. The proposed building would be six storeys high, with three storeys of varying configuration proposed to be added above the retained façade. These additional storeys would be stepped increasingly further back from the Manor Place frontage and side elevations to reduce the bulk of these upper floors and provide the balconies to the flats. The proposed building would be in an “E” shape, with two lightwells from the first floor upwards providing daylight and dual aspects to the units at the centre. The more modern building at the northern end of the Victoria terrace would be replaced with a new build in brickwork, with glazed brick stallrisers, anodised aluminium fascias and aluminium clad timber framed windows.



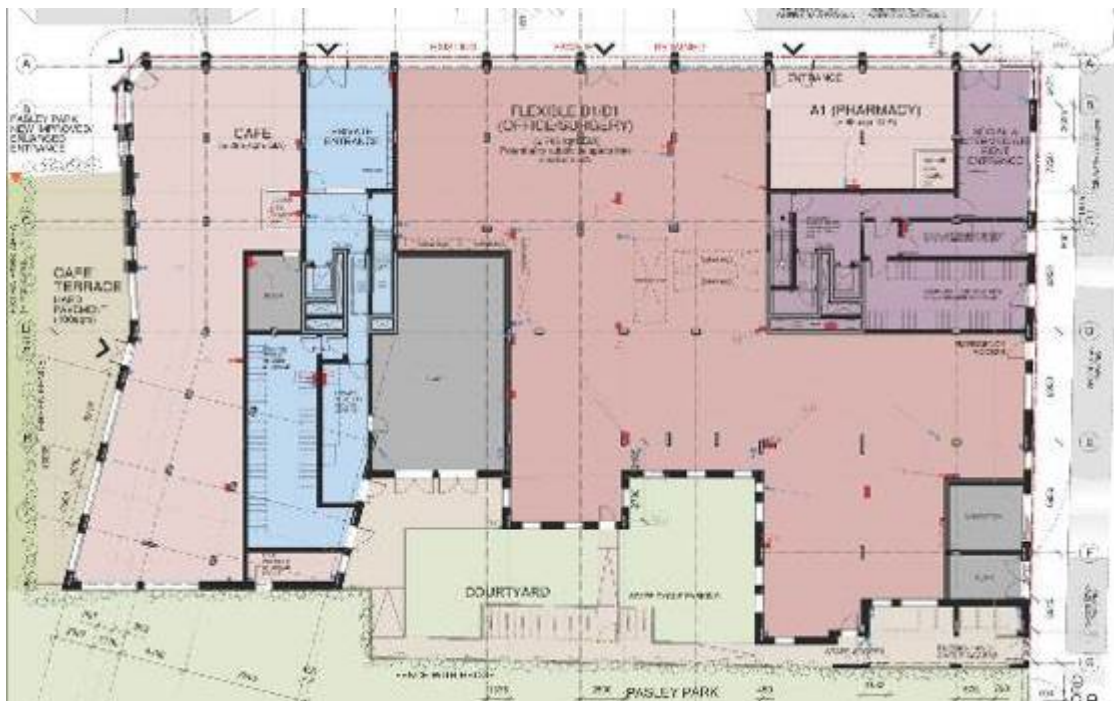
CGI of the view along Manor Place looking north-east

15. The new-build outer facing elevations at ground, first and second floors would be in brick (smooth and textured elements). The upper floors (and the recessed parts of the rear elevation) would be constructed from anodised metal cassettes in an irregular pattern of bronze and honey colours, with the upper part of each floor forming the balustrade to the balcony above. The recessed balconies and deep window reveals would add depth and texture to the building. The units facing onto Pasley Park would have sliding metal panels to allow occupiers to control solar shading.



CGI of the site from Pasley Park

16. At the ground floor, three commercial uses are proposed; the largest unit would be a health centre/doctors surgery (Use Class D1) or an office (Use Class B1) with an internal area of 738sqm in the centre of the terrace extending the full depth of the building. A shop unit (Use Class A1) of 85sqm is proposed near the northern corner of the site and a café unit (Use Class A3) of 285sqm at the south-western end of the terrace and wrapping around the side facade with large areas of glazing facing onto the park entrance. Two plant rooms would be located near the centre of the building, and a plant room and substation would be included in the Stopford Road frontage. A courtyard at the rear of the site would provide staff cycle parking.



Proposed ground floor

17. The five upper floors would provide 56 flats in the following tenure mix: 19 affordable social rent flats (33%), 9 intermediate rent flats (17%) and 28 market flats (50%).

18. There would be two residential cores. The residential entrance to the affordable units would be at the northern corner of the terrace and the internal refuse and cycle stores on the Stopford Road elevation. The entrance to the market units would be between the café and doctors surgery/office units near the centre of the terrace, with internal refuse stores and cycle parking towards the rear of the building accessed along a pathway leading from the Stopford Road elevation.
19. All but 10 of the units (those behind the retained façade) would have a balcony or terrace to provide private amenity space. A roof top amenity space and a children's play area would be provided on the fifth floor, and PV panels would be provided on the uppermost area of roof.
20. Only 3 of the units (5%) would be wheelchair adaptable due to the site constraints of there being no on-site parking. Instead an additional 3 wheelchair adaptable units are proposed at the nearby Braganza Street site in the concurrent planning application ref. 17/AP/0964 in addition to that scheme's own 10% provision (see paragraph 24 below for further information).
21. The trees near the centre of the site would be removed.
22. The submitted drawings show highway works to be undertaken within the site along Stopford Road and Manor Place to provide a widened pavement with visitor cycle stands, 3 short-stay parking spaces for doctors if the Class D1 use is implemented, two delivery bays, and two short-stay wheelchair parking spaces.



Proposed highway works around the application site

23. Further works outside the application site are also shown to reduce the road width and widen pavements around the junction of Braganza Street, Chapter Road and Manor Place, with the removal of the traffic island and a zebra crossing installed. A terrace for the cafe could be extended over a re-landscaped Danson Road, with an enlarged park entrance and cycle parking.
24. The application is linked to another current application at 42 Braganza Street, ref. 17/AP/0964, which is located 100m to the west of the Manor Place site and is another Southwark Regeneration in Partnership Programme project. It is proposed that these applications are considered in combination such that the wheelchair housing provision and affordable housing provision are shared across the two sites with over-provision in one and under-provision at the other, and cumulatively meeting planning policies. This Manor Place application over-provides affordable housing but under-provides wheelchair housing, while the Braganza Street application is the reverse in that it under-provides affordable housing and over-provides wheelchair housing. The applicant has stated that the schemes would be delivered together by the same

developer and a legal agreement would secure the delivery of the homes across the two linked development sites.

Amendments

25. The scheme was amended to that described above, which reduced the number of proposed flats from the originally submitted 60 flats to 56 flats.
26. The massing of the top floor was amended resulting in a reduction in the number of units from three to by removing mass from the central and western section and replacing mass on the eastern wing.
27. The massing of the central rear projection was also reduced, and the units on the park side reorganised which resulted in one unit per floor being removed from the scheme.

Planning history

28.

15/EQ/0360 Application type: Pre-Application Enquiry (ENQ)
Mixed use scheme of 60 flats, doctors surgery, pharmacy, cafe, community or commercial activities, incorporating a Victorian terrace and bounded by the historically important Pasley park. Part of Southwark's Regeneration in Partnership Programme.
Decision date 25/01/2016 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

29. 202 Manor Place

05/AP/2613 – Planning permission granted for variation of planning permission 04/AP/2163 involving removal of condition 3 to allow for motorised home delivery service (decision date 6/3/2006).

04/AP/2163 – Planning permission granted for change of use from retail (Class A1) to hot food take-away (Class A5) and installation of a roller shutter (decision date 24/11/2005).

30. 204 Manor Place

16/AP/3289 – Planning permission granted for partial change of use of the ground floor to provide 43sqm of commercial space (Use Classes A1, A2, B1 and D1 medical) and 1x 2-bed dwelling (Use Class C3) and consequential elevational changes. Retention of basement space of 124sqm for A1, A2, B1 and D1 medical use (decision date 12/10/2016).

14/AP/1098 – Planning permission granted for extensions to the existing roof, a three storey extension to the northwest elevation and a change of use from a hostel and bar (Use Classes C1 and A4) to eight residential dwellings (Use Class C3) and one flexible commercial/community unit (Use Classes A1; A2; A3; A4; B1 and D1 (limited to a clinic; health centre; consulting room; doctor's or a dental surgery) (decision date 19/8/2014).

11/AP/1986 – Planning permission granted for continued use of former Public House (within A4 Class Use) to mixed use as a drinking establishment within the A4 use class (Use as a public house, wine bar or other drinking establishment) and backpackers hostel on part ground floor and the upper floors (decision date 20/9/2011).

31. Walworth Garden Farm (206 Manor Place)

16/AP/2080 – Planning permission granted for installation of a toughened glass domed greenhouse within the site from the boundary fence, that will provide an additional all weather community growing and learning space within the Garden (decision date 23/5/2016).

09/AP/0082 – Planning permission granted for demolition of existing polytunnel and erection of glasshouse close to north-western corner of site (decision date 19/8/2009).

KEY ISSUES FOR CONSIDERATION

Summary of main issues

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

- a) Principle of demolition and land uses
- b) Environmental impact assessment
- c) Design (including layout, height and massing)
- d) Impact on heritage assets
- e) Affordable housing
- f) Housing quality and mix
- g) Density
- h) Impact of proposed development on amenity of adjoining occupiers and surrounding area
- i) Transportation and highways
- j) Trees and ecology
- k) Sustainability (including energy, flood risk, drainage, and contamination)
- l) Planning obligations and Community Infrastructure Levy

Planning policy

33. The statutory developments plans for the Borough comprise the National Planning Policy Framework 2012, London Plan 2016, Southwark Core Strategy 2011, and saved policies from the Southwark Plan (2007).

34. National Planning Policy Framework 2012

Section 1: Building a strong, competitive economy

Section 4: Promoting sustainable transport

Section 6: Delivering a wide choice of high quality homes

Section 7: Requiring good design

Section 8: Promoting healthy communities

Section 10: Meeting the challenge of climate change, flooding and coastal change

Section 11: Conserving and enhancing the natural environment

Section 12: Conserving and enhancing the historic environment.

35. The London Plan 2016

Policy 3.2 Improving health and addressing health inequalities

Policy 3.3 Increasing housing supply

Policy 3.4 Optimising housing potential

Policy 3.5 Quality and design of housing developments

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 3.8 Housing choice

Policy 3.9 Mixed and balanced communities

Policy 3.10 Definition of affordable housing

Policy 3.11 Affordable housing targets
 Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
 Policy 3.13 Affordable housing thresholds
 Policy 3.16 Protection and enhancement of social infrastructure
 Policy 3.17 Health and social care facilities
 Policy 4.2 Offices
 Policy 4.7 Retail and town centre development
 Policy 4.8 Supporting a successful and diverse retail sector and related facilities and services
 Policy 4.9 Small shops
 Policy 5.2 Minimising carbon dioxide emissions
 Policy 5.3 Sustainable design and construction
 Policy 5.7 Renewable energy
 Policy 5.9 Overheating and cooling
 Policy 5.10 Urban greening
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.14 Water quality and waste water infrastructure
 Policy 5.15 Water use and supplies
 Policy 6.3 Assessing effects of development on transport capacity
 Policy 6.5 Funding Crossrail and other strategically important transport infrastructure
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.1 Lifetime neighbourhoods
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.5 Public realm
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.9 Heritage-led regeneration
 Policy 7.14 Improving air quality
 Policy 7.15 Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes
 Policy 7.19 Biodiversity and access to nature
 Policy 8.2 Planning obligations
 Policy 8.3 Community Infrastructure Levy.

36. Greater London Authority Supplementary Guidance

Housing SPG (March 2016)
 Play and Informal Recreation SPG (September 2012)
 Sustainable Design and Construction SPG (April 2014).

37. Core Strategy 2011

Strategic policy 2 – Sustainable transport
 Strategic policy 3 – Shopping, leisure and entertainment
 Strategic policy 4 – Places for learning, enjoyment and healthy lifestyles
 Strategic policy 5 – Providing new homes
 Strategic policy 6 – Homes for people on different incomes
 Strategic policy 7 – Family homes
 Strategic policy 10 – Jobs and businesses
 Strategic policy 11 – Open spaces and wildlife

Strategic policy 12 – Design and conservation
Strategic policy 13 – High environmental standards
Strategic policy 14 – Implementation and delivery.

Southwark Plan 2007 (July) - saved policies

38. 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 NPPF. 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 1.4 Employment Sites Outside The Preferred Office Locations and Preferred Industrial Locations

Policy 1.5 Small Business Units

Policy 1.10 Small Scale Shops and Services Outside the Town and Local Centres and Protected Shopping Frontages

Policy 2.2 Provision of New Community Facilities

Policy 2.5 Planning Obligations

Policy 3.1 Environmental Effects

Policy 3.2 Protection of Amenity

Policy 3.3 Sustainability Assessment

Policy 3.4 Energy Efficiency

Policy 3.6 Air Quality

Policy 3.7 Waste Reduction

Policy 3.9 Water

Policy 3.11 Efficient Use of Land

Policy 3.12 Quality in Design

Policy 3.13 Urban Design

Policy 3.14 Designing Out Crime

Policy 3.18 Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Policy 3.19 Archaeology

Policy 3.28 Biodiversity

Policy 4.2 Quality of residential accommodation

Policy 4.3 Mix of Dwellings

Policy 4.4 Affordable Housing

Policy 4.5 Wheelchair Affordable Housing

Policy 5.1 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

Policy 5.8 Other Parking.

39. Southwark Supplementary Planning Documents

2015 Technical Update to the council's Residential Design Standards SPD 2011

Design and Access Statements (SPD, 2007)

Development Viability (SPD, 2016)

Draft Affordable Housing SPD (2011)

Sustainable Design and Construction (SPD, 2009)

Sustainable Transport (SPD, 2010)

Section 106 Planning Obligations and CIL (SPD, 2015)

Principle of demolition and land uses

40. The site currently contains a single storey office building (Class B1) and the vacant terrace which used to contain ground floor shop units (Class A) and residential above, but has been unoccupied for 10-15 years. The removal of these uses with the demolition of the buildings needs to be considered against planning policies, as well as the proposed Class A1, A3, B1/D1 and C3 uses in this mixed-use scheme. The applicant intends the proposed mix of uses (Classes A1, A3, and B1/D1) to create an active ground floor to form a focal point for the local community, next to an improved park entrance and opposite Walworth Garden Farm.
41. Core Strategy policy 10 “Jobs and businesses” seeks to increase the number of jobs in the borough, and protects business floorspace in certain areas (the Central Activities Zone, town and local centres, strategic cultural areas, action area cores, on classified roads and within Preferred Industrial Locations). Southwark Plan policy 1.4 “Employment sites outside the Preferred Office Locations and Preferred Industrial Locations” protects established Class B use where the site meets any of the same criteria as Core Strategy policy 10, and saved policy 1.5 encourages the provision of small business units.
42. For the borough’s retail provision, Core Strategy policy 3 “Shopping, leisure and entertainment” seeks to maintain a network of successful town centres which have a wide range of shops, services and facilities to help meet the needs of Southwark’s population, and to protect small scale retail facilities outside town and local centres to help meet day-to-day needs. Similarly Southwark Plan policy 1.10 “Small scale shops and services outside the town and local centres and protected shopping frontages” protects retail units outside these designations in order to provide essential local services within easy walking distance.
43. There is policy support for the development of a wide range of community facilities in Core Strategy policy 4 “Places for learning, enjoyment and healthy lifestyles”, and Southwark Plan policy 2.2 “Provision of new community facilities” where these facilities can be used by all members of the community and have acceptable amenity and transport impacts.
44. Policies 3.3 of the London Plan and Core Strategy policy 5 “Providing new homes” encourage the provision of new homes to contribute towards the borough’s housing targets.
45. In terms of the proposed demolition, the office building has no architectural or historic merit and no objection is raised to its demolition.
46. A structural feasibility study report by WCJ Engineers from 2014 has been submitted which describes the very poor condition of the Victorian buildings, parts of which are unstable with significant structural defects behind the façade. It concludes that full refurbishment would be unrealistic, and while retention of the façade is possible this would incur additional cost due to the temporary propping and fragile nature. The report concludes that complete demolition and reconstruction would be the most favourable option, however the council, as applicant, considers it important to retain the historic value of the façade and has shown this in the submitted application.
47. The dilapidated state of the terrace is evident. The submitted survey report is noted and officers consider it appropriate for the site to be redeveloped providing the Victorian façades are retained and incorporated into the new building. The proposal is considered to strike the appropriate balance between retaining the best of the

historic façades while allowing the redevelopment to maximise the potential of the site.

48. The redevelopment would require the loss of the existing office building, and the ground floor retail units that have been vacant for many years; these losses need to be considered against planning policies.
49. The site is not within a town or local centre, nor on a classified road. While Core Strategy policy 10 and Southwark Plan policy 1.4 seek to protect office space and encourage further provision in particular areas, this site is not within these areas and there is no in principle objection to a loss of approximately 560sqm of Class B1 floorspace, if it is not reprovided with the proposed scheme.
50. As the retail units on the site have been vacant for over ten years, and because there are other retail units within 600m of the site, their loss would comply with saved Southwark Plan policy 1.10. In any case, the Class A floorspace would be partly reprovided in the proposed building (discussed below).
51. Each of the proposed land uses also has to be considered against planning policy. The proposed ground floor large unit would provide either Class D1 (community) or Class B1 (office) space, and would be provided as a shell and core unit. Indicative arrangements for a health centre or office have been provided. If the proposed ground floor unit were to be used for Class D1 use, the redevelopment of the site with a loss of Class B1 space would comply with Southwark Plan policy 1.4. Alternatively, if the ground floor were to be used for Class B1 use (745sqm GIA), in view of the scale of proposed office space compared with the existing office building (560sqm), no objection is raised to the proposed provision as it would not harm the vitality and viability of town centres. The proposal would comply with Southwark Plan policies 1.4 and 1.5, Core Strategy policy 10.
52. Limited information has been provided within the application as to confirm the occupier of the Class D1 unit at this planning application stage, but the applicant has stated that a provisional agreement has been made with a local practice to move into the Class D1 space from their current premises approximately 300m away. A draft of the document which would be submitted to NHS England has been provided, as the stage before the business case for the procurement and development of primary medical care premises. This describes the increasing patient numbers and constraints of the existing surgery building to accommodate the likely population growth in the area. The layout of the proposed practice has been shown indicatively, with sufficient space to provide a surgery (serving 10,000 patients) central entrance, separate staff access. This would be a larger, purpose-built facility, and allow the practice to offer new services to more patients and longer opening hours.
53. Whether the proposed unit is taken up by the nearby surgery or another doctors surgery/healthcare provider, the provision of a new Class D1 health facility at this site is considered acceptable in principle, and would comply with Core Strategy policy 4 and Southwark Plan policy 2.2 by improving healthcare facilities in the area to meet the needs of local communities, within an accessible development.
54. Use Class D1 contains a variety of different non-residential institution uses. This application proposes a health centre use and has been assessed on this basis. Other Class D1 uses, such as a school, day nursery, place of worship would raise different planning considerations (particularly transport and neighbour amenity). It is considered appropriate to have a condition on any permission limiting the Class D1 use allowed to only that applied for, and prevent other Class D1 uses from occupying the site without the council considering such uses in a separate planning application.
55. The proposed café space (285sqm) and retail unit (85sqm) are relatively small scale

and would improve local retail provision, and provide an associated food and drink offer next to the entrance to Pasley Park. No objection is raised to the inclusion of these Class A1 and A3 uses. They would not affect the vitality and viability of town centres, would be of similar scale to the original uses on the site which ceased some decades ago, and would comply with Core Strategy policy 3 and saved Southwark Plan policy 1.10.

56. The proposed 56 flats as a Class C3 use would contribute towards the borough's housing targets, would replace the now-derelict units that were on the site previously and would be an acceptable use within the redevelopment of this site.
57. In conclusion, there is no objection to the demolition of the buildings on site as the proposed façades to be retained are the key historic and architectural interest of this site. The combination of proposed community or office use, café, shop and residential are all acceptable uses in principle at the scale proposed within this scheme and would accord with adopted policies in the Core Strategy and Southwark Plan.

Environmental impact assessment

58. The scale of development proposed here does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2015 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant environmental impacts in this urban setting, nor when the cumulative impacts are considered with other developments in the area. An EIA is therefore not required.

Design (including layout, height and massing)

59. Core Strategy policy 12 "Design and conservation" requires development to achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in. Saved policies 3.12 "Quality in design" and 3.13 "Urban design" of the Southwark Plan seek a high quality of architectural and urban design, and policy 3.14 "Designing out crime" states that development should be designed to improve community safety and crime prevention.

Site layout

60. The site divides into two main aspects, the rear facing south east across the open aspect of Pasley Park, and the front addressing Manor Place. The design responds to this by retaining the handsome mid-Victorian frontage on Manor Place, and by having a less formal layout of three pavilions separated by courts facing the Park. This basic concept, of a street façade along Manor Place opening to "pavilions" and courts looking across Pasley Park is supported.
61. The retention of the ground shopfronts along Manor Place as a health centre/office and retail unit, and its extension round the Danson Road corner as a café would help to create a welcoming environment along the site's principal streets. The rear of the site is more private and would remain divided from the park by the existing fence. The proposed hedge planting along this boundary would be an important part of softening the relationship between the park and building, and would need to be secured by a condition and a planning obligation (as part is outside the site).

Scale, massing and height

62. The proposal makes very efficient use of the land with a high density being achieved, aided by the use of two lightwells within the new build element, and by building up to

the boundary with the park at the lower levels. Given the relative openness of the site and park-side location, this intensity of use does not compromise development elsewhere.

63. The proposal is to add a further three storeys above the retained Victorian façades, making a total of six storeys. Along Pasley Park this height can be justified by the openness of the park and the relative lack of a built context. The scheme would read as quite a grand landmark when viewed from this direction.
64. The prevailing height of buildings along Manor Place is three- to four-storeys. The scheme responds to this with set back upper storeys from the line of the retained front façade to produce a tiered effect. The width of the street is such that there would be limited views of the upper-most storey from Manor Place itself, whilst the set back of the third and fourth floors reduces what could have been a rather overbearing scheme, to the extent that it can be judged to be acceptable. The proposed massing of the top floor is considered to be at the very maximum of what could be successfully accommodated on the site without the scheme appearing top-heavy and over dominant of the retained façade.
65. Pasley Park is designated as Borough Open Land. On the Pasley Park side, the proposal would read as three modern “pavilions” in a parkland setting and would appear as a completely new-build development. The amendments to reduce the depth of the central element have improved the appearance and amenity of these rear units. The massing of the rear, and the scale of the top two flats is appropriate. The redevelopment of the site with the proposed scheme would enhance the setting of this open land by improving the appearance of this dilapidated site.
66. The site is not within any designated LVMF viewing corridor, nor wider setting area.
67. The amended scheme is considered to be of an acceptable scale, massing and height for this site which retains the historic façades. The massing of the top floor is considered to be at the very maximum of what could be successfully accommodated on the site without the scheme appearing top-heavy and over dominant of the retained façade.

Architecture

68. The Design and Access Statement refers to the glazed brick stallrisers incorporating decorative panels to reference the link with the Surrey Zoological Gardens (that were located in Pasley Park) as a bespoke artist-led commission. The reinstatement of the traditional shopfronts and the contemporary shopfronts are welcomed, and would provide accessible entrances to the commercial units. Further details of the shopfronts and replacement windows to the retained façade would be secured by condition.
69. The three-storey height of the retained Victorian frontage would be continued on the new elevations in the form of a three-storey brickwork plinth which will appear continuous with the front façade. In contrast with the front façade, however, the new plinth would be in an overtly modern style with windows and balconies simply detailed to appear as holes punched in the weight-bearing brick facades. The ground floor façade of the proposed new-build element is tall with simply formed openings corresponding to the rhythm of the traditional shopfronts on the retained façade. The new build brick base is overtly modern but has subtle features which help it relate to the existing façade. In this respect it is an interesting and worthwhile addition. A condition would require a sample panel of the new brickwork to be used so that the brick, bonding and mortar can be compared with the retained façade detailing.

70. The upper façades feature a metal mesh “rain screen” which would appear as lightweight “skin”, in deliberate contrast to the heavy brick of the lower storeys. The form of the upper storeys would be blurred by the continuation of the metal mesh upwards to form roof-top balustrades through which the sky would be glimpsed. This would result in an interesting but subtle effect. In addition, subtly different shades of the metal mesh (all yellow/brown tones to relate to the brickwork below), would cause further blurring of scale and form. The contrast between the upper metal clad storeys and the brick plinth below is considered to be an interesting and exciting one.
71. A condition is proposed to require samples of the metal mesh to ensure a suitable finish is achieved, and to require large scale drawings of certain features to ensure the quality of the detailing is carried through to the construction stage.

Landscaping and public realm

72. The proposed footprint of the building occupies nearly all the application site area, leaving room for only hedge planting along the rear boundary with the park. The proposal would enable wider public realm and highway works to be undertaken immediately around the site to provide a raised table to the roadway, install a zebra crossing, repave the footways, and by removing the existing stub access into Pasley Park would allow the park landscaping to be extended. These off-site public realm improvements are one of the key benefits of the proposed scheme, and would help tie the proposed building into the surrounding streetscape and pedestrian links to make the scheme readily accessible for the future residents, staff and customers of the commercial units, as well as the park improvements providing a better setting for the café unit in particular and further hedge planting along the boundary. The applicant is discussion the detail of the park extension work with the Parks and Open Spaces team. These highway, public realm and park improvements would be secured through a planning obligation.

Conclusion on design

73. The revised design of the proposal is considered to result in an acceptable scale, height and detailed design, and the proposed public realm works would improve pedestrian access to the site. Conditions would secure further details of the materials, detailed design elements and landscaping, and the off-site highway and landscaping works would be secured by a planning obligation.

Impact on heritage assets

74. In considering the impact of a proposal on a heritage asset such as a listed building, the local planning authority must have regard to planning legislation in its determination of a planning application. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires that, with respect to any buildings or other land in a conservation area, when considering whether planning permission should be granted, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this context, "preserving", means doing no harm.
75. The National Planning Policy Framework states at paragraph 131 that in determining a planning application, the local planning authority should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets

- and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
76. Paragraph 132 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Similarly saved policy 3.15 "Conservation of the historic environment" requires development to preserve or enhance the special interest or historic character or appearance of buildings and areas of historical or architectural significance, and this is repeated in Core Strategy policy 12. Saved policy 3.18 "Setting of listed buildings, conservation areas and world heritage sites" states that permission will not be granted for developments that would not preserve or enhance the setting of a listed building or a conservation area.
77. Due to the acceptable massing and design of the proposal, its acceptable impact on the streetscene and Pasley Park, the proposal is considered to preserve the setting of the Sutherland Square Conservation Area (140m to the south-east of the application site).
78. The scheme is considered to preserve the setting of the listed buildings to the west of the application site at 46-54 Braganza Street due to the separation distance of over 100m, the variety of building heights and designs in the area, and the acceptable design of the proposal. It would not affect the setting of St Paul's Church due to the 180m distance from this listed building.
79. The proposal complies with sections 66 and 72 of the Listed Buildings and Conservation Area Act, the NPPF, Core Strategy policy 12, and Southwark Plan policies 3.15 and 3.18.
80. The site is not located within an archaeological priority zone, and while the site was once part of the Royal Surrey Zoological Gardens (1831-1877) it is unlikely that any of these surface elements would have survived the extensive redevelopment of the site with the existing buildings. No further survey work is to be required by condition, and the proposal would comply with Core Strategy policy 12 and 3.19 "Archaeology" of the Southwark Plan.

Affordable housing

81. London Plan policy 3.8 states that the provision of affordable family housing should be a strategic priority for borough policies, and policy 3.9 promotes mixed and balanced communities (by tenure and household income). Further details on the definition of affordable housing, targets, and requiring the maximum reasonable amount of affordable housing on major schemes are included in policies 3.10, 3.11, 3.12, and 3.13 of the London Plan. Core Strategy policy 6 "Homes for people on different incomes" requires as much affordable housing on developments of 10 or more units as is financially viable, and at least 35%. Saved policy 4.4 "Affordable housing" of the Southwark Plan seeks at least 35% of all new housing as affordable within the urban density zone.
82. This scheme will be delivered through the Southwark Regeneration in Partnership Programme (SRPP) where a number of sites have been packaged together to be delivered by a development partner.
83. Of the 56 proposed units, 19 would be provided as social rented homes and 9 would be provided as intermediate rented, in the following mix:

| Tenure | Social rent habitable rooms (units) | Intermediate rent habitable rooms (units) | Private habitable rooms (units) | Total |
|--------------------------------------|--|--|--|-----------------|
| 1 bedroom | 8 (3) | 9 (4) | 17 (7) | 34 (14) |
| 2 bedroom | 29 (8) | 7 (2) | 49 (15) | 85 (25) |
| 3 bedroom | 40 (8) | 15 (3) | 30 (6) | 85 (17) |
| Total habitable rooms (units) | 77 (19) | 31 (9) | 96 (28) | 204 (56) |

84. The proposal provides 53% affordable housing provision and 47% private in terms of habitable rooms. The scheme therefore significantly exceeds the policy requirements of a minimum of 35% affordable housing set in Core Strategy policy 6. The proportion of affordable housing proposed is acceptable and significantly exceeds the minimum policy requirements.
85. The submitted executive summary sets out the key viability assumptions and shows this Manor Place scheme would make a surplus of £791,000 even with the 53% affordable housing proposed on-site. However, as mentioned above this application and that at 161-179 Manor Place are submitted to be considered together as linked applications, and form part of the wider SRPP project "lot A" of 8 sites across the north of the borough.
86. The applicant would like this application and the Braganza Street planning application ref. 17/AP/0964 to be considered as linked applications. The Braganza Street application proposes 18% intermediate tenure by habitable rooms which is an under-provision of affordable homes. The Manor Place application proposes 53% of the habitable rooms as affordable housing in social rent and intermediate tenures, but also has a surplus of £791,000. The table below sets out the tenure mix for each application and the cumulative figures. By combining the housing proposed by the two applications, a total of 40.4% affordable provision is proposed in terms of habitable rooms, and 59.6% as private tenure.

| Tenure | Social rent habitable rooms (units) | Intermediate rent habitable rooms (units) | Private habitable rooms (units) | Total |
|--|--|--|--|--------------------|
| Braganza Street | 0 (0) | 21 (5) | 94 (28) | 115 (33) |
| Manor Place | 77 (19) | 31 (9) | 96 (28) | 204 (56) |
| Total habitable rooms (units) | 77 (19) | 52 (14) | 190 (56) | 319 (89) |
| Percentage of total habitable rooms (units) | 24.1% (21.3%) | 16.3% (15.7%) | 59.6% (62.9%) | 100% (100%) |

87. When taken together, the two schemes would comply with policies by exceeding the minimum 35% affordable housing provision in terms of the number of units and habitable rooms, at 40.4% affordable housing proposed by habitable room, and 37% by units. The affordable housing across the two schemes would be mostly concentrated in one core of the Manor Place site, which assists in managing the affordable housing and keeping the service charge levels low. Focusing most of the affordable housing provision on one site of these two linked applications is considered not to harm the policy aims of creating mixed communities, given the proximity of the

two application sites and the varied context around the sites of privately owned properties and council owned housing.

88. The council intends to tender the two sites as a joint bid, and both would be developed by the same developer. Consideration would be given in the drafting of the unilateral undertaking of an appropriate mechanism to ensure the affordable housing within the Manor Place scheme is provided before the Braganza Street site is completed or occupied, to ensure the link between the two sites is maintained through the tendering and build phases; the Braganza Street proposal would not be allowed to go ahead alone without the Manor Place scheme (and its affordable housing) also being built.
89. However, these two schemes also generate a surplus of £7.8m. Instead of using this surplus to provide additional affordable housing on the Braganza Street and/or Manor Place sites, the Council as applicant would use this surplus to fund other SRPP projects that are in deficit. Two SRPP projects have been highlighted for using the surplus - the Albion Primary School residential development under consideration in ref. 17/AP/1234 (shown to be £7.33m in deficit), and the Rotherhithe Civic Centre commercial and residential development proposed in application ref. 17/AP/1255 (shown to be £3.4m in deficit).
90. These four planning applications for SRPP schemes propose the following percentages of affordable housing (by habitable room): 74% of the 50 units at Albion Primary School (50 units proposed), 100% at the Civic Centre (26 units proposed), 18% at Braganza Street (33 units proposed) and 53% at Manor Place (56 units proposed). When combined these four SRPP applications significantly exceed the 35% minimum affordable housing sought by policy, and as part of the wider SRPP proposals would provide an acceptable level of affordable housing. Also, the eight schemes within the wider SRPP "lot A" aim to deliver a total of 586 units of which 244 units (41%) would be affordable, and require cross-subsidising of the unviable or marginal sites by the more viable ones. For these reasons specific to these schemes as part of the council's wider project, the percentage of affordable housing proposed within the Braganza Street and Manor Place applications are considered acceptable. It should be noted that the freehold of the various developments within the SRPP programme will be retained by the Council and built out in accordance with development agreement/s at the consented level of affordable housing.
91. Policy 4.4 of the Southwark Plan seeks a 70%/30% split between social rented and intermediate units. The Manor Place application by itself proposes 71% social rented and 29% intermediate in terms of the habitable rooms split, and accords with policy. Across the two applications the split of affordable tenure by habitable room is 60% social rent 40% intermediate, implying too much intermediate tenure is proposed. If the "additional" intermediate tenure within the 5.4% affordable provision above the 35% minimum policy requirement is excluded, the schemes would be one social rent habitable room away from achieving the 70%/30% split and so are very close to being policy compliant. The applicant is investigating how social rent provision could be increased on the Manor Place scheme (by changing the tenure of one unit from intermediate to social rent) and an update will be provided on this at the committee meeting. As these two schemes forms part of the wider SRPP project to provide predominantly affordable housing, the tenure split is acceptable in this instance.
92. The scheme has been designed to be "tenure blind" with an equivalent quality of external design and internal amenity to the private and affordable units. While the private and affordable would have separate entrances to the cores, the scheme has the same design approach, materials and character across the whole building. The roof terrace would be a shared amenity space. Overall the proportion and design of the affordable provision is considered to be acceptable.

Housing quality and mix

93. London Plan policy 3.5 requires housing developments to be of the highest quality internally, externally and in relation to their context, and policy 3.8 encourages a choice of different sizes and types of dwellings. Saved policy 4.3 and Core Strategy policy 7 set out the preferred housing mix of at least 60% 2 or more bedrooms, and at least 20% 3-, 4- or 5- bedroom units in the urban zone. Policy 4.2 of the Southwark Plan provides guidance on what constitutes good residential development and states that planning permission will be granted for mixed use schemes where they achieve good quality living conditions including high standards of accessibility, privacy and outlook, natural daylight, ventilation, amenity space, safety and security and protection from pollution. The Residential Design Standards and Sustainable Design and Construction SPDs provide detailed guidance.

Mix and unit size

94. The proposal includes the following unit mix:

| Unit size | Number of units | Percentage |
|------------------|------------------------|-------------------|
| One bedroom | 14 | 25% |
| Two bedroom | 25 | 45% |
| Three bedroom | 17 | 30% |
| Total | 56 | 100% |

95. The proposed mix exceeds the minimum 60% 2-bedrooms or larger requirement, and significantly exceeds the minimum 20% 3-bedrooms or larger policy requirement of the Core Strategy for the urban zone.
96. All of the proposed units would meet or exceed the minimum internal floorspace standards as set out in the Residential Design Standards SPD.

Accessibility

97. London Plan policy 3.8 provides specific targets for inclusive accessibility by requiring 90% of new housing to meet Building Regulation M4(2) “accessible and adaptable dwellings” and 10% should meet Building Regulation requirement M4(3) “wheelchair user dwellings” by being designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.
98. The proposal does not include sufficient wheelchair dwelling provision, with only 3 wheelchair units as 5% of the units (2 x 1-bedroom and 1 x 3-bedroom intermediate rent tenure flats). As the commercial floorspace occupies the majority of the ground floor and there is no on-site parking, this provision at below the policy requirement is considered to be acceptable in this case due to the constraints of the site. The Braganza Street proposals in the linked application include three “additional” wheelchair units to make up for the under-provision on the Manor Place scheme, and ensures that cumulatively the two schemes comply with policy. The Braganza Street site is better able to provide wheelchair units as ground floor units can be provided and on-site parking spaces can be provided, unlike the Manor Place site. The size of the wheelchair dwellings would accord with the SELWHDG standards as set out in the Residential Design Standards SPD. A condition would require the three wheelchair units to be built to M4(3) standard and others to M4(2) and an obligation relating to the marketing of the wheelchair units.

Outlook and aspect

99. The proposal provides 26 (45%) flats with dual aspect plus a further 3 (5%) with triple

aspect. A further 9 flats (15%) would rely on the balcony door to give an alternative outlook, although this is usually a limited outlook due to the widths of the recessed balconies but would assist with ventilation.

100. Another 11 flats (19%) rely on one or both of the internal lightwells within the building to provide a secondary outlook; the rooms that would look onto the lightwell are the secondary bedrooms to 2-bedroom flats, the two smaller bedrooms to 3-bedroom flats, hallways, or serve kitchens, while the living rooms and master bedrooms have the primary aspect from these flats (looking onto the park or over Manor Place). The outlook into the lightwells would be limited, but would provide some daylight and allow cross ventilation to these units, to create a good quality living space.
101. None of the 9 single aspect flats (15% of the units) face north. 7 would be north-west facing within the retained front façade, all of which would be generously sized one-bedroom flats. The two single aspect units within the new part of the building would face to the south-west and north-east, would have the minimum internal floor area for 1b2p units, but have generously sized terraces of 11sqm and 16sqm and so would have a good quality of amenity overall. The level of dual aspect units is considered acceptable together with the quality of the living accommodation within the single aspect flats.

Internal daylight and sunlight provision

102. The internal daylight assessment provided as part of the original design of the application shows that 172 of the 183 residential rooms would achieve ADF levels that meet or exceed the BRE targets.
103. Of the 11 remaining rooms in the original design, 10 are affected by the balconies above so their levels are marginally below the target levels (up to 0.3% ADF). Four of these 10 windows serve bedrooms of 2-bedroom units where there are good daylight levels to all other rooms of these units. The other six windows serve living rooms or the combined living/kitchen/dining rooms with full height windows opening onto balconies, where the separate kitchen and bedrooms would receive good daylight levels. The remaining room with poor daylight results is a galley-style kitchen of a three-bedroom unit on the third floor. The kitchen opens onto the living room which would have an ADF value of 5.7%, and the three bedrooms would receive good daylight levels.
104. While the applicant has not provided an updated technical report for the revised design, the changes to the layout of the units on the rear of the scheme and reduction in the depth of the central rear addition is likely to have retained (if not improved) the daylight distribution to the proposed units. The two flats in the revised top floor would receive good daylight levels.
105. The sunlight assessment provided for the original scheme shows that flats with windows facing within 90 degrees of south would receive good levels of annual probable sunlight hours.
106. For these reasons, the overall standard of daylighting and sunlight to the proposed units is considered to result in an acceptable standard of accommodation.

Amenity space and children's play

107. The Residential Design Standards SPD sets the minimum amenity space requirement for new dwellings. Policy 3.6 of the London Plan and Core Strategy policy 11 "Open spaces and wildlife" part 5 set out the requirement for children's play.

108. 46 of the 56 proposed units would have a private balcony of at least 6sqm, and all units would have stair and lift access to the roof top terrace (200sqm) which would provide sufficient space to address the 128sqm shortfall of private space, plus 50sqm of communal area. The 10 units without private balconies are located within the retained façade where it would not be appropriate to create balconies to the front elevation. These 10 units would have generously sized internal areas to compensate for the lack of private amenity space.
109. The roof terrace would also provide an under 5s' play space (152sqm) which is sufficient to provide for this age group, but below the minimum total requirement of 300sqm for all ages using the GLA playspace calculator. Using the formula within the Section 106 Planning Obligations SPD, a contribution of £151 x 148qsm = £22,348 is therefore required. The corner of Pasley Park to the south-west of the application site contains a playground area for local residents (which may be where the off-site funding is directed), and the wider park would also provide an amenity space close by for future residents.

Noise and pollution

110. Conditions relating to internal noise levels, insulation between the commercial and residential floors, plant noise, ventilation from the café, servicing of the commercial units, and external lighting are proposed to protect the amenity of future occupiers of the site from noise, smells and lighting.

Density

111. London Plan policies 3.3 and 3.4 seek to increase housing supply and optimise housing potential through intensification and mixed use redevelopment. Table 3.2 of the London Plan suggests a density of 200-700 habitable rooms per hectare for a site in an urban setting with a PTAL of 4-6. Core Strategy policy 5 "Providing new homes" sets the expected density range for new residential development across the borough. This site is within the urban density zone, where a density of 200-700 habitable rooms per hectare is anticipated. Southwark Plan policy 3.11 requires developments to ensure they maximise efficient use of land.
112. With the 187 habitable rooms within the 56 units proposed, on a site area of 2140sqm (excluding the public highway parts of the site) and taking into account the commercial floorspace (equivalent to a further 41 habitable rooms), the proposed density is 1065 habitable rooms per hectare. This is significantly above the expected range for the urban zone.
113. The Residential Design Standards SPD at section 2.2 sets out a list of 14 expected elements within a design to demonstrate it is of an exemplary standard where maximum densities are exceeded.
114. As set out in paragraph 94 onwards in the Housing Quality section above, the proposal demonstrates excellent design quality for future occupiers. The scheme would have 2.45m high ceiling heights throughout, good levels of daylight and sunlight to the units, and storage provision to each flat. The cumulative internal area of the flats is 400sqm larger than that required by the minimum internal space standards for the proposed unit mix, with 24 of the units at least 10% larger than the minimum standard. The proposed private amenity space across the scheme in balconies, terraces and the communal roof terrace totals over 570sqm and exceeds the external amenity space standards of the Residential Design Standards SPD; 20 of the proposed units have over double the minimum external space. Each core would serve a maximum of nine units per floor (reducing with each level of the building down to one unit per floor on the top storey), and 28 units in total.

115. Three of the intermediate first floor flats would be wheelchair units built to building regulations M4(3) standard and all flats would be accessible by lift and be built to M4(2) standard. The scheme would redevelop this derelict site and bring it back into use while retaining the historic façades and improving the surrounding public realm and adjacent park as positive contributions to the local context and streetscape.
116. For these reasons the high density proposed by the scheme is considered to be acceptable as an exceptional design quality has been demonstrated. As set out in the other sections of this assessment, no harm has been identified as a result of the proposed density. The proposal is considered to accord with the aims of the Residential Design Standards SPD.

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

117. Policy 3.1 “Environmental effects” of the Southwark Plan seeks to prevent development from causing material adverse effects on the environment and quality of life. Policy 3.2 “Impact on amenity” of the Southwark Plan states that planning permission for development will not be granted where it would cause a loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area or on the application site. Similarly Core Strategy policy 13 “High environmental standards” seeks to avoid amenity and environmental problems.

Daylight and sunlight impacts

118. A daylight, sunlight and overshadowing report was submitted to demonstrate the impact of the proposed blocks on surrounding residential properties. This analysis was undertaken in accordance with the Building Research Establishment’s 2011 guidelines, and considered the windows of following properties:
- 145-149 Manor Place
 - 1-5 Stopford Road
 - 202 Manor Place
 - 204 Manor Place

119. Three tests were applied to the windows and assumed room arrangements of these properties; the vertical sky component (VSC), the no sky line (NSL) and annual probable sunlight hours (APSH). The BRE guidance states that it is intended for building designers and planners, but is not mandatory and should not be seen as an instrument of planning policy. Although it gives quantitative guidelines these should be interpreted flexibly as daylight and sunlight are only one aspect of site layout design.

Assessment of daylight and sunlight impacts

120. The tables below summarise the results of the daylight VSC test where all but 2 windows pass, and showing that all but 2 windows pass the daylight distribution test (NSL):

Daylight impacts to windows – vertical sky component VSC test

| Address | Number of windows | Passes VSC test | Fails the VSC test |
|---------|-------------------|-----------------|--------------------|
| | | | |

| | assessed | | |
|---------------------|-----------------|-----------------|---------------|
| 145-159 Manor Place | 24 | 24 | 0 |
| 1-5 Stopford Road | 8 | 8 | 0 |
| 202 Manor Place | 2 | 2 | 0 |
| 204 Manor Place | 29 | 27 | 2 |
| Totals | 63 | 61 (97%) | 2 (3%) |

Daylight distribution to rooms – no sky line test

| Address | Number of rooms assessed | Passes NSL test | Fails the NSL test |
|---------------------|---------------------------------|------------------------|---------------------------|
| 145-159 Manor Place | 16 | 15 | 1 |
| 1-5 Stopford Road | 8 | 8 | 0 |
| 202 Manor Place | 2 | 2 | 0 |
| 204 Manor Place | 20 | 19 | 1 |
| Totals | 46 | 44 (95.6%) | 2 (4.4%) |

121. The table below shows the results of the sunlight test (APSH) where all rooms pass:

Sunlight impacts to rooms (where the windows face within 90 degrees of south)

| Address | Number of rooms assessed | Total retaining >25% APSH or more than 80% of existing value | Total retaining <25% APSH or less than 80% of existing |
|---|---------------------------------|--|--|
| 145-159 Manor Place | 16 | 16 | 0 |
| 1-5 Stopford Road (no affected windows face within 90 degrees of south) | - | - | - |
| 202 Manor Place | 2 | 2 | 0 |
| 204 Manor Place | 20 | 20 | 0 |
| Total | 38 | 38 (100%) | 0 (0%) |

122. In summary the results of these three tests indicate:

- 145-159 Manor Place: there would be no significant reduction in VSC to these windows. One ground floor room would have a 30% reduction daylight distribution but the overall standard of accommodation for this dual aspect flat is considered acceptable. APSH levels would be in excess of the BRE targets throughout the year.
- 1-5 Stopford Road: there would be no significant reduction in VSC or NSL to these windows. APSH levels would be in excess of the BRE targets.
- 202 Manor Place (first floor and above): there would be no significant reduction in VSC or NSL to these residential windows. The ground floor of this property is a takeaway unit and so has not been assessed for daylight loss. APSH levels would be in excess of the BRE targets.
- 204 Manor Place (ground floor flat, first floor and above): One first floor window would fail the VSC test but as one of four windows providing daylight to the room it would not cause significant harm to this neighbour's amenity. Similarly a second floor window would fail the VSC test, but the other three windows to this room would provide good levels of daylight. A third floor room would have a significant change in daylight distribution (a 30% reduction) but would still

receive a very good daylight levels with VSC of 35.6%. APSH levels would be in excess of the BRE targets. These changes are considered not to cause harm to the amenity of these neighbouring residential units.

123. Therefore the proposal would not cause a significant loss of daylight or sunlight to neighbouring residential properties that would cause harm to the amenity of those properties.

Overshadowing of gardens and park

124. The tracking diagram provided, and the sun-on-ground visual show that the proposal would have the following impacts on nearby garden and park areas:

- Walworth Garden Farm: The overshadowing impact to Walworth Garden Farm was found to result in a 28sqm reduction in the area of the community garden that would receive at least 2 hours of sunlight on 21 March of the 1632sqm total garden area. This additional overshadowing to 1.7% of the Garden Farm is considered not to result in harm.
- Pasley Park: Being at the northern-most corner of the park, the proposed 6-storey building would only overshadow a small part of the park late in the afternoon, and would not cause a significant loss of sunlight to this public park.
- Stopford Road gardens: The proposed building (including the revised bulk of the top storey on the eastern side) would not cause a significant overshadowing of the garden area on the northern side of Stopford Road.

125. The proposal would not cause significant overshadowing to surrounding private and public amenity areas.

Overlooking, privacy and outlook

126. The separation of the site by the roads from surrounding properties is considered to provide sufficient distance to prevent a material loss of privacy to the neighbouring properties. Manor Place is 12m wide and so the proposal would accord with the minimum distance for front elevations suggested by the Residential Design Standards SPD.

127. On the Stopford Road elevation there would be 13m between the facing elevation. These cross-street relationships with existing neighbours would be typical for an urban location and accord with the SPD. With the recessed design of the upper floors and the separation distances, the proposal is considered not to be intrusive or overbearing to the outlook of neighbouring properties.

Noise

128. The redevelopment of the site and the associated comings and goings of visitors, staff and residents would result in increased noise and disturbance to neighbouring properties when compared with the derelict site. This would be expected with any redevelopment, or significant refurbishment of the site to bring it back into use. The scale of the commercial units and the reintroduction of residential uses above in a predominantly residential area are acceptable in principle, and is not considered to be a reason for the refusal of the scheme. Conditions to restrict the opening hours of the shop and café, and deliveries to the commercial units are proposed in the interest of the amenity of neighbouring properties and future residents.

129. An air handling unit would be installed within the ground floor plant room to serve the

commercial floorspace, with silencers used to reduce noise levels. Further ventilation would be required for the café's kitchen, with ducting up to the roof. Further information on this equipment would be required by a suggested condition to ensure the noise levels to the new residential units and the surrounding properties would be acceptable.

130. In summary, subject to conditions, the proposed development is considered to have an acceptable impact on the amenity of surrounding properties.

Transportation and highways

131. London Plan policies on transport seek to ensure major developments are located in accessible locations, and support improvements to sustainable transport modes. Core Strategy policy 2 encourages sustainable transport to reduce congestion, traffic and pollution. Policies 5.1 "Locating developments", 5.2 "Transport impacts", 5.3 "Walking and cycling", 5.6 "Car parking" and 5.7 "Parking standards for disabled people and the mobility impaired" seek to direct major developments towards transport nodes, provide adequate access, servicing, facilities for pedestrians and cyclists, and to minimise car parking provision while providing adequate parking for disabled people.
132. The site has a PTAL rating of 6a, being within walking distance of the Underground service from Kennington station, and bus services along Kennington Park Road and Walworth Road. There is a cycle hire docking station on Doddington Grove. The site is within a controlled parking zone.

Car parking

133. No on-site parking is proposed. The evidence provided in the Transport Statement provided is sufficient for a car-free development as the new residential units would not be eligible for parking permits (unless a blue badge holder). There is evidence to show that blue badge parking is possible in the near vicinity of the site and as part of the section 278 highway agreement some on-street facilities to improve access would be implemented. These highway works would provide time-restricted on-street parking for visitors to the health centre, three visitor or doctors' parking spaces and two delivery bays for the commercial units, a new pedestrian crossing, raised table shared surface area, and relocated entrance to Pasley Park. A condition is proposed to prevent parking permits being issued to residents. A planning obligation to secure the highway works (through a section 278 agreement) to provide the on-street parking, raised table, pedestrian crossing and pavement works would be included in the unilateral undertaking.

Cycle parking

134. A total of 104 cycle parking spaces are proposed in two covered stores for the flats, which is in excess of the London Plan minimum standards for residents and visitors. A further 18 spaces are proposed in the rear courtyard for staff of the commercial uses, which would be sufficient for the staff of the ground floor units (further details of this would be required by condition). Visitor cycle parking spaces are shown within the proposed highway works in front of the site and around the park entrance.

Refuse storage and servicing

135. An adequate servicing, delivery and travel plan was provided as part of the application, detailing the proposed servicing arrangements relating to the each element of the proposed uses at the site. It also refers to servicing and delivery during the construction period.

136. A condition to require a construction environmental management plan is proposed and to restrict the servicing/delivery hours once the ground floor units are occupied.
137. Subject to the inclusion of conditions and a planning obligation for the highway works, the proposal is acceptable in transport terms.

Trees and Ecology

138. Policies 5.10 and 5.11 of the London Plan encourage urban greening, and green walls and roofs, and policy 7.19 seeks positive contributions to biodiversity. Core Strategy policy 11 "Open spaces and wildlife" requires new developments to improve habitat. Saved policy 3.28 "Biodiversity" of the Southwark Plan encourages the inclusion of features which enhance biodiversity.
139. An arboricultural impact assessment was included in the application which describes the seven trees and one group of shrubs near the centre of the site which would be removed. The development requires the removal of 5 x C category and 2 x U category trees. No replacement planting is shown within the limited amenity space proposed. A suitable amount of replacement planting offsite should be provided via a planning obligation (totalling £6,665 using the CAVAT calculation) to mitigate the net loss of canopy cover as outlined in relevant London Plan policy 7.21. The submitted assessment also considers the development would not impact on the several significant trees outside the site.
140. An ecological appraisal was provided which includes the results of the phase 1 habitat survey and bat surveys. The buildings to be demolished are unlikely to contain bat roosts, though bats were found to use the site for foraging. The site provides suitable habitat for common species of nesting garden birds. The Ecology Officer considers the appraisal and survey to be acceptable, with no further survey work required. Landscaping, bird boxes and bat bricks to enhance the ecology of the site would be secured by a condition, and light spill from the development would be minimised to reduce the impact on foraging and commuting bats.
141. Subject to these conditions and planning contribution (as well as the works to extend Pasley Park adjacent to the site), the scheme would comply with policies 7.21 of the London Plan, and Core Strategy policy 11.

Sustainability (including energy, flood risk, drainage, and contamination)

142. Core Strategy policy 13 "High environmental standards" requires developments to meet the highest possible environmental standards, to minimise greenhouse gas emissions, increase recycling, minimise water use, mitigate flood risk and reduce air and land pollution. Southwark Plan policies 3.3 "sustainability assessment", 3.4 "energy efficiency", 3.6 "air quality", 3.7 "waste reduction" and 3.9 "water" similarly relate to sustainability measures in developments, and the London Plan policies in chapter 5 address the same topics. The Sustainability Assessments SPD and Sustainable Design and Construction SPD provide further detail.

Energy

143. An Energy Assessment has been submitted as part of the application, which sets out the passive design measures and renewable energy measures (ground source heat pump and PV panels on the roof) to achieve a 19% improvement on Building Regulations Part L for the residential parts of the development, and a 38% improvement for the non-domestic parts. An off-set payment would be required to achieve the requirements of London Plan policy 5.2 of zero carbon for the residential part. This carbon off-site payment (of £82,548) would need to be secured through the

unilateral undertaking.

Flooding risk and drainage

144. The site is within flood zone 3 and a flood risk assessment has been provided which considers the risk to this mixed use development, and the impact of the development's footprint on the risk to surrounding areas. The submitted surface water management plan describes the sustainable urban drainage measures below the courtyard area to attenuate the surface water run off.
145. The Environment Agency and Flood and Drainage Team raise no objection to the proposal subject to a suggested condition regarding the sustainable drainage scheme. Thames Water has no objection in terms of sewerage infrastructure capacity or water, but requests a condition regarding a piling method statement. Further comments from Thames Water on water pressure, groundwater discharging, and surface water drainage can be used as informatives on any permission.
146. Subject to the recommended conditions the proposal would comply with policies 5.12, 5.13 and 5.14 of the London Plan, and Core Strategy policy 13.

Air quality

147. The site is within the Air Quality Management Area, and an air quality assessment was submitted which details the existing conditions, potential construction phase impacts, and occupation of the proposed development. The assessment concludes that through the use of good practice control measures during construction the development would have a slight impact, and that no mitigation is required from the occupation of the proposed development. Air quality modelling for each floor of the proposal found acceptable air quality levels.
148. A condition regarding NOx emissions from the domestic gas boilers is proposed to ensure the proposal would comply with London Plan policy 7.14, Core Strategy policy 13 and saved policies 3.2 and 3.6.

Contamination

149. The historic uses of the site are considered to have a low risk of contamination. The submitted desk study has been reviewed, and a watching brief would be needed during demolition and groundworks to monitor for unexpected contamination. A condition is recommended in this regard, as well as the Environment Agency's condition in terms of piling method. The proposal would comply with Core Strategy policy 13 and saved policy 3.2 of the Southwark Plan.

BREEAM

150. The submitted BREEAM pre-assessment for the community facilities and commercial facilities finds that the proposal would achieve a BREEAM "excellent" rating. This is in accordance with Core Strategy policy 13. A condition relating to achieving this BREEAM rating is proposed in the recommendation.

Planning obligations and Community Infrastructure Levy

151. 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. In this instance it is estimated that a Mayoral CIL payment and Southwark CIL payment would be payable in the event planning permission is granted.

152. The Mayoral CIL is levied in Southwark at £35 per sqm and Southwark CIL at £200 per square metre in this location for residential, £125 per square metre for retail, £0 per square metre for office and £0 per square metre for health; both CIL charges are subject to indexation. However, affordable housing relief is available and in the event that planning permission is granted an application should be made to secure this prior to the commencement of development. Payment of the Mayoral CIL would accord with policy 8.3 of the London Plan. The estimates are as following (once affordable housing relief is applied): Mayoral CIL £119,761 and Southwark CIL £589,226. Payment of the Mayoral CIL would accord with policy 8.3 of the London Plan.
153. The development would either be delivered by the council or by a private developer pursuant to a development agreement. As the council owns the land, it is necessary for the council to enter into a unilateral undertaking confirming that the planning obligations would be paid and/or provided. A unilateral undertaking is a type of planning agreement that would bind the land in the same way that a section 106 agreement does and is appropriate here because the council cannot covenant with itself, which would be necessary if a section 106 agreement were required. Should the land be disposed of in the future, the unilateral undertaking to be provided would require any successor in title to enter into a section 106 agreement in the usual way. This is the approach the council has adopted on all Hidden Home, Direct Delivery and SRPP schemes.
154. The following table sets out the required site specific mitigation and the applicant's position with regard to each point:

| Planning obligation | Mitigation | Applicant's position |
|----------------------------|---|-----------------------------|
| Affordable housing | Provision of 28 affordable units on-site: <ul style="list-style-type: none"> • 3 x 1-bedroom, 7 x 2-bedroom, 9 x 3-bedroom as social rent, and • 4 x 1-bedroom, 2 x 2-bedroom and 3 x 3-bedroom for intermediate rent. Income thresholds and eligibility criteria would be included. Linking this application to the Braganza Street planning application ref. 17/AP/0964 to ensure the total affordable housing and wheelchair housing provision are provided across the two sites. | Agreed |
| Carbon offset Green Fund | Payment of £82,548 (indexed) based on the shortfall of 45.86 tones of carbon per year over a 30 year period. | Agreed |
| Car club | Provision of three years membership for each eligible resident | Agreed |
| Children's play space | Payment of £22,348 (indexed) to address the 148sqm shortfall of play-space for children aged 5-12+ years. | Agreed |
| Employment and enterprise | Target jobs (15 jobs), training (15 people) and 4 apprenticeships during construction period (or the equivalent contribution in line with the S106 SPD). Local procurement and supply | Agreed |

| | | |
|--|---|--------|
| | chain measures during the construction phase. | |
| Hedge planting | Provision of the hedge planting immediately next to the application site boundary within Pasley Park, including details of the specification of the planting, the base of mulched bark, and 12 month maintenance period before the Parks service take it on. | Agreed |
| Public realm, highway works and park works | <p>Section 278 agreement for the highway works to:</p> <ol style="list-style-type: none"> 1. Install a raised carpet on Manor Place in front of the development, extending between the junctions of Braganza Road and Chapter Road on the western end and Delverton Road on the eastern side. 2. Install a zebra crossing near the Chapter Road/Braganza Road junction. 3. Repave the footway fronting the development on Manor Place and Stopford Road with pre-cast concrete slabs and 150mm wide silver grey granite kerbs. 4. Promote a traffic management order (TMO) for reconfiguring parking bays on Manor Place and Stopford Road 5. The scope of the works agreed are captured on drawing no. 353.01.002. <p>Provision of the public realm improvements including the relandscaping of Danson Road to enlarge Pasley Park, provide an improved park entrance and café terrace as shown on drawing no. 353.01.002 (and subject to any further discussions with the Parks team).</p> | Agreed |
| Tree planting | Payment of £6,665 (indexed) to provide replacement tree planting off-site. | Agreed |
| Wheelchair housing | Provision of 3 wheelchair units and marketing period for these intermediate units. | Agreed |
| Administration charge (2%) | Payment to cover the costs of monitoring these necessary planning obligations, calculated as 2% of the total sum of £111,561 = £2231.22. | Agreed |

155. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with policies 2.5 of the Southwark Plan, Core Strategy policy 14 and London Plan policy 8.2, and the Section 106 Planning Obligations and CIL SPD.
156. In the absence of a unilateral undertaking to secure the above, the proposal would be contrary to saved policies 2.5 “Planning obligations”, 4.2 “Quality of accommodation” and 4.4 “Affordable housing” of the saved Southwark Plan 2007, Core Strategy policies 7 “Family homes” and 13 “High environmental standards”, London Plan policies 3.12 “Negotiating affordable housing on individual private residential and mixed use schemes”, 5.2 “Minimising carbon dioxide emissions” and 8.2 “Planning obligations”, and section 6: Delivering a wide choice of high quality homes of the NPPF 2012.
157. In the event that the unilateral agreement is not in place by 31st January 2018, it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

“The proposal, by failing to provide an appropriate mechanism for securing affordable housing delivery, indicative highways works and financial contributions towards children's play space, off-site tree planting and carbon offset, fails to demonstrate conformity with strategic planning policies and fails to adequately mitigate the particular impacts associated with the development 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), and London Plan Policy 8.2 'Planning obligations', as well as guidance in the council's Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).”

Other matters

158. None

Conclusion on planning issues

159. The redevelopment of this mainly derelict site is supported with the retention of the Victorian façade as the only element of architectural interest. The proposed range of uses is acceptable in policy terms. The scheme would provide 50% affordable housing, significantly exceeding the minimum policy requirements. The mix of housing, size of units, and the quality of accommodation are acceptable and comply with policy.
160. The revised design of the new-build elements, especially the top floor, results in a high quality design that is of an appropriate scale for the retained facades. It would have an acceptable impact on nearby heritage assets. The revisions have also improved the quality of accommodation for the proposed units, and demonstrate an exemplary design standard to support this high density scheme.
161. The proposal would not cause significant harm to the amenity of surrounding properties. Subject to the conditions and planning obligations proposed, the proposal would not raise transport, sustainability, flood risk, trees and ecology issues, and is recommended for approval.

Community impact statement

162. 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.

Consultations

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

Consultation replies

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

Summary of consultation responses

165. 8 letters were received objecting to the proposal in its original form on the following summarised grounds:

Objection: Too tall; a 6-storey height is not appropriate for this redevelopment as all other properties on Manor Place and surrounding Pasley Park are no higher than 4-storeys. It would look out of place, impact the street negatively, enclose the park, and completely dominate. The maximum height should be 4-storeys.

Response: The scheme has been revised to reduce the massing at the front and western side of the top floor so that the top floor is less prominent in views along Manor Place. These changes are considered to result in an acceptable design.

Objection: The modern design of the upper storeys will look jarring and ruin the effect of the retained façade.

Response: The proposal includes a deliberately contrasting, contemporary appearance to the new storeys and rear elevation of the proposal from the retained Victorian façade, which is considered to be an acceptable design approach and of a high quality.

Objection: The site is visible in relation to some globally significant landmarks (Westminster Abbey, Palace of Westminster and St Paul's Cathedral) and at 6-storeys it would be an intrusive landmark feature in the views associated with these landmarks. Views from Primrose Hill, Hampstead Heath and Shooters Hill would also feature this building.

Response: The building is not sited within the designated view corridors, and while it may be visible in the wider context of these views, its height, distance from the viewpoints and the context of other buildings, it is considered not to be prominent nor cause harm.

Objection: Loss of sunlight to Walworth Garden, Manor Place (particularly 204) and Delverton Road residences.

Response: The submitted daylight, sunlight and overshadowing report shows that the proposal would not cause a significant loss of sunlight to the windows and garden spaces of the surrounding properties.

Objection: Loss of privacy for residents of Manor Place and Delverton Road.

Response: The proposal would increase the number of windows looking across the surrounding properties, however the separation distance provided by the highways is considered sufficient to prevent a material loss of privacy.

166. 5 comments were received in support of the proposal in its original form with the following summarised comments:

Support: Proposal will add many benefits to this area. This terrace has been an eyesore and derelict for over 30 years and at last the Council has produced a plan for much needed new housing plus space for a GP surgery and a cafe which will benefit local people.

Support: Look forward the use of this space to provide new housing and amenities for the local area. The propped-up derelict building is currently a blight on the area. Neighbouring Delverton House and Doddington Grove estate are 5-storey buildings, so this development would not be uncharacteristically tall for the area.

Support: Welcome the proposal to improve the condition of this site. Retaining the façade of the unlisted terrace has inevitably resulted in the mass of the building being significantly increased for a viable project which is unfortunate, but comparable to the height of the nearest blocks on the Doddington Grove Estate.

Support: The architects have done a great job with the building, but would like to see the improvements to Pasley Park and the public spaces incorporated or at least tied to the work that will be done on the terrace.

Support: It's not clear if the GP surgery proposal has a 'plan B' if nobody takes over the area for a surgery to ensure the location is not left unused. Granting permission on the assumption that the ground floor business space will be able to obtain a tenant is unrealistic and politically naïve.

Response: Both Class D1 and Class B1 uses are sought in this application for the main ground floor unit. Should an occupier not be found for either use, a further planning application to propose another use would need to be considered by the council.

167. 3 comments were received to the first consultation raising the follow issues:

Comment: Support for the uses but object to the separate entrances for affordable and private residents; this smacks of social segregation. If this is due to maintenance costs, this should be directly passed to private residents' rates. A condition should be included requiring all private units to demonstrate they are occupied at least 10 months every year to ensure they are not bought and left unused.

Response: The cores are divided by tenure type but the scheme has been designed to be "tenure blind"; there is no difference between the architectural detailing of the entrances. It is not possible to condition occupation of private units as suggested, nor to require the private units to cross-subsidise the service charges of the affordable units.

Comment: Support regenerating this beautiful building but 6 storeys is too high for the park, the Victorian façade, and for keeping natural light. Large blocks lead to anti-social problems, while small blocks create a sense of community.

Response: The revisions to the top floor are considered to result in an acceptable appearance for the new build elements on top of the retained façade. The division of the proposal into two cores of 28 flats each is considered not to be so large as to lead to anti-social problems.

Re-consultation responses

168. In response to the re-consultation on the amendments to the scheme the following summarised comments were received:

169. 7 objections received to the re-consultation raising the following issues:

Comment: Previous objections to the height of the proposal being taller than anything in the area and being out of keeping with the original façade, loss of light to the properties opposite and Walworth Garden Farm, still stand and have been ignored in the amended scheme. The height should be reduced to 3- or 4-storeys for an acceptable design and to prevent un-neighbourly impacts.

Response: As set out in paragraph 62 onwards above, the revised design is considered to have been sufficiently amended to reduce the prominence of the upper floors, and to result in an acceptable design for the streetscene and context of the neighbouring park. The massing of the proposal would not cause significant harm to the amenity of neighbouring properties, nor overshadowing of garden/park areas; no further amendment is considered necessary to prevent an un-neighbourly impact.

Comment: There needs to be dialogue from the developers and council on the proposed commercial units as whilst they sound fantastic on paper the commercial unit of 204a Manor Place shows that the area appears to not be popular with such enterprise and there is a risk that they become an empty eyesore or there is a creep of permissions from the council as they seek to fill the vacancies.

Response: The application seeks permission for health centre (Class D1) or office (Class B1) use of the largest ground floor unit to give some flexibility for finding a future occupier. Should no occupier be found for either of these uses, then the council as the landowner may apply for planning permission for further uses which would be considered against planning policy.

1 support comment received to the reconsultation:

Comment: Support the development and the overall design apart from the height; a 6-storey building which is very deep is too large for the location and 4-storeys is more appropriate.

Response: The amended design of the recessed upper floors is considered to be acceptable for this block with the retained façade.

1 comment neither objecting nor supported received to the reconsultation:

Comment: Welcome the redevelopment and changes to the massing, but it still appears too high and out of line with the skyline. Object to the provision of "poor" and "rich" entrances to the residential, this creates social division and is detrimental to community cohesion. Any permission should have a condition that residents of the private units should have to demonstrate to the council yearly that each property is inhabited for at least 10 months in the year to ensure the housing benefits local people and not by overseas investors.

Response: **As set out above** the cores are divided by tenure but the scheme design is "tenure blind" with there is no difference between the architectural detailing of the entrances. It is not possible to condition occupation of private units as suggested.

Summary of responses from local groups

170. The Walworth Society supports the application:

- The Society has campaigned since 2012 for the retention of the historic elements as part of the local historic character and through its redevelopment, the creation of a new local centre for West Walworth. Pleased to say the community-based vision for the area has the capacity to be largely realised through these proposals. Potential to become significant as centre at the heart of the area, next to an improved Pasley Park and Walworth Garden. Support the GP surgery, retail unit and housing.
- The Society would like conditions attached to ensure that any businesses are able to be independent, that the space created is affordable, a locally-run café, and convenience shopping for local residents.
- This development is an overall piece of building redevelopment coupled with improvements to place. The public realm improvements to Manor Place, expanded Walworth Gardens, and park entrance are not an add-on but are integral to the vision for the development and are all pre-requisites of creating a successful local centre; the redevelopment of the building should be explicitly tied in with these other changes.

- Benedetti Architects have been proactive and attentive to the needs of the community throughout the planning process, and a great deal of trust and goodwill has been created. Their continued involvement is important to ensuring the same commitment is applied to the quality of the detailing through the post-planning construction stages, especially as this is an exemplar early project of Southwark's "Regeneration in Partnership" programme. A clause should be inserted in the agreement with Southwark's joint venture developer that ensures Benedetti Architects are retained for the remainder of the project to prevent value engineering affecting the quality, detailing and materials.

171. In response to the re-consultation, the Walworth Society submitted further comments in support of the changes to reduce the massing, lower its impact on Pasley Park and improve the amenity of the flats. The Society re-iterates earlier comments on the importance of the affordable provision within the scheme particularly the social rent; that the public realm improvements to create the pedestrian-friendly environment for this local centre are maintained with the amendments (and the impact on viability with the loss of units). The Society cannot stress enough how the building and the improvements to the local area have always been seen as a single piece and as a project that will benefit the local area and its new and existing residents.

Response: It is not possible through the planning system for a proposal of this scale to restrict whether a unit is occupied by an independent or local business, nor to require that a specific architect practice is retained on a project. Detailed drawings and material samples would be required through proposed conditions to ensure the design quality is retained. The off-site highway and public realm works would be required through the unilateral agreement to secure these benefits from the redevelopment.

Summary of responses from statutory consultees

Environment Agency

172. Has no objection subject to conditions regarding unexpected contamination, drainage system and piling methods.

London Fire Brigade

173. An undertaking should be given that, access for fire appliances as required by Part B5 of the current Building Regulations Approved Document B and adequate water supplies for fire fighting purposes, will be provided.

Metropolitan Police

174. As the development is suitable to achieve Secured by Design accreditation, a condition should be attached to any permission to require the development to follow the principles and physical security requirements of Secured by Design.

Parks and Open Spaces

175. The specification for the hedge planting (in Pasley Park), and the 12 month maintenance period for the hedge to establish before the Parks team take it over are both needed. The base of the hedge will need to be bark mulched to control weed growth. Discussions on the park extension and planting are on-going with the applicant.

Thames Water

176. Condition recommended and informatives regarding surface water drainage, pipe ownership, piling, groundwater discharge, fat traps and water pressure.

Human rights implications

177. 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.

178. This application has the legitimate aim of providing new housing, new affordable housing and commercial space on this vacant site. 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/1171-161 Application file: 17/AP/0907 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 1412 Council website: www.southwark.gov.uk |

APPENDICES

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

AUDIT TRAIL

| | | |
|---|-----------------------------------|--------------------------|
| Lead Officer | Simon Bevan, Director of Planning | |
| Report Author | Victoria Crosby, Senior Planner | |
| Version | Final | |
| Dated | 5 September 2017 | |
| Key Decision | No | |
| CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER | | |
| Officer Title | Comments Sought | Comments included |
| Strategic Director of Finance & Governance | No | No |
| Strategic Director, Environment and Social Regeneration | No | No |
| Strategic Director of Housing and Modernisation | No | No |
| Director of Regeneration | No | No |
| Date final report sent to Constitutional Team | 7 September 2017 | |

Consultation undertaken

Site notice date: 13/04/2017

Press notice date: 13/04/2017

Case officer site visit date: 13/04/2017

Neighbour consultation letters sent: 11/04/2017

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

| | |
|-------------------------------|-----------------------------------|
| Flat 26 Arnold House SE17 3SU | 39 Chapter Road London SE17 3ES |
| Flat 25 Arnold House SE17 3SU | 37 Chapter Road London SE17 3ES |
| Flat 24 Arnold House SE17 3SU | 129 Manor Place London SE17 3JP |
| Flat 27 Arnold House SE17 3SU | 135 Manor Place London SE17 3JP |
| Flat 3 Arnold House SE17 3SU | 133 Manor Place London SE17 3JP |
| Flat 29 Arnold House SE17 3SU | 131 Manor Place London SE17 3JP |
| Flat 28 Arnold House SE17 3SU | 35 Chapter Road London SE17 3ES |
| Flat 23 Arnold House SE17 3SU | 25 Chapter Road London SE17 3ES |
| Flat 19 Arnold House SE17 3SU | 23 Chapter Road London SE17 3ES |
| Flat 18 Arnold House SE17 3SU | 21 Chapter Road London SE17 3ES |
| Flat 17 Arnold House SE17 3SU | 27 Chapter Road London SE17 3ES |
| Flat 2 Arnold House SE17 3SU | 33 Chapter Road London SE17 3ES |
| Flat 22 Arnold House SE17 3SU | 31 Chapter Road London SE17 3ES |
| Flat 21 Arnold House SE17 3SU | 29 Chapter Road London SE17 3ES |
| Flat 20 Arnold House SE17 3SU | 6 Marsland Close London SE17 3JW |
| Flat 4 Arnold House SE17 3SU | 5 Marsland Close London SE17 3JW |
| Flat 39 Arnold House SE17 3SU | 3 Marsland Close London SE17 3JW |
| Flat 38 Arnold House SE17 3SU | 7 Marsland Close London SE17 3JW |
| Flat 5 Arnold House SE17 3SU | 11 Pasley Close London SE17 3JY |
| Flat 8 Arnold House SE17 3SU | 9 Marsland Close London SE17 3JW |
| Flat 7 Arnold House SE17 3SU | 8 Marsland Close London SE17 3JW |
| Flat 6 Arnold House SE17 3SU | 13 Marsland Close London SE17 3JW |
| Flat 37 Arnold House SE17 3SU | 141 Manor Place London SE17 3JP |
| Flat 32 Arnold House SE17 3SU | 139 Manor Place London SE17 3JP |
| Flat 31 Arnold House SE17 3SU | 137 Manor Place London SE17 3JP |
| Flat 30 Arnold House SE17 3SU | 143 Manor Place London SE17 3JP |
| Flat 33 Arnold House SE17 3SU | 11 Marsland Close London SE17 3JW |
| Flat 36 Arnold House SE17 3SU | 10 Marsland Close London SE17 3JW |
| Flat 35 Arnold House SE17 3SU | 1 Marsland Close London SE17 3JW |
| Flat 34 Arnold House SE17 3SU | 19 Chapter Road London SE17 3ES |

Flat 16 Arnold House SE17 3SU
Flat 47 Delverton House Alberta Estate SE17 3QQ
Flat 46 Delverton House Alberta Estate SE17 3QQ
Flat 45 Delverton House Alberta Estate SE17 3QQ
Flat 48 Delverton House Alberta Estate SE17 3QQ
Flat 51 Delverton House Alberta Estate SE17 3QQ
Flat 50 Delverton House Alberta Estate SE17 3QQ
Flat 49 Delverton House Alberta Estate SE17 3QQ
Flat 44 Delverton House Alberta Estate SE17 3QQ
Flat 39 Delverton House Alberta Estate SE17 3QQ
Flat 38 Delverton House Alberta Estate SE17 3QQ
Flat 37 Delverton House Alberta Estate SE17 3QQ
Flat 40 Delverton House Alberta Estate SE17 3QQ
Flat 43 Delverton House Alberta Estate SE17 3QQ
Flat 42 Delverton House Alberta Estate SE17 3QQ
Flat 41 Delverton House Alberta Estate SE17 3QQ
Flat 11 Arnold House SE17 3SU
Flat 10 Arnold House SE17 3SU
Flat 1 Arnold House SE17 3SU
Flat 12 Arnold House SE17 3SU
Flat 15 Arnold House SE17 3SU
Flat 14 Arnold House SE17 3SU
Flat 13 Arnold House SE17 3SU
Flat 59 Delverton House Alberta Estate SE17 3QQ
Flat 54 Delverton House Alberta Estate SE17 3QQ
Flat 53 Delverton House Alberta Estate SE17 3QQ
Flat 52 Delverton House Alberta Estate SE17 3QQ
Flat 55 Delverton House Alberta Estate SE17 3QQ
Flat 58 Delverton House Alberta Estate SE17 3QQ
Flat 57 Delverton House Alberta Estate SE17 3QQ
Flat 56 Delverton House Alberta Estate SE17 3QQ
Flat 9 Arnold House SE17 3SU
179 Manor Place London SE17 3BS
177 Manor Place London SE17 3BS
175 Manor Place London SE17 3BS
161a Manor Place London SE17 3BS
7 Chapter Road London SE17 3ES
204 Manor Place London SE17 3BN
177a Manor Place London SE17 3BS
173 Manor Place London SE17 3BS
161 Manor Place London SE17 3BS
2 Delverton Road London SE17 3QG
Flat 22a Arnold House SE17 3SU
163 Manor Place London SE17 3BS
171 Manor Place London SE17 3BS
169 Manor Place London SE17 3BS
167 Manor Place London SE17 3BS
Flat B 60-62 Braganza Street SE17 3RJ
Flat A 60-62 Braganza Street SE17 3RJ
Flat Ta Centre SE17 3RD
Flat C 60-62 Braganza Street SE17 3RJ
Private Housing Renewal 6 Stopford Road SE17 3BP
Sheltered Unit Flat 18 4 Marsland Close SE17 3JX
Flat D 60-62 Braganza Street SE17 3RJ
175a Manor Place London SE17 3BS
Flat 39a Arnold House SE17 3SU
7 Delverton Road London SE17 3QG
165 Manor Place London SE17 3BS
167a Manor Place London SE17 3BS
First Floor And Second Floor Flat 169 Manor Place SE17 3BS
First Floor And Second Floor Flat 165 Manor Place SE17 3BS
13a Chapter Road London SE17 3ES
202a Manor Place London SE17 3BN
Flat 19 Ray Gunter House Pasley Estate SE17 3JX
Flat 18 Ray Gunter House Pasley Estate SE17 3JX
Flat 17 Ray Gunter House Pasley Estate SE17 3JX
Flat 2 Ray Gunter House Pasley Estate SE17 3JX
Flat 22 Ray Gunter House Pasley Estate SE17 3JX
Flat 21 Ray Gunter House Pasley Estate SE17 3JX
Flat 20 Ray Gunter House Pasley Estate SE17 3JX
Flat 16 Ray Gunter House Pasley Estate SE17 3JX
11 Ray Gunter House Pasley Estate SE17 3JX
Flat 10 Ray Gunter House Pasley Estate SE17 3JX
Flat 1 Ray Gunter House Pasley Estate SE17 3JX
Flat 12 Ray Gunter House Pasley Estate SE17 3JX
Flat 15 Ray Gunter House Pasley Estate SE17 3JX
Flat 14 Ray Gunter House Pasley Estate SE17 3JX
Flat 13 Ray Gunter House Pasley Estate SE17 3JX
Flat 5 Ray Gunter House Pasley Estate SE17 3JX
147 Manor Place London SE17 3BN
145 Manor Place London SE17 3BN
Apartment 8 204 Manor Place SE17 3BN
149 Manor Place London SE17 3BN
155 Manor Place London SE17 3BN
153 Manor Place London SE17 3BN
151 Manor Place London SE17 3BN
Apartment 7 204 Manor Place SE17 3BN
Apartment 2 204 Manor Place SE17 3BN
Apartment 1 204 Manor Place SE17 3BN
Pasley Tenants Hall 2 Marsland Close SE17 3JN
Apartment 3 204 Manor Place SE17 3BN
Apartment 6 204 Manor Place SE17 3BN
Apartment 5 204 Manor Place SE17 3BN
Apartment 4 204 Manor Place SE17 3BN
202 Manor Place London SE17 3BN
200 Manor Place London SE17 3BN
198 Manor Place London SE17 3BN
11 Chapter Road London SE17 3ES
17 Chapter Road London SE17 3ES
15 Chapter Road London SE17 3ES
13 Chapter Road London SE17 3ES
196 Manor Place London SE17 3BN
186 Manor Place London SE17 3BN
159 Manor Place London SE17 3BN
157 Manor Place London SE17 3BN
188 Manor Place London SE17 3BN
194 Manor Place London SE17 3BN
192 Manor Place London SE17 3BN
190 Manor Place London SE17 3BN
13 Pasley Close London SE17 3JY
3b Stopford Road London SE17 3BP
3a Stopford Road London SE17 3BP
1b Stopford Road London SE17 3BP
3c Stopford Road London SE17 3BP
5c Stopford Road London SE17 3BP
5b Stopford Road London SE17 3BP
5a Stopford Road London SE17 3BP
1a Stopford Road London SE17 3BP
8 Delverton Road London SE17 3QG
6 Delverton Road London SE17 3QG
5 Delverton Road London SE17 3QG
39 Braganza Street London SE17 3RD
73 Braganza Street London SE17 3RD
43 Braganza Street London SE17 3RD
41 Braganza Street London SE17 3RD
Flat 31 Delverton House Alberta Estate SE17 3QQ
Flat 30 Delverton House Alberta Estate SE17 3QQ
21 Runacres Court Pasley Close SE17 3JZ
Flat 32 Delverton House Alberta Estate SE17 3QQ
Flat 35 Delverton House Alberta Estate SE17 3QQ
Flat 34 Delverton House Alberta Estate SE17 3QQ
Flat 33 Delverton House Alberta Estate SE17 3QQ
20 Runacres Court Pasley Close SE17 3JZ
14 Runacres Court Pasley Close SE17 3JZ
13 Runacres Court Pasley Close SE17 3JZ
12 Runacres Court Pasley Close SE17 3JZ
15 Runacres Court Pasley Close SE17 3JZ
18 Runacres Court Pasley Close SE17 3JZ
17 Runacres Court Pasley Close SE17 3JZ
16 Runacres Court Pasley Close SE17 3JZ
4 Delverton Road London SE17 3QG
34 Pasley Close London SE17 3JY
32 Pasley Close London SE17 3JY
30 Pasley Close London SE17 3JY
36 Pasley Close London SE17 3JY
9 Pasley Close London SE17 3JY
40 Pasley Close London SE17 3JY
38 Pasley Close London SE17 3JY
28 Pasley Close London SE17 3JY
18 Pasley Close London SE17 3JY
16 Pasley Close London SE17 3JY
14 Pasley Close London SE17 3JY
20 Pasley Close London SE17 3JY
26 Pasley Close London SE17 3JY
24 Pasley Close London SE17 3JY
22 Pasley Close London SE17 3JY
8 Tarver Road London SE17 3QF
7 Tarver Road London SE17 3QF

Flat 4 Ray Gunter House Pasley Estate SE17 3JX
Flat 30 Ray Gunter House Pasley Estate SE17 3JX
Flat 6 Ray Gunter House Pasley Estate SE17 3JX
Flat 9 Ray Gunter House Pasley Estate SE17 3JX
Flat 8 Ray Gunter House Pasley Estate SE17 3JX
Flat 7 Ray Gunter House Pasley Estate SE17 3JX
Flat 3 Ray Gunter House Pasley Estate SE17 3JX
Flat 25 Ray Gunter House Pasley Estate SE17 3JX
Flat 24 Ray Gunter House Pasley Estate SE17 3JX
Flat 23 Ray Gunter House Pasley Estate SE17 3JX
Flat 26 Ray Gunter House Pasley Estate SE17 3JX
Flat 29 Ray Gunter House Pasley Estate SE17 3JX
Flat 28 Ray Gunter House Pasley Estate SE17 3JX
Flat 27 Ray Gunter House Pasley Estate SE17 3JX
Flat 36 Delverton House Alberta Estate SE17 3QQ
9 Chapter Road London SE17 3ES

6 Tarver Road London SE17 3QF
9 Tarver Road London SE17 3QF
3 Delverton Road London SE17 3QG
10 Delverton Road London SE17 3QG
1 Delverton Road London SE17 3QG
5 Tarver Road London SE17 3QF
13 Tarver Road London SE17 3QF
11 Tarver Road London SE17 3QF
1 Tarver Road London SE17 3QF
15 Tarver Road London SE17 3QF
4 Tarver Road London SE17 3QF
3 Tarver Road London SE17 3QF
2 Tarver Road London SE17 3QF

C/O Members Room x

Apartment 6, 204 Manor Place London SE17 3BN

Re-consultation: 16/08/17

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

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

Neighbours and local groups

Walworth Society
204 Manor Place London SE17 3BN
Apartment 1, 204 Manor Place London SE17 3BN
Apartment 3, 204 Manor Place London SE17 3BN
Apartment 4, 204 Manor Place London SE17 3BN
Apartment 5, 204 Manor Place London SE17 3BN
Apartment 6, 204 Manor Place London SE17 3BN
Apartment 7, 204 Manor Place London SE17 3BN
Flat 56 Delverton House Alberta Estate SE17 3QQ
42 Fleming Road London SE17 3QR
91B Penton Place London
7 Chapter Road London
32 De Laune Street London SE17 3UU
1 Marsland Close London
72 Sharsted Street London
12 Doddington Grove London
70 Lorrimore Road London
83A Lorrimore Road London
Flat 1 Arnold House Doddington Grove London