

Item No. 7.1	Classification: Open	Date: 10 October 2017	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 16/AP/3819 for: Full Planning Permission Address: GUINNESS COURT, SNOWFIELDS STREET , LONDON SE1 3TA Proposal: Erection an external lift core to Block C from ground to 4th floor level and double mansard roof extension over Blocks A, B and C to provide 30 residential units (2 x 1bed, 24 x 2bed,4 x 3bed) together with associated ancillary works.		
Ward(s) or groups affected:	Grange		
From:	Director of Planning		
Application Start Date 20/09/2016		Application Expiry Date 20/12/2016	
Earliest Decision Date 05/11/2016			

RECOMMENDATIONS

1.
 - a) That planning permission be granted subject to the completion of a S106 legal agreement.
 - b) That in the event that the requirements of 1 are not met by 31 January 2018, the director of planning be authorised to refuse planning permission for the reasons set out under paragraph 68.

BACKGROUND INFORMATION

2. This item is referred to the planning committee because it is a major application and has received more than five objections.

Site location and description

3. The Guinness Trust buildings comprise a series of imposing five storey mansion blocks of considerable townscape value within the Bermondsey Street conservation area. The main block on Snowfields and Kirby Grove is palatial in style, its two four-storey wings linked by an arcade of five brick arches that give access to its central court. The whole development is surrounded by heavy iron railings to protect a half basement floor. A smaller block in similar style adjoins the Rose pub. Together the buildings form a significant section of the street with their railings and the block of shops and flats opposite, they contribute to a strong urban character. Originally these buildings had mansard roofs containing one and a half storeys of accommodation. These were removed in the 1970s.
4. The site lies within the following Southwark Core Strategy designations

- Central Activities Zone;
- Bankside, Borough and London Bridge Opportunity Area;
- Air Quality Management Area; and
- Archaeological Priority Zone.

Details of proposal

5. Permission is sought to extend the existing buildings by two additional floors in the form of a double mansard to provide a total of 30 residential units comprising:

2 x 1bed
24 x 2bed
4 x 3bed

6. The single building fronting Snowsfields, Block C would have an external lift added to the rear extending over 5 floors. Within Blocks A and B lifts will be added internally within the building.

Unit	Block.	Floor	Tenure Size	Size	Floor Area sq m	National Standards sq m	Amenity Space sq m
1	A	4&5	PRIVATE	3B5P	100	93	
2	A	4&5	PRIVATE	2B3P	70	70	
3	A	4&5	PRIVATE	2B4P	85	79	
4	A	4&5	SOCIAL	2B3P	79	70	
5	A	4&5	SHARED/OW	2B3P	74	70	
6	A	4&5	SOCIAL	2B4P	85	79	
7	A	4&5	SOCIAL	2B4P	85	79	
8	A	4&5	SHARED/OW	2B3P	74	70	
9	A	4&5	SOCIAL	2B3P	79	70	
10	A	4&5	PRIVATE	2B4P	85	79	
11	A	4&5	PRIVATE	2B3P	70	70	
12	A	4&5	PRIVATE	3B5P	100	93	
13	B	4&5	PRIVATE	3B5P	100	93	21
14	B	4&5	PRIVATE	2B3P	70	70	
15	B	4&5	PRIVATE	2B4P	85	79	
16	B	4&5	SOCIAL	2B3P	79	70	
17	B	4&5	SHARED/OW	2B3P	74	70	
18	B	4&5	SOCIAL	2B4P	85	79	
19	B	4&5	SOCIAL	2B4P	85	79	
20	B	4&5	SHARED/OW	2B3P	74	70	
21	B	4&5	SOCIAL	2B3P	79	70	
22	B	4&5	PRIVATE	2B4P	85	79	
23	B	4&5	PRIVATE	2B3P	70	70	
24	B	4&5	PRIVATE	3B5P	100	93	21
25	C	4&5	PRIVATE	2B3P	76	70	
26	C	4&5	PRIVATE	2B4P	83	79	
27	C	4&5	PRIVATE	1B2P	55	58	
28	C	4&5	PRIVATE	1B2P	55	58	
29	C	4&5	PRIVATE	2B3P	72	70	
30	C	4&5	PRIVATE	2B4P	81	79	

7. Density

Core strategy policy 5 sets out that in the urban density zone densities should be within the range of 650-1000 habitable rooms per hectare. Due to the existence of the original units and without access to the details of those units it has not been possible

to accurately calculate the density. The agent has provided a calculation to include the existing and proposed units and this demonstrates a maximum density of 1175hrph. This is discussed further at paragraph 23 of the report.

8. Affordable Housing

The proposal would provide a total of 40% of the total number of units as affordable 12. (8 x 2 bed social rent and 4 x 2 bed intermediate), By habitable room, the level of affordable is at 39 % exceeding the minimum levels set out within strategic policy 6 of the core strategy.

9. Dwelling mix

Policy SP7 promotes the delivery of family housing. It states that for residential schemes of 10 or more units, at least 60% of units should have 2 or more bedrooms and at least 20% should have 3 or more bedrooms. No more than 5% of units will be acceptable as studios.

10. In this case The proposal would provide a mix of 2 x 1 bed (7%) 24 x 2 bed (80%) and 4 x 3 bed (13%). Whilst more than 60% of the units would have 2 or more bedrooms the proposal would have a shortfall of 7% of flats with 3 + bedrooms.

11. Wheelchair accommodation

Due to the constraints of the existing buildings the proposal has not been able to incorporate wheelchair accessible units. The applicant has indicated that they would adapt some of their existing ground floor stock, however no details of this are provided and in line with the Section 106 planning obligations and community infrastructure levy SPD the method for dealing with any shortfall in wheelchair housing is by way of a financial contribution of £90,000.

12. Access to the proposed units would be from the existing entrances within the three blocks, with a lift added to Block C to serve the existing floors only. Residents of the new dwellings would have to use the lift and then walk up the stairwell to access their units.

13. The accommodation schedule show that all of the units meet or exceed the national flat size standards and the minimum room floor sizes.

14. **Planning history**

13/EQ/0186 Application type: Pre-Application Enquiry (ENQ) Upgrades to landscaping and amenity area between two main blocks of estates Decision date 24/01/2014 Decision: Pre-application enquiry closed (EQC)
14/AP/1276 Application type: Full Planning Permission (FUL) Upgrades to the courtyard including: installation of new reinforced brick planters; new paving; new decorative gates to enhance privacy at the entrance to match existing site railings; and new private garden boundaries (dwarfed wall with railings). Decision date 04/07/2014 Decision: Granted (GRA)
15/EQ/0275 Application type: Pre-Application Enquiry (ENQ) Roof top/mansard development to provide 32 no. 1, 2 and 3 bedroom flats, provision of internal and external lifts and associated landscaping Decision date 03/02/2016 Decision: Pre-application enquiry closed (EQC)
16/EQ/0171 Application type: Pre-Application Enquiry (ENQ) Roof mansard extension to form 30 No residential units and inclusion of 9 No. new lifts (follow up request) Decision date 05/09/2016 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

15. None relevant.

Summary of main issues

16. The main issues to be considered in respect of this application are:
- a) The principle of the development in terms of land use and conformity with strategic policies
 - b) Tenure split, affordable housing and financial viability
 - c) Impact of proposed extension upon the amenity of adjoining occupiers and surrounding area
 - d) Impact of the proposed extension and new dwellings upon the adjoining and nearby uses on occupiers and users of proposed development
 - e) Transport impacts
 - f) Design and setting of nearby listed buildings
 - g) Impacts on infrastructure and consideration of planning obligations (S.106 undertaking or agreement)
 - h) Mayoral and Southwark Community Infrastructure levy
 - i) Sustainable development implications.

Summary of consultation responses.

17. Residents have raised a number of issues during the course of the application with a total of 38 responses having been received, 20 from Guinness Court and 18 from Snowsfields and Weston Street. The comments raised range from the Trust as a landlord and implications on daylight / sunlight to the adjoining properties. The implications of the proposed development upon residents is set out within paragraphs 31-50 of the officer report. The issues raised include:

Disruption during building works.
Poor condition of the existing flats
Loss of natural light to stairwells to accommodate lift
Out of character with the area
Impact on daylight and sunlight to rooms and outside space
No assessment has been made of 36 Snowsfields, which was under construction and is now occupied.
Guinness have not properly consulted on their scheme

Planning policy

18. National Planning Policy Framework (the Framework)
- Part 4 Promoting sustainable transport
Part 6 Delivering a wide choice of high quality homes

Part 7 Requiring good design
Part 11 Conserving and enhancing the natural environment in particular paras 118, 123, 121 and 124 (biodiversity, noise, contamination, air quality)
Part 12 Conserving and enhancing the historic environment
Para 173 – 177 – Ensuring viability and deliverability
Para 203-206 Planning obligations and conditions

19. The London Plan 2016

Policy 3.1 Ensuring equal life chances for all
Policy 3.3 Increasing housing supply
Policy 3.4 Optimising housing potential
Policy 3.5 Quality and design of housing developments
Policy 3.8 Housing choice
Policy 3.9 Mixed and balanced communities
Policy 3.10 Definition of affordable housing
Policy 3.11 Affordable housing targets
Policy 3.12 Negotiating affordable housing on individual private residential and mixed use schemes
Policy 3.13 Affordable housing thresholds
Policy 5.1 Climate change mitigation
Policy 5.2 Minimising carbon dioxide emissions
Policy 5.3 Sustainable design and construction
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 6.11 Smoothing traffic flow and tackling congestion
Policy 6.13 Parking
Policy 7.1 Building London's neighbourhoods and communities
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 7.14 Improving air quality

20. Core Strategy 2011

Strategic Targets Policy 1 - Achieving growth
Strategic Targets Policy 2 - Improving places
Strategic Policy 1 - Sustainable development
Strategic Policy 2 - Sustainable transport
Strategic Policy 5 - Providing new homes
Strategic Policy 6 - Homes for people on different incomes
Strategic Policy 7 - Family homes
Strategic Policy 10 - Jobs and businesses
Strategic Policy 12 - Design and conservation
Strategic Policy 13 - High environmental standards
Strategic Policy 14 - Implementation

21. Southwark Plan 2007 (July) - saved policies

The council's cabinet on 19 March 2013, as required by para 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National

Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

Principle of development

22. The principle of residential is accepted provided the proposal provides good quality units which do not cause unacceptable levels of harm to adjoining residences.
23. Density
Core strategy policy 5 sets out that in the central activities zone densities should be within the range of 650 -1100 habitable rooms per hectare, (hrph). The density of 1175hrph would be marginally in excess of the maximum density levels. In accordance with the core strategy, the development must be considered to be of exemplary design quality in order to justify the higher density. Further guidance on the criteria that will be used to assess this are set out in the residential design standards SPD.
24. The SPD criteria require that the scheme makes a positive contribution to local context, character and communities, including contribution to the streetscape. In this case, as assessed in the design section of this report below, the scale, massing and detailed design of the scheme are considered to be appropriate to the local townscape and context. In addition the scheme would adequately address policies on mixed and balanced communities in relation to affordable housing.
25. The SPD also says that to be 'exemplary development, the scheme should significantly exceed minimum floor area standards, be predominantly dual aspect, exceed amenity space standards, minimise noise nuisance by having appropriate stacking, minimising corridor lengths by having an increased number of cores, have natural light and ventilation in bathrooms and kitchens and meet good sunlight and daylight standards and maximise the potential of the site.
26. On the whole, officers consider that many of the criteria are met. The dwelling mix is appropriate, generally meeting the requirements of strategic policy 7 and saved Southwark Plan policy 4.3. In addition the quality of accommodation being provided is considered to be generously proportioned with good levels of light and outlook.
27. Strategic policy 6 of the core strategy requires a minimum of 35% affordable housing for all schemes of 10 or more residential units. The 2011 Affordable Housing SPD gives further guidance on the issue and clarifies that we will consider this in relation to the proportion of habitable rooms that are provided across the development. The proposal would provide 12 flats (40%) of the total number of units as affordable. 8 units would be for social rent and 4 for shared ownership which roughly meets the 70:30 tenure split. This would represent 39% of the total number of habitable rooms exceeding the minimum 35% threshold for affordable housing and meeting the requirements for split of tenure types.
28. The 2015 Technical Update to the residential design standards states that all new residential development must provide an adequate amount of useable outdoor amenity space, with the nature and scale appropriate to the location of the development. The proposed scheme would provide a limited amount of private amenity space 21 sq metres to two of the 3-bedroom duplexes. It is noted that no additional communal space would be provided.

29. The reasons for the lack of private and communal amenity space are the importance of a design that relates well to the existing buildings and the constraint that these buildings provide. Further, benefits arising from the development, including good affordable housing, would outweigh this failing. There are contributions that can be put in place to mitigate any potential harm. In addition the buildings are located within 100 metres of Leathermarket Community Park and Guy Street Park.

Environmental impact assessment

30. The proposal is not of a size that would warrant a full EIA assessment.

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

31. Residents have raised issues during the course of the application with a total of 38 responses having been received, 20 from Guinness Court and 18 from Snowfields and Weston Street
32. Guinness Court - The residents within Guinness Court raised concerns about the construction noise as there has been a lot of building work ongoing in the area for a number of years. Concern was also raised about the loss of natural light and ventilation as a result of the provision of the lift removing the existing landing windows. General comments were also raised about the trust as a landlord.
33. It is acknowledged that the main impacts of the proposal will be experienced by existing residents and the issues around the disruption experienced would have to be addressed by the trust as the landlord. Due to the narrowness of the immediate road network a construction management plan condition is suggested as this may alleviate some of the wider impacts experienced locally as a result of the proposed build.
34. In terms of physical impacts to residents as a result of the build, the proposed lift to the rear of Block C would result in the most noticeable change and a separate daylight assessment has been undertaken. It demonstrates that 13 windows serving 10 kitchens to 10 dwellings will experience a level of daylight that would be both less than the recommended 27% Vertical Sky Component (VSC) value and would be less than 0.8 times the existing level. This suggests that the reduction in daylight is likely to be noticeable by the residents.
35. The results however can not account for the fact that the lift shaft will be entirely glazed and will allow some light to penetrate through. It is noted that the units most affected will be on the ground floor and therefore do not benefit from the provision of a lift. The proposed lift would however benefit a greater number of existing residents and thus the overall benefit is considered to outweigh the potential harm.
36. In terms of the impacts arising from the rooftop extension the daylight and sunlight study demonstrates that this would lead to a loss of daylight to 11 windows which the applicant states are either bathrooms or stairwell windows. Overall the levels of sunlight to the Trust buildings would be maintained and the extension would not be considered to result in harm to residential amenity.
37. 123 Snowfield
The upper floors of the pub appear to be used as flats and lie to the east of Block C (115-144). It was found that 2 windows - one on the first and one on the second floor - would be impacted in terms of daylight, with levels at 0.45 and 0.55 original values,

according to the applicant the affected windows serve stairwells, in which case the level of impact is acceptable. It also showed that 2 windows would be impacted in terms of sunlight as a result of the proposed extension, one is to a stairwell and the other is a bathroom window. The impacts to the proposed building are therefore unlikely to cause significant harm to the amenity of occupants.

38. Snowsfields

The properties opposite the Guinness Trust flats would be impacted in terms of daylight and sunlight, particularly in respect of Block C which fronts onto Snowsfields. Residents commissioned their own daylight and sunlight report to respond to the document provided by the applicants in respect the impacts to flats within the buildings at 38 - 42 (inclusive) Snowsfields. The objectors have submitted their own daylight and sunlight assessment and this is referred to together with the report submitted with the planning application.

39. 38 Snowsfields

Both consultants find that the proposed extension would not have a harmful impact to the daylight or sunlight to residents within the flats of this building.

40. 39 Snowsfields

The objectors report found four windows on the first and second floors would not meet the VSC or 0.8 times is original value meaning there would be some noticeable loss of daylight to the rooms they serve, the report submitted with the application has the same findings. The impacts are marginal as the figures show that the windows are only just under the 0.8 times the original value with the lowest at 0.76. Both reports agree that the level of sunlight would be acceptable.

41. 40 Snowsfields

Both reports find that four windows on the first and second floors of this property would fail the BRE daylight tests being below the (VSC) set at 27% and less than 0.8 times its existing value. It is noted however that the level of fail is just slightly the original value with the lowest level given as 0.74 by the objectors consultant and 0.75 by the applicant. Both reports agree the level of sunlight would be acceptable.

42. 41 Snowsfields

Both reports find that four windows on the first and second floors of this property would fail the BRE daylight tests being below the (VSC) set at 27% and less than 0.8 times its existing value. It is noted however that the level of fail is just slightly below 0.8 of the existing value with the lowest levels given as 0.74 by the objectors consultant and 0.75 by the applicant. Both reports agree the level of sunlight would be acceptable.

43. 42 Snowsfields

The objectors report finds that two windows - 1 on the first and 1 on the second floor would fail, whereas the applicant find that only one window on the first floor would fail. The level of fail would be 0.78 of the existing value for both windows, just below the 0.8 recommendation. Both reports agree the level of sunlight would be acceptable.

44. The objectors daylight and sunlight study provides an average daylight factor (ADF) which takes account the room use and size. This additional information demonstrates that Nos. 38, 39 and 42 Snowsfields across all floors either meet or exceed 0.8 times the existing value. In respect of no 40 it demonstrates that the first and second floors fail at 0.70 and 0.71 respectively but that the third and fourth floors exceed. Number 41 also fails on the first and second floors with figures at 0.62 and 0.55 the original value.

45. 66 Weston Street
This building lies on the corner of Weston Street and Snowfields. Windows over the first, second and third floors have been tested in respect of daylight and sunlight and although there were slight losses of daylight and sunlight experienced the information provided show that these are remain both above 27% VSC and more than 0.8 times the original value. Further the levels of sunlight were compliant with the BRE guidelines.
46. 70 Weston Street
The building shares a side boundary with the rear of Block C and looks out toward the longer blocks. Windows were tested on the ground, first, second and third floors and in respect of daylight they all tested at more than 0.8 times the original value. The sunlight were also found to be compliant with the BRE guidelines.
47. 72 Weston Street
The building adjoins no. 72 Weston Street and windows were tested from the ground to the fifth floor in terms of daylight and sunlight. Of the windows tested all met or exceeded 0.8 times their original value and the sunlight levels were found to meet the BRE guidelines.
48. 1-35 Bridgewalk House - 80 Weston Street
This block is slightly further along but looks out onto the long block to the rear. Windows over the ground, first, second and third floors were tested in respect of daylight and all of the windows tested retained levels of light that were over 0.8 times their original value, as such it is concluded that the proposal would not impact on the daylight of these properties.
49. Snowfield Primary School
Due to the proximity of the school to the buildings the daylight and sunlight study has assessed daylight into windows on the ground, first and second floors of the school building. The results show that the windows tested would continue to receive good levels of daylight.
50. The proposal would due to its roof top location and the extent of its coverage over the existing buildings have some impact on residential amenity in terms of daylight and sunlight and outlook. Having assessed the impact to the daylight and sunlight with the information provided and from visiting some of the properties affected, it is considered that the level of harm resulting would not outweigh the overall benefits of the proposed scheme.

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

51. The area is mixed and the site is residential; there are no uses nearby that would adversely affect future occupiers of the development.

Transport issues

52. Car Parking
The site is located within a CPZ benefits from a high PTAL (6B) and is located within a CAZ. The applicant has proposed a car free development this is welcomed, and a condition will be imposed to ensure that all occupiers of the development will be ineligible from obtaining on street parking permits.
53. Car Clubs
There are two on street car club spaces in close proximity to the site. The applicant will be required to provide a minimum of three years free membership for all eligible

residents of the proposed development.

54. Cycle Parking

A total of 60 new cycle parking stands would be provided for the scheme, with 2 cycle parking stands required for each 2bed + flat (28 x 2=48) and 2 for the 1 bed flats there would be 10 additional spaces available for existing residents. This would be compliant with the London Plan standards and is considered acceptable.

55. Servicing/Refuse

The servicing arrangements for the new flats will be identical to that of the existing units, additional bins 6 x 1280L Eurobins would be provided to meet the requirements of the new dwellings.

Design issues

56. Policy 7.4 of the London Plan states that developments should maximise the potential of sites and provide developments that are attractive to look at and respect the context and character of the locality. Saved Policy 3.12 of the Southwark Plan seeks to ensure that a high standard of architecture and design are achieved in order to enhance the quality of the built environment in order to create attractive, high amenity environments. More specifically, Saved Policy 3.13 requires that the principles of good design are taken into account in all developments in terms of height, scale, massing, layout, streetscape and landscaping and inclusive design. Development proposals should be designed with regard to their local context, making a positive contribution to the character of the area's townscape and providing active frontages.
57. Core Strategy SP12 - Design and conservation also seeks to ensure that developments will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in.
58. The NPPF underlines the importance of good design and its contribution to the delivery of sustainable development including its social aspect by *"providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment"*; and its environmental aspect by: *"contributing to protecting and enhancing our natural, built and historic environment"*.
59. Further, in paragraph 56 the NPPF states that: *"Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*
60. The proposal has been sympathetically designed to reinstate a roof form on this building. The drawings however are on a small scale and the detail of the dormer windows does need to be more comprehensively presented. It is suggested that full details of the dormer windows are conditioned as part of any planning permission. It is also suggested that a large scale detail drawing of key elevations is also conditioned.
61. Overall the roof extension is considered to be an improvement on the original submission and subject to the details including materials is likely to be acceptable.

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

62. The buildings form an integral part of the Bermondsey Street conservation area and reflects the move towards social and improved housing in the late 19th and early 20th century. It is considered that the significance of the existing heritage asset lies in the group value and the contribution of their facades, the proportions and quality of design

and materials make to the townscape. In assessing the overall impact of the proposals on the significance of the designated heritage asset, due consideration needs to be given to paragraph 131 of the National Planning Policy Framework (NPPF). This requires local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets. The main impact of the proposal on the significance of these buildings will be on the visual character and appearance of the exterior.

63. It is considered that the two storey roof extension will improve the setting of the street. It is acknowledged these building originally had mansard roofs. The proposal manages to retain the proportions of the original buildings in their scale and detailed design.

Impact on trees

64. The proposal will not impact on any trees.

Planning obligations (S.106 undertaking or agreement)

65. Both the Southwark Plan and the London Plan advise that planning obligations can be secured to overcome the negative impacts of a generally acceptable proposal. Policy 2.5 of the Southwark Plan is reinforced by the supplementary planning document (SPD) on Section 106 planning obligations, which sets out in detail the type of development that qualifies for planning obligations. The NPPF advises that planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition. Strategic Policy 14 – Implementation and delivery of the core strategy states that planning obligations will be sought to reduce or mitigate the impact of developments. The proposal is liable for Southwark and Mayoral CIL on the private housing the calculations given below do not take account of the relief from the affordable element.

MCIL chargeable area= $Gr - Kr - (Gr \times E/G) = 2770 - 0 - (2770 \times 0/2770) = 2770\text{sqm}$
MCIL (pre-relief) = $2770 \text{ sqm} \times £35/\text{sqm} \times 286/223 = £124,339$

SCIL (Resi Zone2) chargeable area = $Gr - Kr - (Gr \times E/G) = 2770 - 0 - (2770 \times 0/2770) = 2770\text{sqm}$
SCIL Resi Zone2 (pre-relief) = $2770 \text{ sqm} \times £200/\text{sqm} \times 286/259 = £611,753$

66. In line with the viability SPD a viability assessment was undertaken as part of the assessment of the scheme to ensure the proposed affordable housing could be delivered. Valuers have agreed the assessment and agree that the level of affordable proposed can be delivered with this scheme.
67. The heads of terms are set out below.

In summary, the affordable accommodation comprises of the following.

8 x 2 bed social rented units

4 x 2 bed intermediate units

Child playspace - £16,610

Private amenity space - £67,650

Wheelchair Housing contribution - £90,000

68. Should a Section 106 agreement not be completed by the 31st January 2018 there would be no mechanism in place to avoid or mitigate the impact of the proposed development in relation to the provision of the necessary infrastructure. In the absence of a completed s106 the proposal would be contrary to Saved policy 2.5 Planning obligations of the Southwark Plan 2007 and Strategic Policy 14 implementation of the core strategy, and Policy 8.2 planning obligations of the London Plan, and should be refused for this reason.

Sustainable development implications

69. Due to the constraints of the building it is not possible to include renewable energy on site. It is noted that the proposal would adopt energy efficient mechanisms to reduce energy use with better insulation to walls, floors and roofs as well as energy efficient lighting and boilers.
70. The introduction of additional floors to existing buildings represents an efficient way to increase housing within areas where there is a shortage of potential development sites.

Other matters

71. Flood Risk
Whilst the site is within a flood risk zone the accommodation proposed is at roof top level as such it would not give rise to any additional risk in terms of building or to future residents.

Quality of accommodation

72. The overall size and layout of the units would ensure a high standard of accommodation is provided. Due to the design of the units private amenity space is only available to two of the 3-bed units, given the preference from officers to ensure a more authentic extension treatment this is considered acceptable in this instance.
73. The proposal would result in a lack of 3+ bedroom units with a shortfall of 7%, it is considered that the increased contribution of affordable housing and the number of larger 2 bed units the small shortfall would not be detrimental to the overall aims of the policy to ensure a range of housing types and tenures are available within new developments.

Conclusion on planning issues

74. This proposal seeks to extend the existing buildings with a two storey mansard roof extension, similar to the original building. It is acknowledged that this will impact on daylight and, to a lesser degree, sunlight on some of the adjoining properties and whilst the extension may have existed in the past, since its removal the area has undergone changes and the once commercial uses surrounding are now residential. Any harm to residential amenity must therefore be weighed against the benefits resulting from the scheme.
75. The development is within the central activities zone where densities and hence development tends to be higher and achieving levels of daylight and sunlight fully compliant with the BRE guidelines is more challenging, particularly as the targets set were designed for a more suburban setting. Within this context it is considered that the impact of the proposal would not be unusual in a central London context.

76. Due to design constraints some elements of policy have are not met, as discussed above. The proposal would however provide 30 new dwellings including 12 affordable homes and a sensitive extension of the existing building - it would be a positive contribution to the Bermondsey Street Conservation Area.
77. In weighing up the benefits of the scheme versus the potential harm, officers are of the opinion that the proposal should be supported subject to a planning legal agreement put in place to ensure the relevant contributions are met and that the affordable housing is provided.

Community impact statement

78. In line with the council's community impact statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.
- a) The impact on local people is set out above.
- b) No issues relevant to particular communities/groups likely to be affected by the proposal have been identified.
- c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

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

Human rights implications

81. 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.
82. This application has the legitimate aim of providing new residential development. 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/43-C Application file: 16/AP/3819 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 5406 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Pre-application advice
Appendix 4	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Sonia Watson, Team Leader		
Version	Final		
Dated	27 September 2017		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director, 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		28 September 2017	

Consultation undertaken

Site notice date: 11/10/2016

Press notice date: 13/10/2016

Case officer site visit date: n/a

Neighbour consultation letters sent: 10/10/2016

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

EDF Energy

Neighbour and local groups consulted:

76 Guinness Court Snowsfields SE1 3TA	100 Guinness Court Snowsfields SE1 3TA
75 Guinness Court Snowsfields SE1 3TA	9 Guinness Court Snowsfields SE1 3SX
77 Guinness Court Snowsfields SE1 3TA	101 Guinness Court Snowsfields SE1 3TA
79 Guinness Court Snowsfields SE1 3TA	103 Guinness Court Snowsfields SE1 3TA
78 Guinness Court Snowsfields SE1 3TA	102 Guinness Court Snowsfields SE1 3TA
71 Guinness Court Snowsfields SE1 3TA	41 Guinness Court Snowsfields SE1 3SX
70 Guinness Court Snowsfields SE1 3TA	40 Guinness Court Snowsfields SE1 3SX
72 Guinness Court Snowsfields SE1 3TA	42 Guinness Court Snowsfields SE1 3SX
74 Guinness Court Snowsfields SE1 3TA	44 Guinness Court Snowsfields SE1 3SX
73 Guinness Court Snowsfields SE1 3TA	43 Guinness Court Snowsfields SE1 3SX
86 Guinness Court Snowsfields SE1 3TA	37 Guinness Court Snowsfields SE1 3SX
85 Guinness Court Snowsfields SE1 3TA	36 Guinness Court Snowsfields SE1 3SX
87 Guinness Court Snowsfields SE1 3TA	38 Guinness Court Snowsfields SE1 3SX
89 Guinness Court Snowsfields SE1 3TA	4 Guinness Court Snowsfields SE1 3SX
88 Guinness Court Snowsfields SE1 3TA	39 Guinness Court Snowsfields SE1 3SX
81 Guinness Court Snowsfields SE1 3TA	50 Guinness Court Snowsfields SE1 3SX
80 Guinness Court Snowsfields SE1 3TA	5 Guinness Court Snowsfields SE1 3SX
82 Guinness Court Snowsfields SE1 3TA	51 Guinness Court Snowsfields SE1 3SX
84 Guinness Court Snowsfields SE1 3TA	53 Guinness Court Snowsfields SE1 3SX
83 Guinness Court Snowsfields SE1 3TA	52 Guinness Court Snowsfields SE1 3SX
115 Guinness Court Snowsfields SE1 3TA	46 Guinness Court Snowsfields SE1 3SX
114 Guinness Court Snowsfields SE1 3TA	45 Guinness Court Snowsfields SE1 3SX
116 Guinness Court Snowsfields SE1 3TA	47 Guinness Court Snowsfields SE1 3SX
118 Guinness Court Snowsfields SE1 3TA	49 Guinness Court Snowsfields SE1 3SX
117 Guinness Court Snowsfields SE1 3TA	48 Guinness Court Snowsfields SE1 3SX
110 Guinness Court Snowsfields SE1 3TA	29d Guinness Court Snowsfields SE13SX
109 Guinness Court Snowsfields SE1 3TA	106 Guinness Court Snowsfields SE1 3TA
111 Guinness Court Snowsfields SE1 3TA	13 Guinness Court Snowsfields SE13SX
113 Guinness Court Snowsfields SE1 3TA	106 Guinness Court Snowsfields SE1 3TA
112 Guinness Court Snowsfields SE1 3TA	Flat 1 38 Snowsfields SE1 3SU
66 Guinness Court Snowsfields SE1 3TA	Flat 8 40 Snowsfields SE1 3SU
65 Guinness Court Snowsfields SE1 3TA	Flat 3 38 Snowsfields SE1 3SU
67 Guinness Court Snowsfields SE1 3TA	Flat 2 38 Snowsfields SE1 3SU
69 Guinness Court Snowsfields SE1 3TA	Flat 5 42 Snowsfields SE1 3SU
68 Guinness Court Snowsfields SE1 3TA	Flat 5 40 Snowsfields SE1 3SU
61 Guinness Court Snowsfields SE1 3TA	Flat 7 40 Snowsfields SE1 3SU
119 Guinness Court Snowsfields SE1 3TA	Flat 6 40 Snowsfields SE1 3SU
62 Guinness Court Snowsfields SE1 3TA	40-40a Snowsfields London SE1 3SU
64 Guinness Court Snowsfields SE1 3TA	Flat 8 38 Snowsfields SE1 3SU
63 Guinness Court Snowsfields SE1 3TA	42-42a Snowsfields London SE1 3SU
	Flat 5 38 Snowsfields SE1 3SU

90 Guinness Court Snowsfields SE1 3TA
 137 Guinness Court Snowsfields SE1 3TB
 136 Guinness Court Snowsfields SE1 3TB
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 134 Guinness Court Snowsfields SE1 3TB
 147 Guinness Court Snowsfields SE1 3TB
 146 Guinness Court Snowsfields SE1 3TB
 30 Snowsfields London SE1 3SU
 Block K 106 Guinness Buildings SE1 3TA
 142 Guinness Court Snowsfields SE1 3TB
 141 Guinness Court Snowsfields SE1 3TB
 143 Guinness Court Snowsfields SE1 3TB
 145 Guinness Court Snowsfields SE1 3TB
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 97 Guinness Court Snowsfields SE1 3TA
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 98 Guinness Court Snowsfields SE1 3TA
 120 Guinness Court Snowsfields SE1 3TB
 99 Guinness Court Snowsfields SE1 3TA
 92 Guinness Court Snowsfields SE1 3TA
 91 Guinness Court Snowsfields SE1 3TA
 93 Guinness Court Snowsfields SE1 3TA
 95 Guinness Court Snowsfields SE1 3TA
 94 Guinness Court Snowsfields SE1 3TA
 127 Guinness Court Snowsfields SE1 3TB
 126 Guinness Court Snowsfields SE1 3TB
 128 Guinness Court Snowsfields SE1 3TB
 130 Guinness Court Snowsfields SE1 3TB
 129 Guinness Court Snowsfields SE1 3TB
 122 Guinness Court Snowsfields SE1 3TB
 121 Guinness Court Snowsfields SE1 3TB
 123 Guinness Court Snowsfields SE1 3TB
 125 Guinness Court Snowsfields SE1 3TB
 124 Guinness Court Snowsfields SE1 3TB
 22 Guinness Court Snowsfields SE1 3SX
 21 Guinness Court Snowsfields SE1 3SX
 23 Guinness Court Snowsfields SE1 3SX
 25 Guinness Court Snowsfields SE1 3SX
 24 Guinness Court Snowsfields SE1 3SX
 18 Guinness Court Snowsfields SE1 3SX
 17 Guinness Court Snowsfields SE1 3SX
 19 Guinness Court Snowsfields SE1 3SX
 20 Guinness Court Snowsfields SE1 3SX
 2 Guinness Court Snowsfields SE1 3SX
 31 Guinness Court Snowsfields SE1 3SX
 30 Guinness Court Snowsfields SE1 3SX
 32 Guinness Court Snowsfields SE1 3SX
 34 Guinness Court Snowsfields SE1 3SX
 33 Guinness Court Snowsfields SE1 3SX
 27 Guinness Court Snowsfields SE1 3SX
 26 Guinness Court Snowsfields SE1 3SX
 28 Guinness Court Snowsfields SE1 3SX
 3 Guinness Court Snowsfields SE1 3SX
 29 Guinness Court Snowsfields SE1 3SX
 Flat 1 123 Snowsfields SE1 3ST
 123 Snowsfields London SE1 3ST
 Flat 2 123 Snowsfields SE1 3ST
 Flat 4 123 Snowsfields SE1 3ST
 Flat 3 123 Snowsfields SE1 3ST
 14 Ship And Mermaid Row London SE1 3QN
 Arthurs Mission Hall Snowsfields SE1 3SU
 13 Guinness Court Snowsfields SE1 3SX
 12 Guinness Court Snowsfields SE1 3SX
 14 Guinness Court Snowsfields SE1 3SX
 16 Guinness Court Snowsfields SE1 3SX
 15 Guinness Court Snowsfields SE1 3SX
 1 Melior Place London SE1 3SZ
 Flat 5 123 Snowsfields SE1 3ST
 1 Guinness Court Snowsfields SE1 3SX
 11 Guinness Court Snowsfields SE1 3SX
 10 Guinness Court Snowsfields SE1 3SX
 35 Guinness Court Snowsfields SE1 3SX
 Flat 4 38 Snowsfields SE1 3SU
 Flat 7 38 Snowsfields SE1 3SU
 Flat 6 38 Snowsfields SE1 3SU
 39 Snowsfields London SE1 3SU
 38 Snowsfields London SE1 3SU
 43 Snowsfields London SE1 3SU
 41 Snowsfields London SE1 3SU
 Basement To Third Floor 37-37a Snowsfields SE1 3SU
 66 Weston Street London SE1 3QJ
 Flat 3 42 Snowsfields SE1 3SU
 Flat 3 40 Snowsfields SE1 3SU
 Flat 4 42 Snowsfields SE1 3SU
 Flat 4 40 Snowsfields SE1 3SU
 Flat 1 42 Snowsfields SE1 3SU
 Flat 1 40 Snowsfields SE1 3SU
 Flat 2 42 Snowsfields SE1 3SU
 Flat 2 40 Snowsfields SE1 3SU
 Flat 2 72 Weston Street SE1 3QG
 Flat 5 70 Weston Street SE1 3HJ
 Flat 7 72 Weston Street SE1 3QG
 Flat 8 72 Weston Street SE1 3QG
 Flat 8 70 Weston Street SE1 3HJ
 Flat 9 70 Weston Street SE1 3HJ
 Flat 6 70 Weston Street SE1 3HJ
 Flat 7 70 Weston Street SE1 3HJ
 Flat 6 72 Weston Street SE1 3QG
 33a Bridgewalk Heights 80 Weston Street SE1 3QZ
 35 Bridgewalk Heights 80 Weston Street SE1 3QZ
 32 Bridgewalk Heights 80 Weston Street SE1 3QZ
 33 Bridgewalk Heights 80 Weston Street SE1 3QZ
 Flat 4 72 Weston Street SE1 3QG
 Flat 5 72 Weston Street SE1 3QG
 Flat 3 72 Weston Street SE1 3QG
 14a The Grain Store 70 Weston Street SE1 3HJ
 Unit 1 The Grain Stores SE1 3HJ
 Flat 20 70 Weston Street SE1 3HJ
 6 Bridgewalk Heights 80 Weston Street SE1 3QZ
 Unit 2 The Grain Stores SE1 3QH
 Units 3 And 4 The Grain Stores SE1 3HJ
 Flat 19 70 Weston Street SE1 3HJ
 Flat 12 70 Weston Street SE1 3HJ
 Flat 14 70 Weston Street SE1 3HJ
 Flat 10 70 Weston Street SE1 3HJ
 Flat 11 70 Weston Street SE1 3HJ
 Flat 17 70 Weston Street SE1 3HJ
 Flat 18 70 Weston Street SE1 3HJ
 Flat 15 70 Weston Street SE1 3HJ
 Flat 16 70 Weston Street SE1 3HJ
 9 Bridgewalk Heights 80 Weston Street SE1 3QZ
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 7 Bridgewalk Heights 80 Weston Street SE1 3QZ
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 12a Bridgewalk Heights 80 Weston Street SE1 3QZ
 13a Bridgewalk Heights 80 Weston Street SE1 3QZ
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 12 Bridgewalk Heights 80 Weston Street SE1 3QZ
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 145 Guinness Court Snowsfields SE1 3TB
 146 Guinness Court Snowsfields SE1 3TB
 Unit 1 72 Weston Street SE1 3QH
 3a Bridgewalk Heights 80 Weston Street SE1 3QZ
 2 Bridgewalk Heights 80 Weston Street SE1 3QZ
 3 Bridgewalk Heights 80 Weston Street SE1 3QZ
 147 Guinness Court Snowsfields SE1 3TB
 1 Bridgewalk Heights 80 Weston Street SE1 3QZ
 26 Bridgewalk Heights 80 Weston Street SE1 3QZ
 27 Bridgewalk Heights 80 Weston Street SE1 3QZ
 23a Bridgewalk Heights 80 Weston Street SE1 3QZ
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6 Guinness Court Snowsfields SE1 3SX
59 Guinness Court Snowsfields SE1 3SX
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56 Guinness Court Snowsfields SE1 3SX
58 Guinness Court Snowsfields SE1 3SX
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108 Guinness Court Snowsfields SE1 3TA
107 Guinness Court Snowsfields SE1 3TA

21 Bridgewalk Heights 80 Weston Street SE1 3QZ
22 Bridgewalk Heights 80 Weston Street SE1 3QZ
19 Bridgewalk Heights 80 Weston Street SE1 3QZ
20 Bridgewalk Heights 80 Weston Street SE1 3QZ
30 Snowsfields London SE1 3SU
Snowsfields Primary School Kirby Grove SE1 3TD
Flat 4, The Grainstore 72 Weston Street SE1 3QG
Waldrams Ltd Chartered Surveyors SW18 4GQ
Flat 6 The Grain Store SE1 3HJ
105 Constantine Road London NW32LR
8 Carrick Drive Sevenoaks TN13 3BA
22 Bridgewalk Heights 80 Weston Street SE1 3QZ
36 Snowsfields Apt 14 SE1 3SU
Apt 21 Snowsfields Yard 36 Snowsfields SE1 3SU

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Apt 21 Snowsfields Yard 36 Snowsfields SE1 3SU
Flat 1 38 Snowsfields SE1 3SU
Flat 1 38 Snowsfields SE1 3SU
Flat 1 38 Snowsfields SE1 3SU
Flat 1 38 Snowsfields SE1 3SU
Flat 1 42 Snowsfields SE1 3SU
Flat 17 70 Weston Street SE1 3HJ
Flat 18 70 Weston Street SE1 3HJ
Flat 2 38 Snowsfields SE1 3SU
Flat 2 40 Snowsfields SE1 3SU
Flat 2 42 Snowsfields SE1 3SU
Flat 4, The Grainstore 72 Weston Street SE1 3QG
Flat 5 40 Snowsfields SE1 3SU
Flat 5 40 Snowsfields SE1 3SU
Flat 5 42 Snowsfields SE1 3SU
Flat 6 70 Weston Street SE1 3HJ
Flat 7 40 Snowsfields SE1 3SU
Waldrams Ltd Chartered Surveyors SW18 4GQ
101 Guinness Court Snowsfields SE1 3TA
105 Constantine Road London NW32LR
106 Guinness Court Snowsfields SE1 3TA
106 Guinness Court Snowsfields SE1 3TA
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106 Guinness Court Snowsfields SE1 3TA
13 Guinness Court Snowsfields SE1 3SX
13 Guinness Court Snowsfields SE1 3SX
13 Guinness Court Snowsfields SE13SX
131 Guinness Court Snowsfields SE1 3TB
133 Guinness Court Snowsfields SE1 3TB
14 Guinness Court Snowsfields SE1 3SX
142 Guinness Court Snowsfields SE1 3TB
144 Guinness Court Snowsfields SE1 3TB
16 Guinness Court Snowsfields SE1 3SX
2 Guinness Court Snowsfields SE1 3SX
21 Bridgewalk Heights 80 Weston Street SE1 3QZ
21 Guinness Court Snowsfields SE1 3SX

22 Bridgewalk Heights 80 Weston Street SE1 3QZ
29d Guinness Court Snowfields SE13SX
29d Guinness Court Snowfields SE13SX
36 Snowfields Apt 14 SE1 3SU
42 Guinness Court Snowfields SE1 3SX
42-42a Snowfields London SE1 3SU
8 Carrick Drive Sevenoaks TN13 3BA
80 Guinness Court Snowfields SE1 3TA
89 Guinness Court Snowfields SE1 3TA
89 Guinness Court Snowfields SE1 3TA
90 Guinness Court Snowfields SE1 3TA
95 Guinness Court Snowfields SE1 3TA
98 Guinness Court Snowfields SE1 3TA
98 Guinness Court Snowfields SE1 3TA
98 Guinness Court Snowfields SE1 3TA



Chief executive's department

Planning division
Development management (5th floor -
hub 2) PO Box 64529
LONDON SE1P 5LX

Mr R Russo
Gardner
Partnership 125
Church Road
London
SE19 2PR

Your Ref:

Our Ref: 16/EQ/0171

Contact: Sonia Watson

Telephone: 020 7525 5434

E-Mail: planning.applications@southwark.gov.uk

Web Site: <http://www.southwark.gov.uk>

Date: 05/09/2016

Dear Mr Russo

TOWN & COUNTRY PLANNING ACT 1990 (as amended) PRE-APPLICATION ENQUIRY

At: 1-144 GUINNESS COURT, SNOWFIELDS, LONDON, SE1 3SX

Proposal: Roof mansard extension to form 30 No residential units and inclusion of 9 No. new lifts (follow up request)

I write in connection with your pre-application enquiry received on 24/05/2016 regarding a scheme to redevelop the site above. This letter summarises the council's written advice on your proposal and whether, based on the details submitted, it meets local planning requirements

This enquiry follows on from the original pre-application letter sent to you on 26 November 2015 and takes into account the revisions submitted and the meeting held at the Council Offices with myself on 11 August 2016.

Planning Policy

The key policy changes since the last correspondence is the adopted Development Viability Supplementary Planning Document 2016.

Detailed design

The main issue arising from the original submission was the proposed design details and elevation treatment proposed for the roof, these have since been amended and now demonstrate a more traditional form of dormer extension. The drawings are on a small scale and the detail of the dormer windows does need to be more comprehensively presented. It is suggested that full details of the dormer windows are included within your planning application submission to a scale of 1:5. Your suggestion to provide a large scale detail drawing of key elevations is also welcomed. Overall the roof extension is considered to be an improvement on the original submission and subject to the details including materials is likely to be acceptable.

Density

A density calculation of the scheme has not been made as insufficient information about the existing units within the buildings has been provided, it is likely however that the proposal would exceed the expected density range of **650** to 1,100 set out within Core Strategy Policy 5.

Maximum densities may be exceeded where developments achieve the highest standard of design, exceeding minimum internal space standards as well as providing an acceptable standard of daylight and sunlight, privacy, good outlook and amenity space. It is considered that there are specific considerations in respect to the historic background to the building however this should be drawn out within the accompanying planning statement and a justification should be given.

Housing Mix

The proposed dwelling mix would include 2x1 bed units (7%), 24 x 2 bed units (80%) and 4 X 3 bed units (13%). As the combined total of the two and three bed units would exceed the minimum requirement of 60% as set out under Core Strategy Policy 7 the proposed dwelling mix is considered to be acceptable.

Housing tenure

The proposal would provide 12 units as affordable housing which equates to 40% by units. This amount of affordable housing meets the Core Strategy Policy 6 which requires 35% affordable housing on site.

The proposed tenure split equates to 27% social rent / 13% intermediate / 60% private when measured by units. This tenure split is in accordance with saved policy 4.4 of the Southwark Plan.

Housing Quality

There are no significant concerns regarding the layout or arrangement of the proposed units.

The internal unit sizes proposed for new dwellings would generally be in accordance with the 2015 Technical Update to the Residential Design Standards SPD (2011). The Council will require all non wheelchair user dwellings to be built to M4(2) standard. Where this is not practical or viable, applicants will need to provide evidence to justify any homes which are built to M4(1) standard. The council encourage all M4(1) homes to meet the design and accesses standards of M4(2) standard where possible.

No wheelchair units are proposed. In accordance The London Plan 2015 and saved policy 4.3 of the Southwark Plan 10% of the total number of units should be wheelchair adaptable. All affordable wheelchair units should be designed to meet Approved Document M4(3) of the Building Regulations. The Council encourages applicants to continue to meet the South East London Housing Partnership Wheelchair Housing Design Guide space standards. Technical Guidance on these standards is set out in the 2015 Technical Update to the Residential Design Standards SPD (2011) on the Councils website dated October 2015.

It was indicated at the meeting that due to the existing constraints of the building it may not be possible to provide on site wheelchair housing. The design and access and planning statements must detail why this is not possible and provide a full justification. In exceptional circumstances, where it is demonstrated that this is not possible, the Council will seek a monetary contribution based on a charge of £10,000 per habitable room unit, the payments would be used to adapt existing properties.

http://www.southwark.gov.uk/downloads/download/2257/residential_design_standards_spd

Dwellings should be designed to have integral bulk storage facilities and should have a mix of open plan living-kitchen-diners and units with separate kitchen diners to offer choice to potential occupiers. Some dwellings are shown with rooms uses adjacent to with other uses (for example, bedrooms next to or above/below living rooms) in which case an increase in sound insulation above that required by the building regulations would be required.

The proposed new dwellings do not all benefit from sufficient private amenity space in accordance with Southwark's 2015 Technical Update to the Residential Design Standards SPD (2011). In addition the existing level of communal amenity space is already unutilized by the existing residents within the estate. The planning application should detail the existing amount of communal space. A total of 50 sq metres communal space is required per development with 10 sq metres of private amenity for individual flats, if it is not possible to meet the amenity space levels then any shortfall can be calculated at £205 per sq. metre, this is set out in the Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015.

The proposal does not include any child playspace, a calculation should be made in accordance with the Mayors Play and Informal Recreation SPG, any shortfall in the required amount of child play space will be charged at £151 per sq metre. It was indicated at the meeting that there was a possibility of providing play space on site which may be acceptable subject to sufficient communal space being available to all residents.

Amenity impacts

The proposed height of the building demonstrates some noticable impact on neighbouring occupiers in terms of daylight and sunlight. The submitted daylight and sunlight report refers to impacts upon 59 windows although of these 5 of these are considered to be significant and these lie outside of the application site. It may be worth exploring further the true extent of impact on these properties (40 and 41 Snowfields) by checking the sizes and uses of the rooms affected.

All new residential units should be designed to achieve good levels of internal daylight and sunlight in accordance with the BRE guidelines. It is recommended that calculations for the proposed new spaces are provided with any formal submission.

Sustainable development implications

Energy

Based on the information provided it is unclear if the scheme is likely to comply with London Plan Policy 5.2. The policy requires a reduction in carbon emissions of 35% below Part L 2013 target, with a target of 0% from October 2016. Where schemes fail to meet the development plan target contributions will be sought and placed in a green fund and used to reduce carbon dioxide emissions in projects elsewhere in the borough.

A detailed energy assessment to demonstrate how the targets for carbon dioxide emissions reduction outlined are to be met within the framework of the energy hierarchy should be provided.

Air Quality

The site is in an Air Quality Management Area and potential air quality impacts may arise as a result of construction impacting on nearby sensitive receptors. Details of appropriate mitigation should be provided with any formal application to demonstrate that the effects of construction on air quality would not be significant and would be in accordance with the Mayors guidance.

Planning obligations (S.106 undertaking or agreement)

The submission fails to fully account for policy compliant planning obligations in accordance with the Planning Obligations SPD. Planning obligations will be required to offset the negative impacts of any development on the site. The Councils SPD on S106 Planning Obligations (2015) sets out the general expectations in relation to the type of obligations that will be sought. It is important to ensure that all future development is sustainable and contributes towards the provision of appropriate infrastructure and services in the area that future residents may use. Draft Heads of Terms should be submitted in accordance with the SPD as part of any formal application and are required for the purposes of validation.

Community Infrastructure Levy

This development will be subject to the Mayoral CIL and Southwark CIL. The charge will be calculated according to the amount of new floor space the development will provide. The chargeable rate for Southwark is

£35 per square metre under MCIL and £200 per square metre for SCIL (both subject to indexation). It is necessary to complete a 'Planning Application Additional Information Requirement Form' to determine the amount of chargeable floorspace on the site and submit this with any formal planning application on the site. The amount to be paid is calculated when planning permission is granted and it is paid when development starts. Further details about the CIL can be found using the links below.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

<http://www.communities.gov.uk/publications/planningandbuilding/communityinfrastructurelevymay11>

Conclusion

Redevelopment of the site would provide new private and affordable housing, the replacement of the roof of the existing building would be a welcome addition, subject to information on the specific details on the proposed dormer windows. Concerns are raised in relation to the following key issues the lack of wheelchair units and lack of child play space. Should it not be possible to meet policy requirements you are advised that a full justification should be included within the design and access statement, additionally where necessary you should include financial contributions within the heads of terms within the planning statement.

This advice is given to assist you but is not a decision of the Council. Further issues may arise following a formal planning application, where a site visit and public consultation and consultation with statutory consultees would be undertaken.

Please accept this letter as the closure of your current enquiry.

Yours sincerely

Dipesh Patel
GroupManager- Major Applications