

Item No. 8.1	Classification: Open	Date: 4 June 2018	Meeting Name: Planning Committee
Report title:	Development Management planning application: Application 17/AP/2330 for: Full Planning Application Address: 40-46 SOLOMONS PASSAGE (FORMERLY 159-161 PECKHAM RYE), LONDON SE15 Proposal: Demolition of 42 and 44 Solomons Passage (blocks B and C which contain 48 residential units) and erection of a new part 4, part 6-storey building over existing, rearranged basement car park to provide 50 residential units, together with provision of landscaping works (use class C3).		
Ward(s) or groups affected:	Peckham Rye		
From:	Victoria Crosby		
Application Start Date 21/06/2017		Application Expiry Date 20/09/2017	
Earliest Decision Date 02/08/2017			

RECOMMENDATION

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 28 September 2018, the director of planning be authorised (if appropriate) to refuse planning permission for the reasons set out in paragraph 171.

BACKGROUND INFORMATION

2. This planning application is one of a pair that propose works to the four blocks on Solomons Passage. One proposes the demolition and replacement of blocks B and C with a replacement building (this application ref. 17/AP/2330), and the other proposes the refurbishment of blocks A and D (ref. 17/AP/2326).

Site location and description

3. The application site encompasses four blocks (A, B, C and D) known as 40, 42, 44, and 46 Solomons Passage. It has an area of 0.35 hectares, fronting Peckham Rye Common to the south, and Solomons Passage to the west.
4. Block A (no. 46 Solomons Passage) is at the southern end of the site, facing onto Peckham Rye and Solomons Passage. It is a five storey block, with a sixth storey corner element, and contains 23 flats.
5. Block B (no. 44 Solomons Passage) has four storeys fronting Solomons Passages with a fifth storey set back from this front elevation, and is six storeys high on the eastern side (close to the boundary with Aura Court). It has 31 flats.
6. Block C is three- and four-storeys high on the Solomons Passage frontage, with a set

back fourth and fifth storeys extending over to be five storeys on the eastern boundary with Williamson Court. It has 17 flats.

7. Block D (no. 40 Solomons Passage) is at the northern end of the site and is bounded by the rear gardens of the Waveney Avenue. Despite being referred to as block D, there are actually two different buildings. The larger C-shaped building fronts onto Solomons Passage, has three storeys and contains 12 units (7 flats, 1 maisonette and 4 small two-storey houses). The smaller, two-storey building is set further to the east between Williamson Court and Waveney Avenue and contains only two flats.



8. The four blocks all have a combination of white render and horizontal timber-cladding to the elevations, with metal balcony railings.
9. Solomons Passage is a cul-de-sac of residential properties. On the north-western side of Solomons Passage, facing the site are three- and four- storey blocks of flats with deck accesses to the top floors. To the north of the application site are two-storey residential terraced properties along Waveney Avenue.
10. To the south and east of the application site are Aura Court (163 Peckham Rye) and Williamson Court (163a Peckham Rye). Aura Court is a large C-shaped block of 50 flats, 5- to 7-storeys high which fronts Peckham Rye, constructed in white render,

timber cladding and aluminium cladding. Williamson Court is set behind Aura Court further back from Peckham Rye and is 4- to 5-storeys high, also in white render. The planning history suggests Aura Court and Williamson Court are of similar age to the application site.

11. The site is within the urban density zone. The site is not within a conservation area. Nunhead Green Conservation Area lies 11m to the north of the site and includes the Carden Road properties. The nearest listed buildings are nos. 141-153 Peckham Rye, which are grade II listed and are 51m to the west of the site. Peckham Rye is a site of importance for nature conservation and metropolitan open land. The site is not within an archaeological priority area, and there are no tree protection orders on or near to the site.

Details of proposal

12. This planning application is one of a pair at this site which together propose the refurbishment of blocks A and D, and the replacement of blocks B and C with one larger building. This application relates to the redevelopment of blocks B and C.
13. The four blocks on the Solomons Passage site are of recent construction. Two planning permissions in 2006 approved the 85 units on the site:
 - Blocks A, B and C were approved by permission ref. 05/AP/2110 to provide 71 units (of which 25 were to be affordable housing) in one five-storey and two six-storey buildings.
 - The two buildings that form Block D were approved by ref. 05/AP/2109, as a two-storey building and a four-storey building providing a total of 14 flats (five of which were to be affordable housing).
14. The planning history section below indicates the recent construction of these four blocks, with approval of details applications made to discharge conditions on these two permissions in 2007-2012.
15. The applicant, Wandle Housing Association, acquired the site in 2012 from the Receiver to the original developer, Greenacre Homes who went into administration in August 2011 when blocks A, B and C had been completed. Block D was completed in May 2012. These two current applications have been submitted because significant flaws have been found with all four blocks as the buildings were poorly constructed and are suffering from the following problems:
 - Water ingress to flats and resulting problems with damp
 - Water damage to timber frame
 - Inadequate fire protection
 - Poor insulation
 - Defects to roof
 - Detailing of external cladding and frame shrinkage
 - Defective balconies
 - Poor drainage
 - Basement car park flooding
 - Ineffective ventilation
 - Poor condition of gas and plumbing services.
16. These issues came to light in 2013 and following more intrusive investigations in 2014. Wandle instigated what remedial action was necessary in order to ensure the health and safety of residents and to minimise any further damage to the buildings. The actions taken included:

- 24-hour fire watch officers
- Load testing of balconies to ensure structural integrity
- Fitting sump pumps in lift shafts to keep free from any water ingress
- Fire alarm decibel testing in flats and communal areas
- Reissuing the evacuation procedure and fire notices
- Additional gas safety checks
- Replacement of rigid gas supply pipes with semi-rigid piping
- Smoke extraction system testing and subsequent adjustment
- CCTV monitoring
- Fire stopping works
- Monitoring and regular reviews.

17. The blocks are now mainly empty as most residents have been rehoused elsewhere. Because of these issues, across the Solomons Passage site, two blocks (A and D) are proposed to be refurbished to ensure they are fit for purpose, while the other two blocks (B and C) are proposed to be demolished and a new block is proposed.

18. This application proposes to demolish the 4- to 6-storey block B, and 3- to 5-storey block C down to ground level (retaining the basement car park) and to construct a single block of part 3-storeys and part 6-storeys block of 50 units. The new building would provide 46 flats and 4 maisonettes to replace the existing 48 flats.

19. The proposed block would be 54m wide fronting along Solomons Passage and between 14m and 23.5m deep. It would be set 1.7m to 5.2m back from the edge of the pavement, except for a bin store that would be set only 90cm from the pavement.



20. The flat-roofed building would increase in height away from the frontage; the northern part of the Solomons Passage frontage would be three-storeys high (10.0m) and have a set-back fourth-storey, with four-storeys at the southern end (13.4m high), stepping up to five-storeys and then to six-storeys (20.5m high) along the south-eastern boundary with Aure Court and Williamson Court.



21. The building would be finished in brick cladding in a buff colour, and a light-weight aluminium composite metallic cladding would include a variety of textures and colours. Most balconies would have perforated anodised aluminium balustrades, with a few having glass balustrades. Aluminium framed windows are proposed. These same materials are proposed for the recladding of blocks A and D so that all three buildings would have a consistent palette of materials.
22. The proposed block would provide four maisonettes and 46 flats in the following mix:
 - 20 x 1-bedroom flats,
 - 17 x 2-bedroom flats,
 - 9 x 3-bedroom flats,
 - 2 x 3-bedroom maisonettes, and
 - 2 x 4-bedroom maisonettes.
23. Two maisonettes and three flats would have their own ground floor front doors, and the other units would be accessed by two cores. This mix seeks to accommodate previous tenants wishing to return to the site once works are complete. Two wheelchair units and three adaptable units are proposed.

24. Table 1 below sets out the affordable housing in each of the four blocks required by the 2006 permissions. Block B was approved to be completely private housing, and block C was to provide 14 social rent units, and 3 private units.

Table 1 – tenure as approved in 2006 permissions

Tenure (as approved)	Social rent Units (hab rooms)	Shared ownership Units (hab rooms)	Private Units (hab rooms)	Totals Units (hab rooms)
A	0 (0)	11 (33)	12 (34)	23 (67)
B	0 (0)	0 (0)	31 (112)	31 (112)
C	14 (49)	0 (0)	3 (11)	17 (60)
D	4 (15)	1 (3)	9 (29)	14 (47)
Total units	18 21.2% by unit	12 14.1% by unit	55 64.7% by unit	85
Total habitable rooms	(64) 22.4% by hab room	(36) 12.6% by hab room	(186) 65.0% by hab room	(286)

25. The new building proposed to replace blocks B and C would provide 43 habitable rooms of social rent, and contribute towards a revised on-site affordable offer across the two applications as set out in Table 2 below. There would be a reduction in on-site affordable housing when compared with the 2006 permissions, which can be seen by comparing tables 1 and 2, however the off-site provision made by Wandle would offset this loss as detailed in the later Considerations section of this report.

Table 2 – tenure as proposed

Tenure (as proposed)	Social rent Units (hab rooms)	Shared ownership Units (hab rooms)	Private Units (hab rooms)	Totals Units (hab rooms)
A	0 (0)	1 (3)	22 (69)	23 (72)
New building (that replaces blocks B and C)	14* (43)	0 (0)	36 (126)	50 (169)
D	0 (0)	2 (6)	12 (41)	14 (47)
Total units	14* 16.1% by unit	3 3.4% by unit	70 80.5% by unit	87
Total habitable rooms	(43) 14.9% by hab room	(9) 3.1% by hab room	(236) 82% by hab room	(288)

* Indicative number of units that 43 habitable rooms could provide.

26. A biodiverse roof is proposed with PV panels, log piles and a bird box. A communal garden is proposed at the rear of the site, alongside the boundary with Aura Court, along with planting and front gardens to the frontage. Two bin stores would be provided at ground level.
27. Associated works include revisions to the layout in the retained basement as a result of the supporting columns that need to be added which would reduce the current 62 car parking spaces to 51, provide motorcycle parking and cycle stores.

Planning history

28.	<p>03/AP/1028 Application type: Full Planning Application (FUL) Demolition of existing buildings and erection of a six storey building facing Peckham Rye and a six storey and five storey building facing Solomons Passage to accommodate 79 flats with 47 underground and 5 surface parking spaces, provision of landscaping and formation of two vehicular access points from Solomons Passage and Peckham Rye. Decision date 19/01/2004 Decision: Refuse (REF) Appeal decision date: 18/10/2004 Appeal decision: Planning appeal allowed (ALL). Reason(s) for refusal:</p>
	<p>04/AP/0694 Application type: Full Planning Application (FUL) Demolition of existing buildings and erection of a 6 storey block on the corner of Peckham Rye and Solomons Passage comprising 33 residential units, (Block A); a 5 storey block fronting Solomons Passage comprising of 20 residential units, (Block B) and a part four and part five storey building adjoining the commercial unit on Solomons Passage comprising 18 affordable residential units, (Block C); together with basement parking for a total of 52 cars and associated landscaping. Decision date 03/08/2004 Decision: Granted with 'Grampian' Condition (GWGC)</p>
	<p>05/AP/2117 Application type: Full Planning Application (FUL) Variation of condition 7 of planning permission 04-AP-0694 to allow residents from the adjacent development (land at the rear of 159-161 & 163 Peckham Rye) to utilise 10 of the car parking spaces permitted as part of the consented development Decision date 01/02/2006 Decision: Refuse (REF) Reason(s) for refusal:</p>
	<p>05/AP/2109 Application type: Full Planning Application (FUL) Demolition of existing buildings and the erection of a new build 1 x 2 storey block (Unit C) comprising 1 x 3 bedroom flat and 1 x 2 bedroom flat, a 2 storey block comprising 4 x 2 bedroom duplex flats (Unit B) and a 3 storey building with recessed 4th floor comprising of 8 x 2 bedroom flats (Unit A) with associated secure off-street parking to be provided on the adjoining site Decision date 01/11/2006 Decision: Granted with Legal Agreement (GWLA)</p>
	<p>05/AP/2110 Application type: Full Planning Application (FUL) Demolition of the existing industrial building and the erection of 3 residential buildings (two six storey and one five storey building) comprising a total of 71 residential units. Block A: a six storey block fronting Peckham Rye; Block B: a six storey building on Solomons Passage; Block C: a five storey building together with basement parking for 62 no. cars. (Amendment to approved application 04-AP-0694 and 03-AP-1028- RE-SUBMISSION of refused application 05-AP-0797). Decision date 16/11/2006 Decision: Granted with Legal Agreement (GWLA)</p>
	<p>08/AP/0265 Application type: Full Planning Application (FUL) Amendment to the location of basement access ramp and Block A together with revised basement parking, layout and external works. Previously approved under application 05-AP-2110 in November 2006. Decision date 28/04/2008 Decision: Granted (GRA)</p>
	<p>11/AP/1531 Application type: Variation: non-material changes (VNMC) Non-material amendment for the relocation of the cycle store on planning permission 05-AP-2109 for: (Demolition of existing buildings and the erection of a new build 1 x 2 storey block (Unit C) comprising 1 x 3 bedroom flat and 1 x 2 bedroom flat, a 2 storey block comprising 4 x 2 bedroom duplex flats (Unit B) and a 3 storey building with recessed 4th floor comprising of 8 x 2 bedroom flats (Unit A) with associated secure off-street parking to be provided on the adjoining site). Decision date 13/08/2012 Decision: Agreed - for app types VLA & VNMC (AGR)</p>
	<p>16/EQ/0183 Application type: Pre-Application Enquiry (ENQ) Partial redevelopment of the residential properties at 159-161 Peckham Rye, London. Decision date 01/11/2016 Decision: Pre-application enquiry closed (EQC)</p>

Planning history of adjoining sites

29. The Cottage, Solomons Passage:
- Ref. 10/AP/2067 for refurbishment of existing residential property involving the

erection of a two-storey front extension, first floor extension to west elevation, installation of oriel windows to the front and rear elevations, erection of 2.1m boundary fence, installation of rooflights and extension of garden area into Solomons Passage. Granted.

- Ref. 07/AP/2956 for demolition of the existing house and the construction of a new residential development comprising 3 flats: two x 2-bed duplex/maisonette units and one x 1-bedroom flat on lower ground, ground and first floor levels. Refused.
30. Williamson Court – ref. 06/AP/2223 for construction of an entrance screen, with door and bank of letter boxes, to provide additional security at ground floor level to the existing open staircase to the residential block of flats located at the rear of the site. Granted.
31. Aura Court – ref. 11/AP/1504 for creation of an additional floor (at seventh floor level) on top of an existing top floor flat to provide additional residential accommodation for flat 50, including additional terrace areas on the south and west elevations. Refused (due to the overbearing and incongruous appearance to the host property, and impact on neighbour amenity).
32. 2 Solomons Passage – ref. 16/AP/0914 Retention of timber terrace with integrated planters to rear of property and new external door in existing opening at ground floor level. Refused.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

33. The main issues to be considered in respect of this application are:
- a) Principle of the proposed redevelopment
 - b) Environmental impact assessment
 - c) Design (including layout, height and massing)
 - d) Impact on heritage assets
 - e) Housing quality and mix
 - f) Affordable housing
 - 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

34. 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). The site is within the area of the Peckham and Nunhead Area Action Plan (2014).

National Planning Policy Framework (the Framework)

35. 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.

The London Plan 2016

36. 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 3.14 Existing housing
- 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.

Greater London Authority Supplementary Guidance

37. Affordable Housing and Viability (August 2017)
Housing SPG (March 2016)
Play and Informal Recreation SPG (September 2012)
Sustainable Design and Construction SPG (April 2014).

Core Strategy 2011

38. Strategic policy 2 – Sustainable transport
Strategic policy 3 – Shopping, leisure and entertainment
Strategic policy 5 – Providing new homes
Strategic policy 6 – Homes for people on different incomes
Strategic policy 7 – Family homes
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

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

Policy 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.

Southwark Supplementary Planning Documents

40. 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)
Sustainability Assessment SPD (2009).

Peckham and Nunhead Area Action Plan (2014)

41. The Peckham and Nunhead Area Action Plan (PNAAP) was adopted on 26 November 2014 and sets out the planning framework for delivering development in Peckham and Nunhead. The AAP identifies a "wider action area" and a "core action area" the latter of which is expected to be the focus of development and intensification.
42. The application site is within the wider action area, within the Nunhead, Peckham Rye and Honor Oak character area. It is not an identified proposal site.

Policy 15 Residential parking
Policy 16 New homes

Policy 17 Affordable and private homes
Policy 18 Mix and design of new homes
Policy 19 Open space and sites of importance for nature conservation
Policy 20 Trees
Policy 21 Energy
Policy 22 Waste, water, flooding and pollution
Policy 23 Public realm
Policy 24 Heritage
Policy 25 Built form
Policy 26 Building heights
Policy 31 Land use
Policy 32 Transport and movement
Policy 33 Built environment
Policy 48 Presumption in favour of sustainable development
Policy 49 Section 106 planning obligations and community infrastructure levy

Principle of the proposed redevelopment

43. The application site is in residential use, albeit that most of the flats are now vacant as a result of the build quality issues. The application proposes the demolition and redevelopment of two blocks to provide an increased number of residential units within a larger single block. Although the council would not expect nor encourage the redevelopment of so recent a construction, the information provided in the submitted structural report and survey of the defects and issues with blocks B and C set out the particular reasons why the drastic step of demolishing these buildings is needed. The buildings were completed in 2011 and 2012 are not listed and not in a conservation area. As a very specific case for demolishing these buildings, many of which are not currently fit for habitation due to the structural and build quality issues, no objection is raised to the principle of this redevelopment.
44. The two additional flats proposed would make a small contribution towards the borough's housing needs. The sections below consider the implications for affordable housing (with a reduction in on-site provision), housing quality, neighbour amenity and other material planning considerations in detail.

Environmental impact assessment

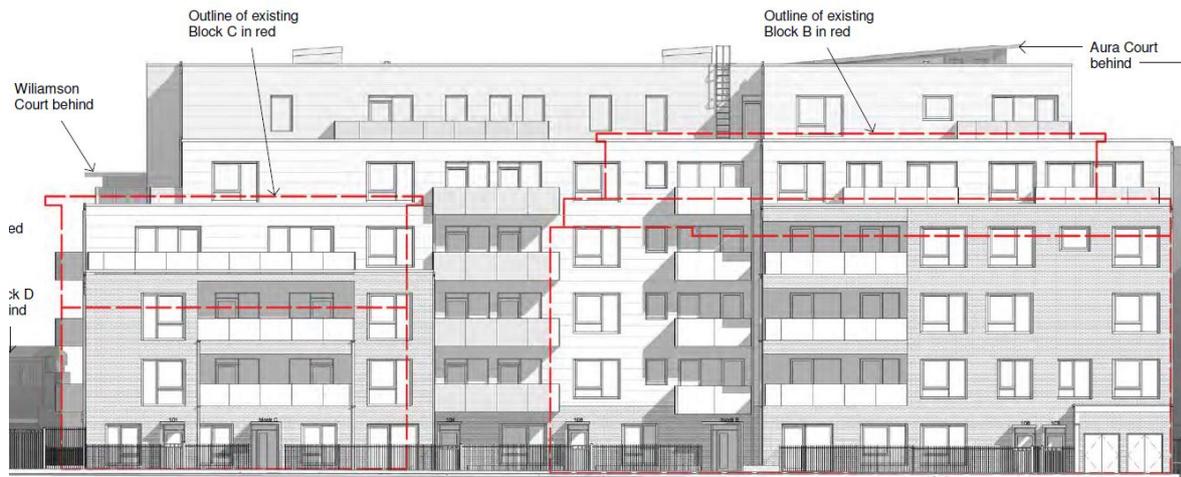
45. The scale of development proposed by this application does not reach the minimum thresholds established in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that would otherwise trigger the need for an environmental impact assessment. The proposal's location and nature do not give rise to significant environmental impacts in this urban setting, nor when the cumulative impacts are considered with other development proposed on this Solomons Passage site and in the surrounding area. An EIA is not required.

Design (including layout, height and massing)

46. The NPPF stresses the importance of good design and states in paragraph 56 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." Policy SP12 of the Core strategy states that "Development will achieve the highest possible standards of design for buildings and public spaces to help create attractive and distinctive places which are safe, easy to get around and a pleasure to be in." Saved policy 3.11 states that all developments should ensure that they maximise the efficient use of land, whilst ensuring that, among other things, the proposal ensures a satisfactory standard of accommodation and amenity for future occupiers of the site. It also goes on to state that the local planning will not grant permission for development

that is considered to be an unjustified underdevelopment or over-development of a site.

47. Saved policy 3.12 asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. When considering the quality of a design, the fabric, geometry and function of the proposal are included as they are bound together in the overall concept for the design. Saved policy 3.13 asserts that the principles of good urban design must be taken into account, including the height, scale and massing of buildings, consideration of the local context, its character and townscape as well as the local views and resultant streetscape.
48. The buildings on this site were constructed between 2007 and 2012. It is clear from the documents submitted and the site visit that the buildings were poorly constructed and that they are suffering from a range of problems that in the case of blocks B and C are so severe as to require their removal and replacement.
49. The proposed building would have a larger footprint and be taller than the existing two blocks (see detail in paragraphs below). The image below shows the outline of the existing buildings with a dashed line (shown red in the Member packs) to compare with the massing of the proposal, and block D on the lefthand side, and block A to the right.



50. The new building would provide two additional units. The increase in mass proposed might suggest that more units are proposed, but the majority of the increase is necessary to improve the quality of accommodation, for example by introducing higher floor to ceiling heights, improved insulation and meeting current minimum internal floor space standards. There would be a reduction of 3 habitable rooms compared with blocks B and C of the approved 2006 scheme. As a result, it is considered that this proposal represents efficient use of land in compliance with saved policy 3.11.
51. The proposed block would result in an increase in massing that would impact upon the street scene, however it is not considered that this would be to an extent that would be harmful. In order to mitigate the increase in mass, the central part of frontage would be set back 5m from the pavement. This would offer visual relief and hint at the previous layout of two separate blocks when viewed obliquely along Solomons Passage.
52. The height of the new building would be increased when compared with the existing buildings. The highest point on the existing building is 17.4m. The highest point of the new building would be 20.5m due to the proposed additional storey and increased

ceiling heights. Next to block D, the increase in height would be two storeys as the proposed building steps from 4- to 6-storeys, to be 6.2m higher than this part of block C. The highest part of the building would be set back from the street. Whilst this height increase is substantial, it would deliver significant benefits to the quality of accommodation on the site by increasing the floor areas to meet current internal space standards and increasing ceiling heights, and would use improved materials when compared with the existing render and timber-clad buildings. The impact on the surrounding townscape would also be mitigated by the set backs at roof level and in the building line, and changes in materials (discussed below).

53. The existing four buildings step up in height towards Peckham Rye. The proposed redevelopment of blocks B and C would remove this arrangement in terms of the overall heights of the buildings as the replacement building would be taller than block A, however the use of materials and set backs attempts to retain a perception of a reduction in heights along the frontage. Similarly, as the parts of the proposed building closest to the street would be lower at 3- and 4- storeys (10.1m-13.4m), the perception of the relationship with the retained blocks A and D and the maisonettes on the other side of Solomons Passage would be retained.
54. Several of the ground floor units would have their own front door, and the two communal entrances to most of the units, which is welcomed for activity on the street.
55. The majority of surrounding buildings are brick, mostly yellow or buff brick. The proposed materials for the new building would be buff brick and metal cladding (as with the reclad blocks A and D). The buff brick is welcomed and it is stated in the Design and Access Statement that the specific brick would be selected to relate to neighbouring buildings, and this would be secured by condition to ensure that the brick selected is indeed responsive to the context. Brick is to be used around the entire ground floor and on upper levels to create the perception of the buildings stepping up towards Peckham Rye. The amount of brick cladding needs to be restricted due to the structural limits of the retained basement, and therefore a metal cladding is proposed for the recessed areas on Solomons Passage, uppermost storeys and side and rear elevations. The metal cladding would be light in colour, with varied finishes to add visual interest, and would be applied with a horizontal emphasis. This is considered to be an acceptable approach, especially as the proposed cladding would certainly represent an improvement on the existing failing timber cladding and render. A condition to require samples of the metal cladding is recommended to ensure a subtle variety in colour and finish, as well as the perforated metal balconies.
56. The rear, eastern corner of block C is within the consultation area of the proposed borough view from One Tree Hill towards St Paul's Cathedral. The additional height of the proposed building in this part of the site (6.2m taller than the existing building) would not harm the proposed borough view, due to the elevated position of One Tree Hill and the 1.3km distance.
57. Further technical information was provided on the proposed cladding and insulation during the course of the application, and would be considered at the Building Regulations stage.
58. The height and massing of the proposed building with its use of the recessed central section and set back upper storeys is considered to result in an acceptable appearance and streetscene, and would deliver benefits in terms of quality of accommodation (detailed further below). The height, massing and detailed design of the proposal would comply with saved policies 3.11, 3.12, and 3.13, and SP12 of the Core Strategy.

Impact on heritage assets

59. The development could impact upon views into and out from Nunhead Green Conservation Area and views across Peckham Rye from The Gardens Conservation Area. The site is 50m from the grade II listed buildings of nos 141-153 Peckham Rye.
60. 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.
61. 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.
62. 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.
63. Southwark Plan 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 "Design and conservation". 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 immediate or wider setting of a listed building and important views of a listed building or the setting of a conservation area. Saved policy 3.19 "Archaeology" applies to sites in archaeological priority areas.
64. The replacement of the existing two blocks with one larger and taller block, and the associated improvement in the façade materials and balconies, is considered to preserve the setting of the nearby Nunhead Green Conservation Area to the north, and the longer views from The Gardens Conservation Area to the west. The change to the massing and appearance of the proposed block from the two existing blocks is considered to preserve the setting of the grade II listed buildings 141-153 Peckham Rye.
65. The site is not within an archaeological priority area, and with the existing basement remaining and proposed block built above, there would be limited groundworks associated with the above-ground redevelopment of blocks B and C.
66. For these reasons the proposal is considered to comply with sections 66 and 72 of the Listed Buildings and Conservation Areas Act, the NPPF, Core Strategy strategic policy

12, saved policies 3.15, 3.18 and 3.19 of the Southwark Plan.

Housing quality and mix

Mix and unit size

67. The 50 proposed units each meet or exceed the minimum size standards for the number of bedrooms and bedspaces in the flats and maisonettes, including the wheelchair units.
68. The application proposes the following unit mix:

Table 3 – proposed unit mix

Unit size	Number	Percentage
1-bedroom	20	40%
2-bedroom	17	34%
3-bedroom	11	22%
4-bedroom	2	4%
Total	50	100%

69. The proposed mix therefore complies with policy by providing more than 20% of units are three-bedrooms or larger, and over 60% of units with two-bedrooms or larger.

Accessibility

70. Two of the proposed 50 units would be wheelchair units. Wandle would be rehousing existing Solomons Passage residents, and are aware that two families who require wheelchair housing in the new building. Therefore two units are specifically designed to accommodate their needs. A further three further units on the ground floor have been designed to be adaptable. As a total of five units would be wheelchair units or wheelchair adaptable, the 10% provision by unit and habitable rooms as required by policy would be included. All of the upper level flats would be accessible by lift. A condition is proposed regarding compliance with Building Regulation M4(2) and M4(3).

Outlook and aspect

71. The proposed layout results in 9 single aspect units (18% of the total) which would be on the Solomons Passage frontage, facing to the north-west. This proportion of single aspect units is an improvement on the 15 single aspect units in the existing buildings, and the units would benefit from the larger floor areas and a taller ceiling height than the existing flats.
72. The outlook from the proposed units would be acceptable, facing onto Solomons Passage, the boundary with Aura Court (between 2.8m to 11m away), the boundary with Williamson Court (5m away), onto block D (4.5m away), block A (5.7m), and between the rear wings of the proposed block (12m apart). The ground floor windows would be separated from the pavement and side access next to block D by private gardens. Planting and private gardens would separate the ground floor windows from the communal garden. The ground floor maisonette nearest to block A would have windows looking onto the car park entrance ramp, but as these side windows would serve a bathroom and kitchen, and given the triple aspect of this unit, its overall outlook would be good.
73. Where windows are near the inner corners of the proposed building, an arrangement is proposed of obscured glass to a portion of each window plus a projecting obscured

panel are proposed to maintain privacy between the units. Some of the balconies would have obscured panels to prevent views into the windows of neighbouring proposed units in these corner locations.

Daylight and sunlight provision

74. An internal daylight, sunlight and overshadowing report was submitted to show the daylight and sunlight levels to the existing units in blocks B and C, and the proposed units.
75. Overall, there would be an improvement in the levels of daylight to the proposed units when compared with the existing flats; 63.1% of the existing habitable rooms in block B and C meet or exceed the ADF values in the BRE guidance, whereas in the proposed block 70.8% of the proposed rooms would achieve these targets.
76. Of the 45 proposed habitable rooms on the ground, first, second and third floors that would fall short of the ADF recommendations;
- 17 serve bedrooms;
 - 10 serve separate kitchens or kitchen-diners;
 - 9 serve combined living/kitchen/dining rooms; and
 - 9 serve living rooms.
77. It is also worth noting that 12 of the rooms fall only 0.1 or 0.2 below the recommended ADF values. The daylight levels to the proposed ground, first and second floor units follow a similar pattern to those of the existing blocks where the units at the rear of the two blocks (facing onto Aura Court and Williamson Court) receive low daylight levels below the recommended ADFs set out in the BRE guidance.
78. The proposed 45 rooms with low ADF values are:

Ground floor - 15 rooms fall below the recommended ADF:

- 2 x maisonettes would receive low daylight levels to their kitchens and living rooms, but good levels to three of their four bedrooms and being dual and triple aspect, with private gardens and generous internal sizes, the standard of these units is considered acceptable.
 - 4 x ground floor flats would have low daylight to their combined living/kitchen/dining rooms (and in one case to a second bedroom too) but good daylight levels to most bedrooms. They would have similar daylight levels to the existing ground floor flats, would be dual aspect, with private garden space and so are considered to have an acceptable level of amenity.
 - 2 x ground floor flats at the rear have low daylight values to all rooms (with levels of 0.1-1.1 ADF) despite the large window sizes. These units have a similar daylight provision (with existing ADFs of 0.2-1.0 ADF) and location as two existing flats in blocks B and C, but would be generously sized to exceed current standards by 10sqm and 18sqm. When compared with the quality of the existing ground floor rear units, their increased size, and provision of private amenity space, and as part of the scheme which improves the standard across the development, this is considered acceptable.
79. 1st floor - 14 rooms fall below - 4 are slightly below the recommended ADF and the other ten are:
- Four would have low daylight to their combined kitchen, living, dining rooms, but good daylight to the bedrooms. 1 flat would have low daylight to its combined kitchen living dining room, and a slight fail to bedroom (0.9% ADF).
 - One flat would have low daylight to its kitchen and a bedroom but good daylight to the living room and two other bedrooms.

- One flat would have low daylight levels to all three rooms. The daylight levels are similar to all three rooms of first floor one-bedroom flat in Block C which is in a similar location.
80. 2nd floor – nine rooms fall below - three are slightly below the recommended ADF and the other six are:
- Two flats would have low daylight levels to their combined kitchen, living dining room but good levels to the bedroom.
 - One flat would have low daylight to its kitchen but good daylight to the living room and bedrooms.
 - One flat would have low daylight levels to all its rooms. These daylight levels are slightly better than those to all three rooms of the one-bedroom flat at the rear of Block C.
81. 3rd floor – seven rooms fall below - six of which are only slightly below the recommended ADF and the other is:
- A kitchen to a dual aspect maisonette where the four rooms at the front all achieve good daylight levels and dual aspect.
82. While some of the proposed units on ground to third floors would have limited daylight to some or all of their rooms, this is similar to the daylight levels of the existing flats at the rear of blocks B and C. As part of the package of improvements from the redevelopment of these two poor quality blocks with enhanced internal accommodation through increased unit sizes, raised ceiling heights, and additional garden space to some of the units, the quality of the proposed units is considered acceptable.

Sunlight to windows

83. The massing of Aura Court and Williamson Court along the south-eastern boundary of the site limits the amount of sunlight received by the proposed windows on the south-eastern side of the block, especially to the lower three storeys. This is the case with the existing two blocks however, and is on balance considered to provide an acceptable level of amenity for future occupiers when compared with the amenity of the existing units.

Amenity space and playspace

84. Each unit would have private amenity space in a garden or balcony, and all 3-bedroom and 4-bedroom units would have at least 10sqm of private amenity space, although there is an overall shortfall of privacy amenity space of 93sqm as most balconies are under 10sqm. A communal area is proposed to the rear of the building of 110sqm which would be large enough of off-set this shortfall but without being able to provide the addition 50sqm of communal garden space as set out in the Residential Design Standards SPD. This communal garden would receive some direct sunlight on 21st March; 40.9% of the area would receive at least 2 hours of sunlight on this date; this is below the 50% area recommended by the BRE guidance. In view of the constraint of the massing of the adjoining blocks and the existing arrangement of the buildings, the private and communal amenity space is considered on balance to be acceptable.
85. The proposed 50 units would result in a playspace requirement of 190sqm. No on-site playspace is proposed for the new building, and there is none for any of the four blocks at present. The original 2006 permission included a £50,000 off-site contribution (which was paid) which was used for environmental improvements to

Peckham Rye Park, café and changing room and new street tree planting, so the constructed scheme did make a contribution to the facilities and environment of the local area.

86. In view of the very special circumstances of this site's redevelopment and the current lack of facilities on the site for the 48 units in the two existing blocks, the 38sqm under provision of communal space and lack of on-site playspace for the proposed 50 units is not considered to warrant the refusal of the application, nor to require financial contributions especially with its proximity to Peckham Rye Common and the payment on the original permission.

Noise and pollution

87. Conditions are proposed regarding internal noise levels, noise levels to external amenity areas, and to protect from vibration and plant noise following comments from the Environmental Protection Team to ensure a suitable quality of accommodation for future occupiers.
88. In summary, while the proposed building includes some units which fall below the recommended minimum daylight and sunlight levels, when compared with the existing quality of recently built accommodation, the improvements to the unit sizes, aspects, accessibility and amenity spaces would result in an overall improvement to the housing quality on a constrained site with exceptional reasons for the redevelopment.

Affordable housing

89. London Plan policy 3.14 states that the loss of housing including affordable housing should be resisted unless the housing is replaced at existing or higher densities, and policy 3.12 seeks the maximum reasonable amount of affordable housing. Core Strategy policy 6 "Homes for people on different incomes" and the Peckham and Nunhead AAP require 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.
90. The draft Affordable Housing SPD sets out the sequential test to the delivery of affordable housing to achieve as much as possible; the first stage being on-site provision, secondly and only in exceptional circumstances affordable housing may be provided off-site and must be in the local area and delivered at the same time as the development. Finally in exceptional circumstances, a pooled contribution may be allowed in lieu of off-site provision. Where either off-site or a contribution is proposed at least as much affordable housing must be provided as would have been provided if the minimum 35% affordable housing requirement were achieved on site. Habitable rooms over 27.5sqm are counted as two habitable rooms.

Affordable housing as approved

91. The two 2006 planning permissions for the four blocks within the application site required 30 affordable housing units to be provided out of the 85 flats approved in the following tenure mix:

Table 4 – tenure as approved in 2006 permissions

Tenure (as approved)	Social rent Units (hab rooms)	Shared ownership Units (hab rooms)	Private Units (hab rooms)	Totals Units (hab rooms)
A	0 (0)	11 (33)	12 (34)	23 (67)

B	0 (0)	0 (0)	31 (112)	31 (112)
C	14 (49)	0 (0)	3 (11)	17 (60)
D	4 (15)	1 (3)	9 (29)	14 (47)
Total units	18 21.2% by unit	12 14.1% by unit	55 64.7% by unit	85
Total habitable rooms	(64) 22.4% by hab room	(36) 12.6% by hab room	(186) 65.0% by hab room	(286)

92. Together, blocks B and C were approved to provide 14 social rent units (49 hab rooms) and 34 private units (123 hab rooms).

Affordable housing as occupied

93. Once the four blocks on Solomons Passage were constructed and ready for occupation, Wandle actually operated the site with a greater provision of affordable units (being a registered provider).
94. The “as occupied” tenure for all four blocks is set out in the table below, showing that far more social rent units were provided as all of blocks B and C provided 34 more social rent flats, and blocks A and D provided 13 more shared ownership units than required by the section 106 agreements, with the corresponding reduction in private units on the site. Further changes from the permission were that two of the approved 2-bedroom flats in block C were actually constructed as 3-bedroom flats. Therefore the occupied tenure for the four blocks is set out below for units and habitable rooms:

Table 5 – tenure as occupied

Tenure occupied) (as	Social rent Units (hab rooms)	Shared ownership Units (hab rooms)	Private Units (hab rooms)	Totals
A	0	23 (72)	0	23 (72)
B	31 (112)	0	0	31 (112)
C	17 (62)	0	0	17 (62)
D	0	14 (47)	0	14 (47)
Total units	48 56.5% by unit	37 43.5% by unit	0 0% by unit	85
Total habitable rooms	(174) 59.4% by hab room Combined 100% affordable by hab room	(119) 40.6% by hab room	(0)	(293)

Proposed on-site affordable housing

95. As part of these two current planning applications, there would be a reduction in the on-site affordable housing secured by the 2006 planning permissions across the Solomons Passage site, although the off site provision (detailed further below) would offset this loss. The loss of approved affordable housing and the proposed provision on- and off-site has been considered and assessed across both current planning applications. This gives the cumulative view of both applications, rather than dealing with the two applications separately.
96. This application proposes two additional units in the new building that would replace blocks B and C. This would increase the number of units in the Solomons Passage site from 85 to 87. Across the whole site, the number of habitable rooms would

increase from the approved 286 to 288 (due to the additional bedrooms included in the as-constructed block A), although the number of habitable rooms in the new building (169) would be a reduction from the 172 approved in blocks B and C. A minimum 35% provision of affordable housing on the combined proposed scheme of 288 habitable rooms would be 101 rooms.

97. In the proposed scheme, the new building that replaces blocks B and C would provide 43 habitable rooms as social rent. This represents 25% of the habitable rooms in the new building, or 15% of the habitable rooms in the whole site. The other current planning application proposes three shared ownership units proposed in blocks A and D. Across the two current planning applications, there would be 52 habitable rooms of affordable housing, which is 18% of the habitable rooms on-site; this is below the minimum 35% policy requirement of Southwark planning policies.
98. The figures in Table 6 below can be compared with Table 4 above, and show when compared with the approved tenure mix in the 2006 permissions, there would be a loss of four social rent units (21 hab rooms) and a loss of nine approved shared ownership units (27 hab rooms) across the site. There is a greater loss when compared with how Wandle was operating the site until they were vacated (as can be seen by comparing tables 5 and 6).

Table 6 – tenure as proposed on-site

Tenure (as proposed on site)	Social rent Units (hab rooms)	Shared ownership Units (hab rooms)	Private Units (hab rooms)	Totals Units (hab rooms)
A	0 (0)	1 (3)	22 (69)	23 (72)
New build	14* (43)	0 (0)	32 (126)	50 (169)
D	0 (0)	2 (6)	12 (41)	14 (47)
Total units	14 (16.1%)	3 (3.4%)	70 (80.5%)	87
Total hab rooms	43 (14.9%)	9 (3.1%)	236 (82%)	(288)
	Combined 18% by hab room on site			

** Indicative number of units that can be provided from 43 habitable rooms.*

99. The loss of affordable housing on the site, from that approved in the 2006 permission is contrary to policy 3.14 of the London Plan.
100. Wandle provided a viability assessment with these applications which considers that the two schemes are not viable, even at 100% market housing, due to the costs of demolishing and rebuilding, or significantly renovating the blocks. The insurance payment from NHBC for the poor quality construction does not cover the predicted costs. Wandle has incurred additional unusual costs in rehousing tenants off-site in properties recently acquired on the private market. The resulting negative residual land value in the applicant's viability assessment suggests that a landowner would not undertake such a redevelopment of the site, however Wandle needs to redevelop this site and make the properties habitable again. While even a completely private scheme with no on-site affordable housing is not viable according to the applicant's appraisal, Wandle has committed to providing 14 of the units in the new building as social rent tenure in perpetuity, and 3 shared ownership units (1 in block A and 1 in block D) to returning occupiers (as set out in Table 6 above). This represents 18% affordable housing by habitable room on-site, and is far below the minimum 35% sought by planning policies.
101. The viability assessment has been reviewed by an independent assessor, GVA, on behalf of the council. GVA has come to a different conclusion than the applicant on

the viability of the scheme, and considers 36% on-site affordable housing can be provided on site within a viable scheme. The main difference between the two assessments is that GVA considers the site to have a negative land value at present because the existing buildings are a liability. Due to the difference between this negative existing site value, and the gross development value once the proposals have been constructed, a higher percentage of affordable housing can be provided on-site.

102. The applicant has provided an initial response to the GVA report which is summarised as follows:

- It amends the construction costs to be closer to GVA's cost estimate.
- It highlights the very low, historic rent levels that the social rent units would be let at, rather than current rent levels that GVA has assumed.
- It highlights the cost of the providing the off-site units at affordable levels (when these were purchased at open market prices).
- Reiterates that the applicant has looked to provide 35% affordable housing based on habitable rooms, not floor area (which is what GVA has used).
- Explains that the original viability assessment was undertaken and the planning applications submitted before the GLA's affordable housing and viability SPG was adopted, and so uses a benchmark land value based on the market value.
- The applicant cannot agree GVA's method that results in a negative site land value and considers that it clearly has a (positive) value.
- Does not agree the contingency should be reduced from 10% to the 5% suggested by GVA.
- Does not agree the level of profit suggested by GVA and consider the scheme to be risky given the circumstances and high costs.

103. For these reasons, the applicant's updated appraisal still shows a negative residual land value for the proposed scheme. The applicant's response will be considered further prior to the Planning Committee meeting.

104. There are some key differences between the proposed scheme across the Solomons Passage site that make it different to a typical redevelopment scheme. Firstly, Wandle bought three buildings in 2012 from the Receiver in good faith that they were of sound construction without expecting structural issues to arise. As the land owner, Wandle has seen the value of its site reduce significantly due to the construction issues making the buildings uninhabitable and in need of costly works to rectify these problems (that occurred for reasons outside the planning system), and need to be resolved by the proposed works being carried out. Also as landlord to the occupants and a registered provider, Wandle needed to rehouse residents and has already purchased additional units off-site on the private market in the borough (as described further below); there is a human side to these applications with many former residents needing to be rehoused and wanting to stay in the Peckham area, and households wanting to return to the site once work is complete. The sections below describe the off-site provision, and how through a combination of on- and off-site affordable units there would be an increase in affordable housing in the borough.

105. In addition to the permanent on-site provision described above, Wandle has committed to rehouse social rent residents who want to return to the site at their pre-2015 rent levels. Therefore, if all 18 households who have recently expressed an interest in returning do move back, a higher percentage of the on-site units would be provided as affordable housing. However, any units above the 43 social rent habitable rooms proposed in perpetuity, would be on a temporary basis until those residents' leases came to an end, e.g. because they move elsewhere. This temporary basis may therefore be for a few years or much longer, but once that returning resident has given

up their lease, Wandle would want to be able to sell that unit when it becomes available on the private market. By doing this Wandle hope to recover over time some of the losses associated with the scheme. This temporary affordable housing is dependent on the number of residents who want to return once the work is complete, and would be additional to that to be secured in perpetuity through the section 106 agreement.

Off-site affordable housing and combined provision

106. When it became clear that residents could not remain in the blocks, Wandle undertook to rehouse its residents elsewhere either for the duration of the works to Solomons Passage or permanently. Wandle acquired off-site properties on the private market to rehouse Solomons Passage residents, and provide these off-site properties as affordable housing. Wandle has made a commitment to rehouse the existing occupiers that wish to return to the site and undertake the necessary improvements to ensure fit-for-purpose accommodation as soon as possible.
107. As part of rehousing Solomons Passage residents, Wandle acquired 22 properties off-site from the private market and has provided them to Solomons Passage residents as affordable units:
- 4 units in Gordon Road, Peckham – Wandle built 7 new houses on Gordon Road having obtained planning permission ref. 13/AP/0955 in 2014. As a development only 7 houses, no affordable housing was secured by the planning permission but as a registered provider, Wandle intended 3 to be shared ownership and the remaining 4 would be market units. Instead of selling the 4 market units, Wandle has made them available to rehouse Solomons Passage residents as social rent units. These 4 houses provide 25 habitable rooms of social rent tenure.
 - 11 units in the borough were bought on the private market as a mix of houses and flats, and provided as DIYSOs (“do it yourself” shared ownership units) to rehouse Solomons Passage residents.
 - 7 units bought and provided as DIYSOs out of the borough in Lewisham, Bromley, Greenwich and Croydon.
108. The seven out of borough units do not provide affordable housing for Southwark and so have not been included in the calculations below. The 15 off-site units within the borough would be retained by Wandle as additional affordable units. These units off-site have the following tenure split.

Table 7 – off-site housing tenure

Tenure (off site)	Social rent Units (hab rooms)	Shared ownership Units (hab rooms)	Totals Units (hab rooms)
Gordon Road	4 (25)	0 (0)	4 (25)
Other sites in Southwark (DIYSO units)	0 (0)	11 (55)	11 (55)
Total	4 (25)	11 (55)	15 (80)

109. By retaining the recently acquired 15 off-site affordable units (80 hab rooms), and proposing 52 affordable habitable rooms units on-site, this total of 32 affordable units would represent more units and habitable rooms than the 30 on-site affordable units secured on the 2006 permissions for the Solomons Passage site. There would be net increase of 4 social rent habitable rooms, and 28 shared ownership habitable rooms in the borough when compared to the 2006 permissions. This is set out in the table

below.

Table 8 – comparison of approved affordable housing and proposed affordable housing

Tenure	Social rent Units (hab rooms)	Shared ownership Units (hab rooms)	Totals Units (hab rooms)
2006 permissions	18 (64)	12 (36)	30 (100)
Current proposal (combining on- site and off-site)	18* (68)	14 (64)	32* (132)
Difference	0 (+4)	+2 (+28)	+2 (+32)

** Including 14 on-site social rent units as an indicative number of units that can be provided from 43 habitable rooms.*

110. The table above shows, that against a 35% policy requirement of 101 habitable rooms of affordable accommodation for a combined scheme of 288 habitable rooms, the on-site and off-site affordable units together exceed this requirement with 132 habitable rooms of affordable housing proposed.

111. For the special circumstances of:

- the poor construction quality of these young buildings meaning they are uninhabitable and need to be substantially renovated (blocks A and D), and replaced (blocks B and C) with a new building to make the site habitable again; and
- the off-site units that Wandle has acquired on the private market and made available at affordable levels to rehouse residents from Solomon's Passage;
- and because the on- and off-site provision combined lead to a larger number of affordable homes and affordable habitable rooms in the borough when compared with those secured by the 2006 permissions (i.e. no net loss) and the 35% affordable housing requirement;

The proposed on-site affordable housing provision is considered to be acceptable in these exceptional circumstances.

Tenure split

112. The site is within the Peckham and Nunhead Action Area, where saved policy 4.4 of the Southwark Plan seeks a mix of 30% social rent to 70% intermediate. The proposed on-site affordable housing by both current applications would be 86% social rent to 14% shared ownership by habitable room, i.e. a much higher proportion of social rent than sought by saved policy 4.4 of the Southwark Plan.

113. The applicant has sought to reprovide through a combination of on-site and off-site provision. The same number of affordable units were approved in the 2006 permission which had a split of 64% social rent to 36% shared ownership. Actually, two additional shared ownership units (with 28 additional habitable rooms) have been provided by Wandle, and four additional social rent habitable rooms, so that there is an overall increase in habitable rooms. This results in the total affordable housing proposed on-site and off-site having a tenure split of 51% social rent to 49% intermediate by habitable room.

114. Overall, the tenure split of the proposed scheme is considered acceptable as with the combination of on- and off-site units there are more shared ownership units being proposed within the borough than were approved in 2006, which moves the tenure split closer to that sought by current policy.

Planning obligation

115. The legal agreement for both applications would secure the permanent affordable housing on-site (43 habitable rooms as social rent tenure in the new building, and three shared ownership units in the renovated blocks). This amount of affordable housing would more than reprovide the affordable housing approved in the 2006 permissions, albeit in a combination of on-site and off-site locations to ensure there is no net loss of affordable housing in the borough. As returning residents would be given a choice of which flat to occupy, Wandle is not able at this planning stage to identify which units in the new building would be social rent tenure. Instead of referring to approved floorplan drawings that identify the units, the legal agreement would require Wandle to confirm the location of the affordable units prior to the first occupation.
116. As the scheme does not provide a policy compliant level of affordable housing on-site, the legal agreement would also secure two viability review mechanisms. An early review would be triggered if the scheme is not implemented within two years. An end review would use the actual costs and revised sales values to assess whether the approved scheme has become more viable from the date of the planning permission. If the viability of the scheme is found to have improved, 50% of the increase in the scheme's value would be paid to the council as an affordable housing contribution (up to the level that would have been required for a policy compliant scheme of 35% affordable housing). This would be in line with the Development Viability SPD. As the applicant is a registered provider, the obligation should allow for the option of an increased provision of on-site permanent affordable housing being provided to the same value instead of a financial contribution.
117. An annual report from the applicant to confirm the on-site affordable housing provision would be secured by a planning obligation, along with the associated contribution to cover the monitoring fee for the council to record and monitor the on-site affordable housing.

Conclusion on affordable housing

118. For the exceptional reasons behind the two applications resulting from the poor build quality, and as Wandle has purchased off-site units to be made available as affordable units in order to rehouse Solomons Passage residents, the proposed quantum of on-site affordable housing is considered to be acceptable. While the on-site provision is less than that approved in the 2006 permissions, once the off-site units within the borough that Wandle has acquired are also considered, there is an overall increase in affordable housing units and habitable rooms within the borough.
119. Taking the material consideration of the highly unusual reason for needing to change from the approved on-site affordable housing in the 2006 permissions, the proposal is considered to comply with London Plan policies 3.12 and 3.14, Core Strategy policy 6 and saved policy 4.4 of the Southwark Plan.

Density

120. 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, and the Peckham and Nunhead AAP repeats this in policy 16. Southwark Plan policy 3.11 requires developments to ensure they maximise efficient use of land.

121. With 161 habitable rooms proposed in 50 units on an area of 0.17 hectares (as the part of the application site occupied by blocks B and C), the proposed density is 947 habitable rooms per hectare, and therefore exceeds the expected density for this area.
122. This should be compared with the existing two blocks of 48 units with 164 habitable rooms, which have a density of 964 habitable rooms per hectare, and also exceeds the expected density for the urban area. Therefore while the proposed additional two units increase the unit density, the resulting proposed habitable room density is not dissimilar to the existing. The resulting impacts from the density on design, quality of accommodation and neighbour amenity are considered separately within this assessment.

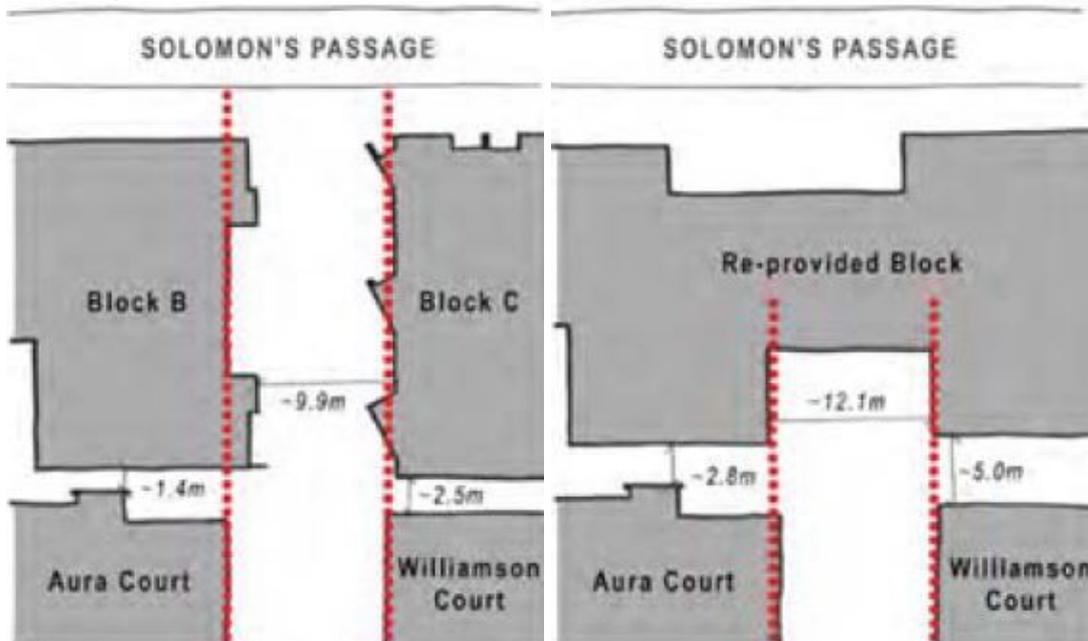
Impact of proposed development on amenity of adjoining occupiers and surrounding area

123. Core Strategy policy 13 “High environmental standards” seeks to avoid amenity and environmental problems. 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, to present and future occupiers in the surrounding area or on the application site.

Outlook and privacy

124. Notwithstanding the additional height and footprint of the proposed block, due to the distance, the staggered height of the proposal and the massing of the existing blocks it is considered that harm would not occur to the outlook from the Solomons Passage properties on the north side of the road, nor to the Waveney Avenue properties to the north-east.
125. The footprint of the proposed building would increase the minimum distances between the rear elevation of the proposal and the facing walls of Aura Court and Williamson Court, as shown by the two images below. Block B’s rear façade is currently 1.2m from closest part of Aura Court, and this would increase to a 2.1m separation. Block C’s rear façade is currently 2.7m from Williamson Court, this would increase to a 5.0m separation.

Existing Proposed



126. The separation between the facing upper floors of blocks B and C is between 9.5 and 11m. The projecting rear elements of the proposed block would be 12m apart, with one wing aligning with the front wall of Williamson Court, and the other wing set behind the rear wall of Aura Court. The central part of the proposed block would be additional building mass, infilling the current gap between blocks B and C. This additional mass would be set 9.7m from the boundary with Williamson Court and Aura Court. The footprint of the proposed block is considered to be sufficiently set back from the boundary and aligned with the walls of Aura Court and Williamson Court that the increased height of the proposed block (from 17.4m to 20.5m) near to this boundary would not cause harm to the outlook of these neighbours.
127. Further towards Peckham Rye, as the proposed block (at an increased height to the existing) would be between 9.8m and 12m in front of most of the facing the windows, and an increased distance away at their closest point than the existing block B, the impact on the outlook of the Aura Court flats is considered to be acceptable.
128. When compared with the existing massing and arrangement of the blocks, and particularly as block D has few windows facing to the south-west onto the proposed new building, the proposed building would not harm the outlook from flats in Blocks A and D.
129. In terms of privacy, when compared with the mutual overlooking currently possible, the proposed block would not cause a loss of privacy to the Solomons Passage properties on the opposite side of the road. The additional two-storey height next to block D would include additional windows and provide a higher viewing point towards the Waveney Avenue properties. However, with the current overlooking from the site and Williamson Court, it would not materially affect the privacy of the Waveney Avenue properties when compared.
130. Block B has one facing window per floor on the wall closest to Aura Court, facing onto the windows of Aura Court. The proposed building would have a window in a corresponding location at ground, first and second floor, which would retain this mutual overlooking. An additional window is proposed to the first and second floor –

these would look onto the communal stairwell of Aura Court, and so not affect the privacy of this block.

131. Block C has windows that face onto the flank wall of Williamson Court (which has only clerestory windows to its top floor). The facing windows at the rear of the proposed building would not harm the privacy of Williamson Court.
132. By infilling the current gap between blocks B and C, additional windows are proposed facing onto the boundary with Aura Court and Williamson Court. As these proposed windows would be set 9.7m from the boundary, and face the windows of the two neighbouring blocks at 90 degrees, and particularly when the mutual overlooking between these two neighbouring blocks is considered, this would not cause a material loss of privacy.
133. The proposed balconies at the rear of the proposed building would be a new feature, and would provide new, wider viewing points from the site towards Aura Court and Williamson Court. It is therefore necessary to condition that obscure glazed panels are included at the ends of balconies closest to the boundary to restrict such views.

Daylight and sunlight

134. The submitted daylight report considers the cumulative impact of the proposal and the changes to blocks A and D proposed in application ref. 17/AP/2326 on the windows of the following properties:
 - 1-15 Solomons Passage
 - 16-29 Solomons Passage
 - 30-38 Solomons Passage
 - Pineapple Cottage
 - Aura Court
 - Williamson Court
 - 51-55 Waveney Avenue
135. The submitted report follows the Building Research Establishment's 2011 guidance. Non-habitable rooms such as hallways and bathrooms have not been assessed. The calculations are based on computer models of the massing of existing and proposed buildings; they do not attempt to model the impact of trees and boundary walls/fences. The BRE guidance states that it is intended as advisory guidance 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 levels are only one aspect of site layout design. However the council's Residential Design Standards SPD does refer to the BRE methodology for daylight and sunlight tests as the appropriate means of assessing impacts on neighbouring properties. The submitted report assesses the vertical sky component (VSC), no sky line (NSL) and annual probable sunlight hours (APSH) to the windows and rooms of these neighbouring properties. The results are summarised below as follows:

VSC

Assesses the amount of daylight reaching the centre point of a window

Address	Number of windows assessed for VSC	Number of windows – pass VSC test	Number of windows – fail VSC test
1-15 Solomons Passage	6	6 (100%)	0
16-29 Solomons Passage	14	9 (62%)	5 (38%)
30-38 Solomons Passage	45	45 (100%)	0
Pineapple Cottage	6	5 (84%)	1 (16%)
Aura Court	62	45 (73%) (5 would have small VSC improvement)	17 (27%)
Williamson Court	70	69 (98.6%)	1 (1.4%)
51-55 Waveney Avenue	17	17 (100%)	0
Totals	220	196 (89%)	24 (11%)

NSL

In terms of the daylight distribution to the rooms of neighbouring properties, the proposal would have the following impacts as assessed using the “no sky line” test.

Address	Number of rooms assessed for NSL	Number of rooms – pass NSL test	Number of rooms – fail NSL test
1-15 Solomons Passage	6	6 (100%)	0
16-29 Solomons Passage	14	3 (21%)	11 (79%)
30-38 Solomons Passage	27	27 (100%)	0
Pineapple Cottage	3	3 (100%)	0
Aura Court	45	39 (87%)	6 (13%)
Williamson Court	53	53 (100%)	0
51-55 Waveney Avenue	16	16 (100%)	0
Totals	164	147 (90%)	17 (10%)

136. Windows and rooms of the following neighbouring properties would have a noticeable loss of daylight levels to certain windows and/or to the daylight distribution to the habitable rooms:

- 16-29 Solomons Passage – 5 bedroom windows would experience a noticeable reduction in VSC and daylight distribution, and 6 kitchens would experience a reduction in daylight distribution. These relatively small bedroom windows and have low VSC values of 0.3-1.5 due to the overhang of the access deck above each window. Other rooms to these dual aspect units would retain good daylight levels, so the daylight impacts are considered not to cause significant harm to the amenity of these units overall.

- Pineapple Cottage – one window would have a noticeable reduction in VSC (most likely due to the additional height of block D proposed in the other current planning application). As one of three windows serving this bedroom this would not be a significant reduction in daylight levels.
- Aura Court – 17 of the windows of Aura Court would experience a noticeable reduction in VSC. Using the approved floorplans for Aura Court, 2 windows appear to serve bathrooms, leaving 15 affected windows serving habitable rooms. three rooms would experience a noticeable reduction in daylight distribution as well as VSC, and three other rooms would experience only a reduction in daylight distribution. The 18 affected rooms are within 15 flats:
 - 12 flats would have one room affected – these flats are dual aspect with outlook onto the other side of Aura Court or onto Peckham Rye. The reduction in daylight to one room would not harm the overall amenity of these flats.
 - 2 x one-bedroom flats that each have two windows serving the combined kitchen and living rooms would experience a reduction in VSC, but retain good daylight distribution. The bedrooms would experience an increase in VSC and daylight distribution, so that the daylight loss to the living room/kitchen is considered not to harm the overall amenity of these two flats.
 - The kitchen and bedroom in a two-bedroom flat would have a reduced VSC but retain good daylight distribution. The living room and other bedroom face onto the other side of Aura Court with good daylight levels, so the amenity of the flat would not be harmed.

The reduction in VSC, NSL (or both in three cases) to these habitable rooms in Aura Court is considered not to cause harm to the amenity of these neighbouring flats. It should be noted at 12 rooms in Aura Court would experience an improvement in daylight distribution (up to 22%) as a result of the proposed building being set further from the boundary.

- Williamson Court – one ground floor window would experience a noticeable reduction in VSC. It has a low level of daylight (at only 2.9%) due to the projecting balcony above and massing of Aura Court in front, which would reduce to 2.1% with the proposal. This is a small reduction in the absolute VSC value and is considered not to cause harm to the overall amenity of this flat.

APSH

137. The proposed development (when considered cumulatively with the changes to blocks A and D) would have the following impacts to the levels of sunlight reaching rooms in neighbouring properties:

Address	Number of rooms (with a window facing within 90 degrees of south) assessed for APSH	Number of rooms – pass APSH test	Number of rooms – fail APSH test
1-15 Solomons Passage	n/a	n/a	n/a
16-29 Solomons Passage	14	12 (64%)	2 (36%)
30-38 Solomons	27	27 (100%)	0

Passage			
Pineapple Cottage	3	3 (100%)	0
Aura Court	14	14 (100%)	0
Williamson Court	30	30 (100%)	0
Totals	88	86 (98%)	2 (2%)

138. The majority of rooms would pass the annual probable sunlight hours test. Only two rooms fail:

- 16-29 Solomons Passage – Two rooms would lose the 1 and 2 hours of annual sunlight hours and winter sunlight hours they receive, which is a high percentage loss due to the low number but is unlikely to cause significant harm to their amenity.

139. The results of the VSC, NSL and APSH summarised above show that the massing of the proposed replacement building would not cause significant harm to the daylight and sunlight of neighbouring properties.

Overshadowing

140. Objections were received from neighbouring properties to the overshadowing of gardens and balconies, particularly at the end of the day. The BRE guidance considers sunlight received by an amenity area on 21 March to be the key date, and suggests that at least 50% of the area should receive 2 hours of sunlight on this date.

141. The existing gap between blocks B and C is to the north-west of the front balconies of Williamson Court. This may allow some sunlight through to these front balconies at the very end of the day in summer, but the sun would not reach this location on 21 March. Therefore the proposed footprint would not cause a significant reduction in sunlight. The additional height of the proposal would cast a longer shadow over Williamson Court than the existing building, but when compared with the shadows from the existing blocks and Aura Court, and the hours of morning sun these balconies receive, this would not result a significant difference in the amenity currently enjoyed by these neighbouring properties.

142. Most of the balconies to Aura Court are on its eastern side and so would not be affected by the proposal. There is one balcony on each floor on the western side of Aura Court set behind the frontage building, and a roof terrace at fifth floor level over part of the building. The proposed block is to the north-west of these balconies and roof terrace and so would not affect the sunlight they receive on 21 March.

Daylight impacts to blocks A and D

143. The submitted daylight report also considers the impact on the retained units in blocks A and D within the application site which may be affected by the change in footprint and height of the proposal compared with existing blocks B and C.

144. The table below shows the VSC impacts for windows that face onto the proposed block:

Address	Number of windows assessed for VSC	Number of windows – pass VSC test	Number of windows – fail VSC test
Block A	41	20	21
Block D	49	49 (100%) (with 8 windows experiencing an improvement on	0

		existing)	
Totals	90	69 (77%)	21 (23%)

145. For block A, the 21 affected windows form ten sets of full height glazing to the bedroom and living room of five one-bedroom flats. Eight of these 10 rooms would also experience a noticeable reduction in daylight distribution. These north-facing rooms have very low daylight levels due to the overhang of the floor above (with existing VSC values of (0-10.7%) making any change a relatively high percentage. With the improvements proposed through the renovation of block A and its landscaping, the overall quality of these units would improve.
146. For block D, all windows would retain good daylight (with 8 having improved daylight levels) and good sunlight levels.

Noise and disturbance

147. As the redevelopment of a residential site with a replacement residential scheme (including two additional units), the proposal would not cause a significant increase in noise levels to neighbouring properties.
148. A construction environment management plan would be required by condition to amend that submitted, to take account of comments from the Environmental Protection Team, to try to minimise noise and disturbance during the demolition and construction.

Transportation and highways

Access and site layout

149. The cores in the block would have pedestrian access from Solomons Passage. Vehicular access into the basement car park would remain in the same position and continue to be taken from Solomons Passage. The basement level car park can be accessed from the building's stairwells, for internal access to the blocks above. The basement would be retained albeit reconfigured with car and cycle parking provided centrally.

Car parking

150. Car parking would be retained within the existing basement and be reconfigured to accommodate columns required by the new structure above. Other changes in the basement relate to the revised locations of the lift and stair cores under the new building, which affects the arrangement of the parking spaces. As a result 51 car parking spaces would be provided (a reduction from the existing 62 car parking spaces) which equates to 0.59 spaces per dwelling in a PTAL 4 area, which is acceptable within this location. It is also noted that the submitted Transport Assessment that a survey of the car park saw a maximum demand of 40 cars. Five spaces would be wheelchair parking spaces, as one space for each of the five wheelchair units in the proposed block, and there are no wheelchair units in retained blocks A and D. The circulation space and manoeuvring space in the basement would generally retain the existing layout.
151. In order to comply with the London Plan requirements, 10 of the parking spaces (20%) would be provided with electric vehicle charging points, and a further 11 would have passive provision made. This would be secured by condition. Three year's membership of a car club for all eligible residents would also be secured by a planning obligation.

Cycle parking

152. The minimum cycle parking required by the London Plan for the proposed 50 units would be 80 spaces for residents and 2 for visitors. The basement would provide 64 cycle spaces, and two ground floor stores would provide a further 12 spaces for residents. While a further 4 spaces would be provided by Sheffield stands next to the pavement, these would not be covered and so not of sufficient quality for resident use, although they would be suitable for visitor use. The basement would be able to accommodate further cycle parking spaces to achieve at least the 80 space minimum for residents, and a condition is recommended on this.

Servicing

153. The site is currently served by refuse collection vehicles from Solomons Passage at street level, and the proposed redevelopment would not alter these servicing arrangements.

Highway works

154. A planning obligation would be required with any permission to ensure the applicant enters into a section 278 agreement for the highway works to repave the footways and repair any damage from the construction works.

Construction phase

155. An outline construction management plan has been submitted, but requires amendments to address comments from the Transport and Environmental Protection teams, as well as input from the applicant's selected contractor before it would be acceptable. Any change to the bus stops near to the site due to the construction would require approval from Transport for London. A condition to require a further version for agreement is proposed.

Trees and ecology

156. 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.
157. Following comments from the ecology officer, an additional bat survey was undertaken during the course of this application, which found no recorded roosting, commuting or foraging on the site. The development documents include an Ecological Enhancement and Mitigation Strategy, and this strategy and its recommendations should be delivered in full. Conditions are proposed regarding the living roof, nesting and roosting features, and habitat creation through the proposed planting. The proposal would not harm the ecological interest of the Site of Importance for Nature Conservation to the south.
158. All 16 trees on site are to be removed; due to the recent nature of the development these trees are relatively young. The best quality trees are to the front on Peckham Rye, which although in an area not to be developed would be removed due to site storage and deliveries in the construction phase. The street trees alongside the site would require protection measures during the construction phase. The proposed landscape scheme provides fewer trees than the existing scheme so it is important that details of the minimum girth are secured through the landscaping conditions.

159. Subject to these conditions, the scheme would comply with policies 7.21 of the London Plan, and Core Strategy policy 11.

Sustainability

160. 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.

Air quality

161. The site is within an air quality management area. Conditions regarding boiler emissions, basement parking ventilation, electric vehicle charging points and a construction environmental management plan are proposed to try to minimise emissions in the construction and occupation phases.

Contamination

162. A land contamination assessment was submitted which summarises the contamination found in 2007 prior to the construction of the existing buildings. As most of the contamination found would have been removed with the construction of the basement (which is to be retained in the proposed works), the proposal does not raise contamination concerns. EPT have reviewed the submitted report and recommend an informative regarding the health considerations during the construction phase. The proposal would comply with Core Strategy policy 13 and saved policy 3.2 of the Southwark Plan.

Energy

163. The submitted Energy and Sustainability Statement sets out how the proposal would achieve a 37.9% reduction on a Part L compliant development through lean and green measures, particularly PV panels to the roof. However, in order to achieve the zero carbon requirements of the London Plan policy 5.2, a financial contribution to the council’s off-set fund would be required; this contribution and the provision of the carbon reduction measures set out in the submitted statement would be secured through the section 106 legal agreement.

Water resources and flood risk

164. The site is in flood zone 1 and therefore is at very low risk of flooding, but is within a critical drainage area. The flood risk management team reviewed the submitted information and additional information provided during the course of the application. A condition to require a detailed drainage strategy is proposed to ensure sustainable drainage measures are included in the development to achieve the necessary reduction in surface water run-off.
165. Thames Water has no objection to the development subject to a condition relating to piling due to the proximity of their assets, and further comments that can be added to any permission as informatives. 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.

Planning obligations and Community Infrastructure Levy

166. 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.
167. The Mayoral CIL is levied in Southwark at £35 per sqm and Southwark CIL at £200 per square metre in this location for residential; 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: Mayoral CIL (pre-relief) £8,302 and Southwark CIL (pre-relief) £41,184 although affordable housing relief would apply for the on-site affordable units. Payment of the Mayoral CIL would accord with policy 8.3 of the London Plan.
168. The following table sets out the required site specific mitigation to be secured through a section 106 agreement, and the applicant’s position with regard to each point. An update will be provided on the items listed as “under discussion”:

Planning obligation	Mitigation	Applicant’s position
Affordable housing	Provision of 43 habitable rooms on-site as social rent in perpetuity. The locations of these units within the Solomons Passage are to be agreed prior to occupation. Income thresholds and eligibility criteria would be included.	Agreed
Affordable housing viability review	Viability review if the scheme is not implemented within two years of the permission. Viability review prior to more than 25% occupation to show actual construction costs and values, and whether it is possible to increase the on-site affordable provision or a provide a payment in lieu instead of additional on-site provision.	Under discussion
Carbon offset Green Fund and Energy Strategy	Payment of £74,934 (indexed) based on the shortfall in carbon reduction of 41.63 tones of carbon per year over a 30 year period. Achievement of the 37.9% carbon reduction as set out in the submitted Energy and Sustainability Statement.	Agreed
Car club	Provision of three years membership for	Under

	each eligible resident.	discussion - would not propose for residents with an allocated car parking space
Car parking management plan	A car parking management plan for the basement car park, for example detailing the management off the off-street parking bays, their allocation between the blocks, tenures and wheelchair units.	Agreed
Highway works	Section 278 agreement for the highway works to: 1. Prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team to catalogue condition of streets and drainage gullies. 2. Repave footway fronting the development including new kerbing on Solomons Passage and Peckham Rye using materials in accordance with Southwark Streetscape Design manual (precast concrete paving flag and granite kerbs). 3. Repair any damages to the highway within the vicinity of the development resulting from construction vehicles.	Under discussion - agreed for parts 1 and 3 only
Administration and monitoring fee	Payment to cover the costs of monitoring these necessary planning obligations, calculated as 2% of the total sum of £74,934 = £1,498.68 Payment of £7,000 for the annual monitoring of the affordable housing provision on site and requirement to provide an annual report on the on-site affordable housing.	Under discussion

169. These obligations are necessary in order to make the development acceptable in planning terms, and to ensure the proposal accords with saved policy 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.
170. In the absence of a legal agreement 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.
171. In the event that a satisfactory legal agreement is not in place by 28 September 2018, it is recommended that the Director of Planning (if appropriate) refuses planning

permission, for the following reason:

“The proposal, by failing to provide an appropriate mechanism for securing affordable housing delivery, highways works, and financial contribution towards 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

172. None

Conclusion on planning issues

173. The exceptional reasons for needing to demolish the two buildings completed in 2011 and 2012 are understood, and their redevelopment will allow the site to be safely occupied again. The proposed block would have a larger footprint and be taller, but would be of an acceptable design and improved materials from the existing buildings. The proposal would tie into the renovations proposed to adjacent blocks A and D so that the four blocks would appear as a related group. The proposed units would meet current internal size standards, as an improvement on the constructed blocks, and provide an acceptable standard of living accommodation when compared with the existing units.

174. The 2006 permission secured 14 social rent units (of 49 habitable rooms) in Block C; the proposed building would provide 43 habitable rooms of social rent tenure, although the exact arrangement of these rooms would be confirmed prior to occupation as will depend upon the needs and choices of returning residents. There would be a loss of approved affordable housing with the redevelopment of the central blocks, and as part of the wider Solomons Passage proposal.

175. The loss of on-site affordable housing in this application has been considered along with the loss of affordable housing proposed in current application ref. 17/AP/2326 for blocks A and D. Together the two applications result in a loss of social rent units (4 units or 21 habitable rooms) and a loss of shared ownership units on site (a reduction of 9 shared ownership units or 27 habitable rooms) when compared to the 2006 permissions. The proposal includes only 18% on-site affordable housing. Wandle has provided 4 social rent units in its Gordon Road development (that were due to be sold on the open market) and purchased 11 properties (55 habitable rooms) off-site on the open market and provided these as shared ownership tenure to relocated residents. This off-site provision more than offsets the under provision of affordable units on-site, and results in more affordable housing being provided in the borough than secured by the 2006 permissions. Due to the specific and unusual reasons for the redevelopment of this site, and the off-site provision, the changes to the on-site tenure are considered to be acceptable.

176. The impacts on neighbour amenity are considered not to adversely impact on the amenity of the neighbouring properties. While the proposed building has a larger footprint by infilling the current gap between the two blocks, this joining element would be set 9.7m from the boundary. The additional height results in reduced daylight levels to certain windows and rooms of Aura Court, however this would not cause significant harm to the amenity of these units.

177. Conditions regarding a construction management plan, car parking and cycle parking provision, and planning obligations for highway works and car club membership,

would ensure the proposal does not raise significant transport issues. A contribution towards the carbon offset fund would be secured by a planning obligation as part of the sustainability requirements for this new build.

178. Subject to the proposed conditions set out below and the completion of a section 106 agreement to secure the obligations set out above, the application is recommended for approval.

Community impact statement

179. 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

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

Consultation replies

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

Summary of consultation responses

182. Objections were received from 21 households raising the following summarised issues:

The principle of development

183. Objection: Unnecessary demolition - there has been no suggestion to refit, repair and improve the existing buildings. Having existing low ceiling height is not enough justification for the proposal and its additional overshadowing. The applicant is adding flats, increasing the density, bulk, mass and height, while reducing the amount of public space and their commitment to affordable housing by selling units on the open market. The financial losses from the defects in the building are not a planning matter and are no justification for the additional units on the site nor for not applying normal principles in respect of density, daylight, open space and design quality.

Officer response: 2 of the 4 blocks on site are to be repaired, but blocks B and C cannot be repaired. There is no public space on the site. There is an increase of 2 flats, and by meeting current minimum unit standards the massing of the block is larger than the two blocks. The design section of the report above sets out how the proposed massing and density are considered to be acceptable in street scene, housing quality and neighbour amenity terms.

Design: height, scale, detailing and materials

184. Objection: Object to the increased height, scale and massing. The proposal is larger and more bulky than the existing blocks, and would replace poorly design buildings with an even poorer one. It should be the same size and height as the existing; the additional two flats are only about making money for Wandle. The result of the small net gain of two additional units has a significant negative visual and environmental

impact on neighbouring properties and amenity.

Officer response: The design section of the assessment above sets out how the height, scale and massing are considered acceptable. There is an increase by two units and the floor areas of the units are larger to meet current standards which accounts for most of the additional massing proposed and is necessary to achieve current minimum size standards.

185. Objection: Inappropriate appearance of the building that does not fit in with the local character. The mix of brick and cladding makes it look like a commercial building, and the balconies out of character with the street. The metal cladding and stepping back of the top floors will not hide the bulk and they will be clearly visible.

Officer response: The proposed materials are acceptable (samples would be secured by condition), the logic of having the two contrasting materials is understood and are an improvement upon the current render and timber cladding

186. Objection: Unacceptable to lose the communal space between the blocks when the site already has insufficient space; there are links between access to green space and health.

Officer response: The scheme proposes a communal garden of 110sqm although this is not sufficiently large to provide the full shortfall of the scheme (as set out in the assessment above). This under-provision has to be considered with the specific reasons for redeveloping these buildings in order to provide habitable units that meet current internal size standards. The scheme is very close to Peckham Rye Park as a form of public amenity space.

187. Objection: There are no material benefits from the scheme – it is not a design of exceptional design quality, no better relationship to the street, no additional public space and no improvements to amenities on Solomons Passage to balance the breaches. The proposed ground floor amenity areas will have poor daylight/sunlight for most of the year.

Officer response: The limitations of the proposed scheme are set out in the assessment above. The proposal is necessary to reprovide habitable housing on this site following the significant structural issues with the constructed blocks which have needed to be vacated for safety reasons. These special circumstances are accepted, and the appearance of the proposed blocks (including the reclad blocks) would improve on the existing.

Density

188. Objection: The density is currently already above that of the council policy of 700hrh and is the densest housing in the area. This density or any increase to be 30% above policy should be discouraged. It is not of an exemplary standard of design to allow such a density, and it significantly increases the volume of development.

Officer response: The proposal is of a comparable density to the two existing blocks, and the standard of accommodation would be an improvement on the approved scheme (even before it became uninhabitable).

Quality of the units

189. Objection: Fails to achieve daylight compliance and the communal garden would not receive sufficient sunlight. Many residents already spend most of their time on the street rather than using Peckham Rye Park. Suggests a planning obligation requiring

the applicant works with the community and pays to add green landscaping and improve Solomons Passage. The bin stores would encourage fly tipping.

Officer response: Some of the proposed units would have daylight levels below the recommended levels in the BRE guidance, however they are replacing existing flats with similar daylight levels. The communal garden would receive sunlight levels below that recommended by the BRE guidance, but would be an improved amenity (with planting) than the existing provision between the two blocks. Due to the particular reasons for these two recently-constructed blocks needing to be replaced, and as the original 2006 permission included a contribution towards improvements to Peckham Rye Park and street tree planting, it would be unreasonable to require a further contribution here for the additional two units. Further details of how the bin stores would be secured (to be only accessible to residents and collectors) would be conditioned.

Neighbour amenity

190. Objection: The massing and layout do not respect the adjacent housing and safeguard the privacy. Loss of privacy to Aura Court with the addition of balconies. Loss of privacy to Williamson Court being overlooked from an angle that it is not currently overlooked from, and the additional windows and balconies. Overlooking of Waveney Avenue houses and gardens from the additional storeys.

Officer response: The overlooking from the proposed building when compared with the existing blocks is considered to have an acceptable impact on neighbouring properties, subject to a condition regarding screening to certain balconies.

191. Objection: Loss of daylight and sunlight to windows and gardens/balconies of Aura Court and Waveney Gardens. The daylight and sunlight report suggests that the impact of the new proposals on neighbouring windows is satisfactory but does not address the impact on neighbouring gardens.

Officer response: The daylight and sunlight impacts to windows are detailed in the assessment above and are found to be acceptable. The siting of the block and orientation of the gardens and roof terraces of neighbouring properties mean that the proposal would not cause significant loss of sunlight on 21 March (the key date given in the BRE guidance).

192. Objection: Additional mass will be bulky, oppressive and looming, reducing the quality of life for residents.

Officer response: The additional bulk of the block when compared with the existing building is considered to be sufficiently set back from the boundaries to prevent an intrusive impact.

193. Objection: Loss of light from street lamps to Williamson Court with the closure of the gap between blocks B and C, making the area feel less safe.

Officer response: The streetlight on the north side of Solomons Passage is some 35m from the boundary with Williamson Court. The proposed building would remove the current gap between the two blocks, preventing the lighting reaching part of the Williamson Court's private entrance area. Such an impact is considered not to raise significant safety issues.

194. Objection: Surfacing materials and screening measures are needed to minimise the noise transference from courtyards of block D, with effective management by Wandle with any noise management or anti-social behaviour. Noise pollution from the

increased number of units, balconies and density.

Officer response: As a site containing 85 homes in a residential area, the addition of 2 further units in a revised mix and configuration would not cause a significant increase in the likely noise and disturbance to neighbouring residential properties.

Demolition and construction works

195. Objection: Unfair that local residents will be subjected to another five years of noise, mess, dust, pollution and disruption for neighbours who lived through the original build works disruption. This is will be the second major demolition and build neighbouring residents have lived through in less than ten years. Object to building works on any Saturdays as this is unsocial and unreasonable on top of an already lengthy proposed build. Solomons Passage is a busy, useful pathway and during the building work will, once again, become almost unusable and intimidating.

Officer response: The reasons for why this highly unusual step of demolishing recent buildings are set out in the report above. A draft construction management plan was submitted with the application but requires amendments to take account comments from Environmental Protection Team and transport. A condition would require another version to be submitted for approval to show how noise and disruption to the highways and surrounding properties would be minimised during the demolition and construction periods.

196. Objection: Increased air pollution from building work and increased traffic. Light pollution during the building work and additional flats.

Officer response: The proposed scheme has fewer basement car parking spaces than the existing. Conditions are proposed to require a construction management plan, basement parking ventilation and to require electric vehicle charging points to assist in minimising air pollution.

Consultation

197. Objection: There has been a lack of consultation between those affected by the current proposals, with a short period between the last demolition of the site and the new plans; there has been no mention of future compensation for the inevitable inconvenience that will be caused once again. Inaccuracies in the Statement of Community Involvement, with no comments sought on how the existing buildings could be improved in the redesign, many questions not documented and no replies given by Wandle. Aura Court and Williamson Court residents unaware of the development and meetings.

Officer response: There is no statutory requirement for an applicant to engage in pre-application discussions with neighbours for this type of development. The planning application has been advertised by letters, site notice and newspaper advert so that the statutory requirements have been exceeded. From the addresses given on the objections, residents in Aura Court, Williamson Court and Waveney Avenue are aware of the proposals.

Non-planning matters

198. Objection: Impact on property values, loss of view towards the City, and Party Wall matters with the shared walls. The landscaping works may well yet again disturb sewage pipes and leave party walls vulnerable; the build of the existing blocks included 6-weeks of sewage overflow due to a foundation pile going through a sewer feed, with no apology or compensation to the affected residents. Want confirmation

that a lamp-post will not be relocated due to its proximity to a neighbour's bedroom.

Officer response: These are not material planning considerations beyond the suggested condition to protect Thames Water infrastructure. The location of a lamp post on the public highway is not controlled by the planning system.

199. Conservation Area Advisory Group – are glad to see the current building go, but question the justification for the new build given the buildings are only six years old. Consider the proposal is too dense, too predictable, with not enough effort into good design, and no inspiration. The aluminium panels are not appropriate, and overall it is a bad scheme.

Officer response: The reasons for the demolition of such recent buildings are set out above and accepted in these special circumstances. The density, design and materials of the replacement building are considered to be acceptable.

200. Ecology Officer – The bat surveys recorded no roosting, commuting or foraging on the site. No further surveys are required. The development documents include an Ecological Enhancement and Mitigation Strategy; this strategy and its recommendations should be delivered in full. Recommend a condition to include biodiverse roofs, nesting/roosting features and habitat creation through planting.
201. Environmental Protection Team – additional information was provided regarding the calorific value of the external insulation and specification of the metallic cladding panels. Conditions are recommended regarding internal noise levels, plant noise, external amenity space noise levels, and protection from vibration in terms of the amenity of the proposed units. Further conditions relating to air quality (boilers and electric vehicle charging points) and basement ventilation are recommended.
202. Local Economy Team – the proposal does not meet the threshold for any employment obligation.
203. London Fire and Emergency Planning Authority – request an undertaking that access for fire appliances and adequate water supplies for fire fighting would be provided. The applicant provided a response confirming the firefighting access and hydrant location.
204. Metropolitan Police – Secured by Design condition recommended.
205. Natural England – has no comment.
206. Thames Water – has no objection in terms of sewerage infrastructure capacity nor water infrastructure capacity. Recommends a condition regarding piling and informatives on proximity to public sewers, surface water drainage and water pressure.
207. Transport for London – has no comments due to the nature and location of the proposal with a limited increase in residential units away from TfL assets and services.

Human rights implications

208. 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.
209. This application has the legitimate aim of providing replacement and additional homes, including affordable homes. 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/2614-159 Application file: 17/AP/2330 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 5410 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	17 May 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of 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		17 May 2018

APPENDIX 1

Consultation undertaken

Site notice date: 10/07/2017

Press notice date: 13/07/2017

Case officer site visit date: 10/07/2017

Neighbour consultation letters sent: 10/07/2017

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Natural England - London Region & South East Region
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 21 46 Solomons Passage SE15 3DN
Flat 20 46 Solomons Passage SE15 3DN
Flat 19 46 Solomons Passage SE15 3DN
Flat 22 46 Solomons Passage SE15 3DN
159 Peckham Rye London SE15 3HX
Flat 23 46 Solomons Passage SE15 3DN
Flat 14 46 Solomons Passage SE15 3DN
Flat 13 46 Solomons Passage SE15 3DN
Flat 12 46 Solomons Passage SE15 3DN
Flat 15 46 Solomons Passage SE15 3DN
Flat 18 46 Solomons Passage SE15 3DN
Flat 17 46 Solomons Passage SE15 3DN
Flat 16 46 Solomons Passage SE15 3DN
11 Somerton Road London SE15 3UG
12 Solomons Passage London SE15 3UH
11 Solomons Passage London SE15 3UH
10 Solomons Passage London SE15 3UH
13 Solomons Passage London SE15 3UH
16 Solomons Passage London SE15 3UH
15 Solomons Passage London SE15 3UH
14 Solomons Passage London SE15 3UH
17 Somerton Road London SE15 3UG
15 Somerton Road London SE15 3UG
13 Somerton Road London SE15 3UG

Flat 12 44 Solomons Passage SE15 3DJ
Flat 36 Aura Court SE15 3GW
Flat 35 Aura Court SE15 3GW
Flat 34 Aura Court SE15 3GW
Flat 37 Aura Court SE15 3GW
Flat 40 Aura Court SE15 3GW
Flat 39 Aura Court SE15 3GW
Flat 38 Aura Court SE15 3GW
Flat 29 Aura Court SE15 3GW
Flat 28 Aura Court SE15 3GW
Flat 27 Aura Court SE15 3GW
Flat 30 Aura Court SE15 3GW
Flat 33 Aura Court SE15 3GW
Flat 32 Aura Court SE15 3GW
Flat 31 Aura Court SE15 3GW
Flat 41 Aura Court SE15 3GW
Flat 50 Aura Court SE15 3GW
Flat 49 Aura Court SE15 3GW
Flat 1 Williamson Court SE15 3GY
Flat 4 Williamson Court SE15 3GY
Flat 3 Williamson Court SE15 3GY
Flat 2 Williamson Court SE15 3GY
Flat 44 Aura Court SE15 3GW
Flat 43 Aura Court SE15 3GW

5 Somerton Road London SE15 3UG
1 Solomons Passage London SE15 3UH
9 Somerton Road London SE15 3UG
7 Somerton Road London SE15 3UG
Flat 11 46 Solomons Passage SE15 3DN
Flat 22 44 Solomons Passage SE15 3DJ
Flat 21 44 Solomons Passage SE15 3DJ
Flat 20 44 Solomons Passage SE15 3DJ
Flat 23 44 Solomons Passage SE15 3DJ
Flat 26 44 Solomons Passage SE15 3DJ
Flat 25 44 Solomons Passage SE15 3DJ
Flat 24 44 Solomons Passage SE15 3DJ
Flat 15 44 Solomons Passage SE15 3DJ
Flat 14 44 Solomons Passage SE15 3DJ
Flat 13 44 Solomons Passage SE15 3DJ
Flat 16 44 Solomons Passage SE15 3DJ
Flat 19 44 Solomons Passage SE15 3DJ
Flat 18 44 Solomons Passage SE15 3DJ
Flat 17 44 Solomons Passage SE15 3DJ
Flat 27 44 Solomons Passage SE15 3DJ
Flat 6 46 Solomons Passage SE15 3DN
Flat 5 46 Solomons Passage SE15 3DN
Flat 4 46 Solomons Passage SE15 3DN
Flat 7 46 Solomons Passage SE15 3DN
Flat 10 46 Solomons Passage SE15 3DN
Flat 9 46 Solomons Passage SE15 3DN
Flat 8 46 Solomons Passage SE15 3DN
Flat 30 44 Solomons Passage SE15 3DJ
Flat 29 44 Solomons Passage SE15 3DJ
Flat 28 44 Solomons Passage SE15 3DJ
Flat 31 44 Solomons Passage SE15 3DJ
Flat 3 46 Solomons Passage SE15 3DN
Flat 2 46 Solomons Passage SE15 3DN
Flat 1 46 Solomons Passage SE15 3DN
18 Solomons Passage London SE15 3UH
5a Somerton Road London SE15 3UG
53 Waveney Avenue London SE15 3UQ
45a Waveney Avenue London SE15 3UQ
53a Waveney Avenue London SE15 3UQ
49a Waveney Avenue London SE15 3UQ
47a Waveney Avenue London SE15 3UQ
41 Waveney Avenue London SE15 3UQ
39 Waveney Avenue London SE15 3UQ
37 Waveney Avenue London SE15 3UQ
43 Waveney Avenue London SE15 3UQ
49 Waveney Avenue London SE15 3UQ
47 Waveney Avenue London SE15 3UQ
45 Waveney Avenue London SE15 3UQ
55a Waveney Avenue London SE15 3UQ
1 Somerton Road London SE15 3UG
45 Carden Road London SE15 3UB
171b Peckham Rye London SE15 3HZ
3 Somerton Road London SE15 3UG
Ground Floor Flat 47 Carden Road SE15 3UB
First Floor And Second Floor Flat 47 Carden Road SE15 3UB
Top Flat 171 Peckham Rye SE15 3HZ
167 Peckham Rye London SE15 3HZ
165 Peckham Rye London SE15 3HZ
55b Waveney Avenue London SE15 3UQ
171a Peckham Rye London SE15 3HZ
17 Solomons Passage London SE15 3UH
169 Peckham Rye London SE15 3HZ
Pineapple Cottage 30a Solomons Passage SE15 3UH
35 Waveney Avenue London SE15 3UQ
27 Solomons Passage London SE15 3UH
26 Solomons Passage London SE15 3UH
25 Solomons Passage London SE15 3UH
28 Solomons Passage London SE15 3UH
30 Solomons Passage London SE15 3UH
3 Solomons Passage London SE15 3UH
29 Solomons Passage London SE15 3UH
20 Solomons Passage London SE15 3UH
2 Solomons Passage London SE15 3UH
19 Solomons Passage London SE15 3UH
21 Solomons Passage London SE15 3UH
24 Solomons Passage London SE15 3UH
23 Solomons Passage London SE15 3UH
22 Solomons Passage London SE15 3UH
31 Solomons Passage London SE15 3UH
Flat 42 Aura Court SE15 3GW
Flat 45 Aura Court SE15 3GW
Flat 48 Aura Court SE15 3GW
Flat 47 Aura Court SE15 3GW
Flat 46 Aura Court SE15 3GW
Flat 26 Aura Court SE15 3GW
Flat 6 Aura Court SE15 3GW
Flat 5 Aura Court SE15 3GW
Flat 4 Aura Court SE15 3GW
Flat 7 Aura Court SE15 3GW
Flat 10 Aura Court SE15 3GW
Flat 9 Aura Court SE15 3GW
Flat 8 Aura Court SE15 3GW
Flat 1 51 Waveney Avenue SE15 3UQ
Flat 2 51 Waveney Avenue SE15 3UQ
Flat 3 Aura Court SE15 3GW
Flat 2 Aura Court SE15 3GW
Flat 1 Aura Court SE15 3GW
Flat 11 Aura Court SE15 3GW
Flat 21 Aura Court SE15 3GW
Flat 20 Aura Court SE15 3GW
Flat 19 Aura Court SE15 3GW
Flat 22 Aura Court SE15 3GW
Flat 25 Aura Court SE15 3GW
Flat 24 Aura Court SE15 3GW
Flat 23 Aura Court SE15 3GW
Flat 14 Aura Court SE15 3GW
Flat 13 Aura Court SE15 3GW
Flat 12 Aura Court SE15 3GW
Flat 15 Aura Court SE15 3GW
Flat 18 Aura Court SE15 3GW
Flat 17 Aura Court SE15 3GW
Flat 16 Aura Court SE15 3GW
Flat 5 Williamson Court SE15 3GY
Flat 9 42 Solomons Passage SE15 3BP
Flat 8 42 Solomons Passage SE15 3BP
Flat 7 42 Solomons Passage SE15 3BP
Flat 10 42 Solomons Passage SE15 3BP
Flat 13 42 Solomons Passage SE15 3BP
Flat 12 42 Solomons Passage SE15 3BP
Flat 11 42 Solomons Passage SE15 3BP
Flat 2 42 Solomons Passage SE15 3BP
Flat 1 42 Solomons Passage SE15 3BP
Flat 14 40 Solomons Passage SE15 3UH
Flat 3 42 Solomons Passage SE15 3BP
Flat 6 42 Solomons Passage SE15 3BP
Flat 5 42 Solomons Passage SE15 3BP
Flat 4 42 Solomons Passage SE15 3BP
Flat 14 42 Solomons Passage SE15 3BP
Flat 7 44 Solomons Passage SE15 3DJ
Flat 6 44 Solomons Passage SE15 3DJ
Flat 5 44 Solomons Passage SE15 3DJ
Flat 8 44 Solomons Passage SE15 3DJ
Flat 11 44 Solomons Passage SE15 3DJ
Flat 10 44 Solomons Passage SE15 3DJ
Flat 9 44 Solomons Passage SE15 3DJ
Flat 17 42 Solomons Passage SE15 3BP
Flat 16 42 Solomons Passage SE15 3BP
Flat 15 42 Solomons Passage SE15 3BP
Flat 1 44 Solomons Passage SE15 3DJ
Flat 4 44 Solomons Passage SE15 3DJ
Flat 3 44 Solomons Passage SE15 3DJ
Flat 2 44 Solomons Passage SE15 3DJ
Flat 13 40 Solomons Passage SE15 3UH
Flat 15 Williamson Court SE15 3GY
Flat 14 Williamson Court SE15 3GY
Flat 13 Williamson Court SE15 3GY
Flat 16 Williamson Court SE15 3GY
Flat 18 Williamson Court SE15 3GY
Flat 17 Williamson Court SE15 3GY
Flat 8 Williamson Court SE15 3GY
Flat 7 Williamson Court SE15 3GY
Flat 6 Williamson Court SE15 3GY
Flat 9 Williamson Court SE15 3GY
Flat 12 Williamson Court SE15 3GY
Flat 11 Williamson Court SE15 3GY
Flat 10 Williamson Court SE15 3GY
Flat 8 40 Solomons Passage SE15 3UH
Flat 7 40 Solomons Passage SE15 3UH

6 Solomons Passage London SE15 3UH
5 Solomons Passage London SE15 3UH
4 Solomons Passage London SE15 3UH
7 Solomons Passage London SE15 3UH
33 Waveney Avenue London SE15 3UQ
9 Solomons Passage London SE15 3UH
8 Solomons Passage London SE15 3UH
34 Solomons Passage London SE15 3UH
33 Solomons Passage London SE15 3UH
32 Solomons Passage London SE15 3UH
35 Solomons Passage London SE15 3UH
38 Solomons Passage London SE15 3UH
37 Solomons Passage London SE15 3UH
36 Solomons Passage London SE15 3UH

Flat 6 40 Solomons Passage SE15 3UH
Flat 9 40 Solomons Passage SE15 3UH
Flat 12 40 Solomons Passage SE15 3UH
Flat 11 40 Solomons Passage SE15 3UH
Flat 10 40 Solomons Passage SE15 3UH
Flat 1 40 Solomons Passage SE15 3UH
Flat 2 40 Solomons Passage SE15 3UH
Flat 5 40 Solomons Passage SE15 3UH
Flat 4 40 Solomons Passage SE15 3UH
Flat 3 40 Solomons Passage SE15 3UH
13 Williamson Court 163a Peckham Rye SE15 3GY
Flat 17 Williamson Court 163a Peckham Rye SE15 3GY
47b Waveney Ave London SE15 3UQ
53a Waveney Avenue London SE15 3UQ

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

London Fire & Emergency Planning Authority
Metropolitan Police Service (Designing out Crime)
Natural England - London Region & South East Region
Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbours and local groups

Flat 11 Williamson Court SE15 3GY
Flat 12 Williamson Court SE15 3GY
Flat 13 Williamson Court SE15 3GY
Flat 16 Williamson Court SE15 3GY
Flat 17 Williamson Court SE15 3GY
Flat 18 Williamson Court SE15 3GY
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45a Waveney Avenue London SE15 3UQ
47b Waveney Ave London SE15 3UQ
53a Waveney Avenue London SE15 3UQ