

Item No. 7.1	Classification: Open	Date: 4 July 2018	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Application 17/AP/1314 for: Full Planning Application Address: 54 CAMBERWELL GREEN, LONDON SE5 7AS Proposal: Change of use of the building from Class C2 (care home) to residential (Class C3), a part three and part four-storey rear extension including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats (12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed). Provision of one on-site disabled car parking space, cycle parking and a refuse enclosure at ground level.		
Ward(s) or groups affected:	Camberwell Green		
From:	Director of Planning		
Application Start Date 04/04/2017		Application Expiry Date 04/07/2017	
Earliest Decision Date 03/06/2017			

RECOMMENDATION

1.
 - a) That planning permission is granted subject to the completion of a legal agreement.
 - b) That in the event that a satisfactory legal agreement is not signed by 30 September 2018, the director of planning be authorised to refuse planning permission for the reason given in paragraph 68 of this report.

BACKGROUND INFORMATION

2. This application has been referred to the planning sub-committee to determine because it is contrary to provisions of the local development framework.
3. The application was presented to members at planning sub-committee B on 4 July 2018 where members deferred the application to allow for further consideration of the viability of the scheme and the affordable housing offer. A members' briefing was held in order to clarify the viability position on 30 July 2018.
4. Clarification was provided to members in relation to reasoning for the offer of affordable housing being at 30%, wholly intermediate. It was advised that the applicants have resolved to retain the existing building as it is still of a good quality and thus in terms of sustainability, it is reasonable to re-use the building.

However, as a result of this, there would be greater costs (including contingency due to unknown costs) to alter the building to make it fit for purpose as flats than would be dealing with an empty site. Furthermore the site also has a high existing use value (which is a reasonable value of the site for its existing use) and as such this value has affected the viability of the scheme.

5. In terms of the reasoning for the affordable housing offer being solely for intermediate shared ownership units, the applicant is making use of an existing building where there is only one stair core. Registered providers for social rented units would normally require separate stair cores for social rented units which would not be possible within this site. Whilst there is a second core to access the new build rear extension, this extension is a small addition that would provide access for only four residential units. In this instance, given the relatively small size of the scheme, it was considered impractical to provide a small number of social rented units within the site as this would have needed another core, resulted in fewer homes and a lower overall level of affordable housing.
6. Since the application was initially referred to the planning sub-committee, the Government has adopted a new National Planning Policy Framework (the Framework) (2018). The policy titles have subsequently been altered and the report has been amended to reflect this. In terms of the detail within the revised Framework, there are no substantial changes that would affect the recommendation of this application to members

Site location and description

7. The application site is a four storey building on the northern side of Camberwell Green. The building is a relatively modern building (circa 1990s) that was previously in use as a residential care home, however has subsequently been vacant.
8. There is a mix of development varying in period and architectural style within the immediate context including a number of new residential led developments, as well as the new Camberwell Library and more historic buildings including the adjacent Nollywood public House.
9. The site lies within the Camberwell Green Conservation Area and within the Camberwell Green Archaeological Priority Zone.

Details of proposal

10. The proposal is for the change of use of the building from Class C2 (care home) to residential (Class C3), a new part three and part four storey rear extension to the existing building including basement, and additional floor and mansard to the existing building in order to provide 38 one to three bedroom flats.
11. The proposal would provide for a mix of 12 x 1-bed units, 20 x 2-bed units; and 6 x 3-bed units each with private amenity space. One car parking space provided for a wheelchair unit and vehicular access to the site is from Bullace Row, with pedestrian access provided from both Bullace Row and Camberwell Green to the south. Storage for 65 bicycle spaces is proposed at ground floor along the western site boundary and an enclosed refuse storage area is proposed at ground floor along the western site boundary.

Planning history

12.

94/AP/0718 Application type: Full Planning Application (FUL) - Erection of part 5, part 4, storey building for use as a care home for elderly people with associated vehicle and parking area (original LBS case ref 9400781C Decision date 24/05/1995 Decision: Granted (GRA)
15/AP/2104 Application type: Full Planning Application (FUL) - Construction of single storey infill extension to rear of existing care home and new canopy over main entrance. Decision date 27/07/2015 Decision: Granted (GRA)
16/EQ/0296 Application type: Pre-Application Enquiry (ENQ) - Change of Use from Class C2 (Care home) to Class C3 (residential) including a four storey rear extension and a fourth floor mansard storey in order to provide no. 35 one to three bedroom flats. Decision date 21/11/2016 Decision: Pre-application enquiry closed (EQ)
The initial scheme provided for the pre-app proposed a large roof extension to the existing building fronting Camberwell Green, however, officers were of the view that the scale and massing of this addition would be inappropriate and as such a revised scheme was provided to the Council which reduced the scale and recess the mansard roof. Officers also outlined that further information was required to justify the loss of the Care Home. Broadly it was agreed that the scale and massing of the revised scheme would likely be acceptable, subject to daylight/sunlight analysis.

Planning history of adjoining sites

13. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

14. The main issues to be considered in respect of this application are:
- a) Principle of Development (including the loss of the former care home)
 - b) Amenity impacts, including noise.
 - c) Design Considerations
 - d) Highways and transport impacts
 - e) Quality of accommodation
 - f) Air quality
 - g) Sustainability and energy

- h) Affordable housing
- i) Planning obligations (S.106 undertaking or agreement)
- j) Community Infrastructure Levy

Planning policy

National Planning Policy Framework (the Framework) (2018)

- 15. Chapter 2 Achieving sustainable development
- Chapter 5 Delivering a sufficient supply of homes
- Chapter 7 Ensuring the vitality of town centres
- Chapter 8 Promoting healthy and safe communities
- Chapter 9 Promoting sustainable transport
- Chapter 11 Making effective use of land
- Chapter 12 Achieving well-designed places
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 Conserving and enhancing the natural environment
- Chapter 16 Conserving and enhancing the historic environment

The London Plan 2016

- 16. Policy 3.3 - Increasing housing supply
- Policy 3.4 - Optimising housing potential
- Policy 3.5 - Quality and design of housing developments
- Policy 3.7 - Large residential developments
- Policy 3.8 - Housing choice
- Policy 3.11 - Affordable housing targets
- Policy 3.12 - Negotiating affordable housing on individual private residential and mixed use schemes
- Policy 3.13 - Affordable housing thresholds
- Policy 5.2 - Minimising carbon dioxide emissions
- Policy 5.3 - Sustainable design and construction
- Policy 5.7 - Renewable energy
- Policy 6.5 - Funding Crossrail and other strategically important transport infrastructure
- Policy 6.9 - Cycling
- Policy 6.10 - Walking
- Policy 7.8 - Heritage assets and archaeology
- Policy 7.9 - Heritage-led regeneration
- Policy 7.19 - Biodiversity and Access to Nature
- Policy 7.21 - Trees and Woodlands
- Policy 8.1 - Implementation
- Policy 8.2 - Planning Obligations
- Policy 8.3 - Community Infrastructure Levy

Core Strategy 2011

- 17. Strategic Policy 1 – Sustainable Development
- Strategic Policy 2 – Sustainable Transport
- Strategic Policy 5 – Providing new homes

Strategic Policy 6 – Homes for people on different incomes
Strategic Policy 7 – Family Homes
Strategic Policy 11 – Open spaces and wildlife
Strategic Policy 12 – Design and conservation
Strategic Policy 13 – High environmental standards

Southwark Plan 2007 (July) - saved policies

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

Policy 1.7 – Development within Town and Local Centres
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 management
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 3.15 – Conservation of the historic environment
Policy 3.16 – Conservation areas
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 5.2 – 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

Supplementary Planning Documents

19. Affordable Housing 2008
Draft Affordable Housing 2011
2015 Technical Update to the Residential Design Standards 2011
Section 106 Planning Obligations and Community Infrastructure Levy SPD 2015
Sustainable Design and Construction 2009

Development Viability SPD March 2016

Other planning documents
Camberwell Green Conservation Area Appraisal

Summary of consultation responses

20. Two neighbour objections have been received in relation to the application which raise the following concerns :
Impacts of the proposal on foundations of adjacent buildings.
Impacts on light into flats along Camberwell Road.
Overlooking impacts into flats along Camberwell Road.
Increased noise from the proposal.
Concerns are also raised in relation to the level of parking not being sufficient in an area which does not have good public transport accessibility.
21. Statutory consultees:
Thames Water – no objections.
London Fire and Emergency Planning Authority – No objections.
Environment Agency – No objections.
22. Internal Consultees:
Environmental Protection – No objections, however recommend conditions which have been included.
Flood and Drainage team – Requested a drainage strategy which was subsequently provided and was acceptable.
Ecology Officer – No objections – recommended conditions.

Principle of development

23. The site contains a five storey building which is currently vacant but was historically used as a care home (Class C2). The proposal seeks to change the use of the premises to residential (Class C3) as well as an extension of floorspace to comprise 38 new flats.
24. A residential care home use is not offered any direct protection in policy terms (other than being as a residential use). However, Policy 4.7 'Non self-contained housing for identified user groups' outlines when uses such as this would normally be acceptable. While not directly relevant here, it notes that the need for, and suitability of, the accommodation must be demonstrated by the applicant. Conversely, justification should be provided to show that the C2 use here is no longer suitable for its purpose.
25. The applicants have provided robust evidence to outline that the property ceased to be occupied as a care home when it was closed in December 2015 and the previous owners advised that this was due to a lack of the building's physical suitability and prolonged low occupancy. The site was advertised to various providers who were not willing to take the site up due to the low capacity and physical constraints. Officers are satisfied that the site has been marketed and the previous care home use is not considered a viable use within this location. As such, the principle of the development is acceptable.

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

Daylight and sunlight

26. The applicant has submitted a daylight and sunlight assessment analysing the impacts of the proposed development of the surrounding properties whilst also measuring the expected daylight and sunlight levels within the proposed units.

305-313 Camberwell Road

27. The submitted daylight and sunlight test outlines that all of the windows tested within these properties would not be noticeably affected in terms of daylight as all windows would pass the Vertical Sky Component analysis (VSC). The relevant windows would also pass the Annual Probable Sunlight Hours test so there would not be any noticeable impact in terms of sunlight.

315 Camberwell Road

28. Three of the eight windows tested within these properties would fall slightly below the recommended daylight levels outlined within the BRE guidance, however the shortfalls would be very minor (0.79 reduction factor below the 0.8 allowance) and as such any impacts would largely not be noticeable and thus are considered acceptable. The remaining windows meet the required VSC levels.

Landor House, Lamb House, Lomond House and 4, 5, 7 and 8 Bullace Row

29. The daylight and sunlight impact to these properties would not be noticeable and fully in accordance with the BRE guidelines both in terms of daylight and sunlight. As such there would be no noticeable impacts on these properties.

Overlooking

30. In terms of overlooking, the main buildings that have potential to be affected are those located along Camberwell Road. There are a number of windows in the existing west elevation with the closest being approximately 12m away and serve a hallway. The closest habitable rooms as existing are approximately 18m from the rear of these properties.
31. The proposal would introduce new openings into the west elevation at the closest point, 12m away from the windows of the properties along Camberwell road, however, with the exception of one window at first floor level (which serves a bedroom); these new windows are secondary windows to living spaces. It is considered appropriate to condition the new windows closest to these properties to be obscure glazed up to a height of 1.8m in order to restrict overlooking. While one of the rooms would be for a bedroom, the main outlook for the living space of this one-bed unit would be unhindered and as such the overall quality of the outlook of this unit would still be acceptable.
32. The remaining windows facing these properties are already there and would not increase overlooking beyond that which exists. Some outdoor amenity areas are proposed on the upper floors and would be approximately 18m to the rear of these properties. Officers are satisfied that the introduction of these balconies would not significantly increase overlooking.

33. In terms of overlooking within the development, there are a number of instances where the proposal falls short of the expected 21m rear to rear separation distance between habitable windows, however many of these instances are established within the existing building. Notwithstanding this, the applicants have proposed obscure glazing in some instances, however officers are of the view that a condition should be imposed to provide further details of obscure glazing where the expected 21m separation distances are not met, in order to ensure mutual overlooking within the development is overcome.

Outlook

34. The proposed development is set back sufficiently from the surrounding properties in order to ensure that no dwellings are significantly impacted upon in terms of outlook.

Quality of accommodation

35. The proposal would provide for a mix of 12 x 1-bed units 20 x 2-bed units and 6 x 3-bed units each with private amenity space.
36. The list of units is outlined below and all units and all individual room sizes would meet the standards set out within the National Housing Standards. All units would have access to private outdoor amenity space ranging from 5.4sqm to 41.8sqm which is considered acceptable. A communal courtyard would also be provided which would be in excess of 50sqm and overall the quality of accommodation is considered acceptable. In terms of layout, only one of the flats is single aspect so the development as a whole would provide an excellent outlook. The applicant's analysis measures the Average Daylight Factor (ADF) which outlines that except for three, all windows within the development have been found to achieve the BRE and British Standard target levels for ADF. The shortfalls are considered minor and would still provide acceptable daylight levels within the development. Outlook from all units within the development would be of a high quality with all units benefiting from being at least a dual aspect.

Bedrooms	Units	Compliant with National Housing Standards?
1 bed 2 people	1, 4, 12, 13, 19, 26, 33, 34, 37	Yes
1 bed 2 people WC	2, 3, 5	Yes
2 bed 3 people	11, 18, 25, 32	Yes
2 bed 4 people	9, 10, 16, 17, 20, 21, 23, 24, 27, 28, 29, 30, 31, 35, 38	Yes
2 bed 4 people WC	6	Yes
3 bed 5 people	7	Yes
3 bed 6 people	8, 14, 15, 22, 36	Yes

Dwelling Mix

37. The proposed dwelling mix for the 38 units is 12 x 1-bed units (31.6%), 20 x 2-bed units (52.5%) and 6 x 3-bed (15.9%). The proposal would provide more than 60% 2 or more bedrooms; however it would fall below the 20% provision of 3-bed units. All of the three bed units are contained within the new build element and as the applicants are also working within the existing fabric of the building, there are internal layout constraints

which have restricted the further provision of three bed family units. This shortfall is justifiable and given the overall quality of all of the units is considered high, this is considered acceptable.

Wheelchair housing

38. A total of 4 of the units would be wheelchair accessible units and as such would comply with the 10% requirements of saved policy 4.3 of the Southwark Plan.

Affordable housing

39. The applicant initially provided a viability appraisal that outlined that the site could not support any affordable housing due to the high Existing Use Value (EUV) of the care home. The existing care home closed due to low demand and due to issues with the operator which failed the care commission's quality standards. Whilst the site was marketed for care homes providers, none were forthcoming and the change to residential is in line with council policy as noted above. Notwithstanding the failure of the care home and the lack of demand the existing use value of the property (which is 25 years old) is relatively high and would affect the profit when considering this against the residual land value of the scheme.
40. The viability appraisal was reviewed by the council's consultant who outlined that the scheme could support more affordable housing and discussions were held about the variables with the applicant's viability consultant. The applicant then proposed 16% affordable housing but officers were not convinced that this was the maximum that the site could deliver.
41. Further negotiations took place that resulted in the applicant proposing 30% affordable housing with a shared ownership tenure; the additional affordable housing is possible because the applicant has taken the commercial decision to accept a lower profit margin of 13.5% instead the more commonly adopted 20%.
42. The legal agreement would be drafted to ensure that any uplift in value would also result in an increased delivery of affordable housing or a payment in lieu.
43. Officers are satisfied that the proposed affordable housing is the maximum the site can reasonably deliver in the present market and considering the site constraints, particularly the high existing use value of the site.
44. The applicants have provided a schedule of the proposed intermediate affordable housing units which relates to the provision of 5 x 3 bed units, 2 x 2 bed and 1 x 1 bed units which equates to 35 habitable rooms, providing 30% affordable housing. All of the proposed family units are provided as affordable units and one wheelchair unit where there is significant demand for these types of properties. As such, the proposal would provide a good portion of high quality affordable homes.

Children's playspace

45. No playspace is proposed within the development due to site constraints and as such a planning contribution is required and detailed in paragraph 63 of this report.

Transport issues

46. The site is located within a high PTAL (6a) and is located within a CPZ. Therefore, a car free development would be expected with the exception of disabled parking. The applicant has proposed a car free development; this is welcomed by transport policy.
47. Car parking - no car parking has been proposed and the site lies within a CPZ. Therefore all occupiers (except blue badge holders) of the proposed development will be ineligible to obtain an on street parking permit. The applicant will be expected to provide a minimum of three years free car club membership for each eligible adult of the development, this would be secured via the legal agreement.
48. Disabled parking - the applicant has proposed one off street parking space, however the Southwark Plan saved Policy 5.7 requires one space for each disabled unit. Therefore for 38 units the applicant would normally be expected to provide four off street disabled spaces. However, given the site is located within an area of a high PTAL (6a) and located within a CPZ, officers are satisfied with the proposed provision of disabled parking.
49. Trips - the applicant has stated that the number of trips associated with pedestrians will increase given that the site is a car free, transport policy do not have any concerns with regards to this increase of trips associated with the site. The applicant has stated that there will be a maximum of four trips associated with deliveries which should not have an adverse impact, especially as servicing will be taking place off street.
50. Servicing - The applicant has stated that servicing will be done from within the curtilage of the site which is welcomed. While it is noted that the access into the site will require reversing into the site, the access is off Bullace Row which is a dead end and has very little traffic. All vehicles would enter and exit Camberwell Road in a forward gear.
51. Cycle storage - the applicant has proposed 29 Sheffield stands and 36 double stacked cycle stands. The proposed Sheffield stands are welcomed and it is considered acceptable that a mixture of double stacked systems would also be acceptable in this instance in order to ensure the communal outdoor space is useable and not cluttered. Details of the structure have not been provided so a condition is recommended to make sure that it is acceptable.
52. Refuse collection - the applicant has stated that refuse collection will be undertaken form on street as per the existing conditions. The refuse area is located within 10m of Bullace Row and is therefore in accordance with maximum bulk bin transport distances.

Design issues and Impacts on character and setting of a listed building and/or conservation area

53. The site is a mid 1990s 4 storey (plus mansard) building, which is partially located in the Camberwell Green Conservation Area. The partial inclusion of the site within the conservation area was due to this site being undeveloped site at the time of the designation and therefore likely to come forward as a development site. The existing building is not considered to be of architectural merit and has a neutral impact on the conservation area, therefore officers agree with the findings of the Heritage Statement which outlined that the current design of the building and detailing does not contribute to the character and appearance of the conservation area and the proposal has responded

positively to the locale's historic context and achieved a high standard of design and layout that results in no adverse impacts upon either the conservation area.

54. The proposal is largely in line with the revised scheme submitted at pre-application stage for retention and extension of the existing building. Overall it was considered that the height and massing was acceptable and that on the Camberwell Green elevation the new development (5 storeys plus mansard) would respect the parapet and roofline of the 'Nollywood Public House'. The proposal would have a recessed top floor with the retention of the parapet height and the proposed massing would appear subservient, as it would respect the building line of the adjoining building appropriately whilst also providing a cap to the existing building.
55. It is unlikely that an exact match to the existing brickwork will be possible and therefore the materials are critical to ensure quality of design, as such a condition is recommended in order to provide detailed samples of all materials to be used within the development. The architectural treatment of the other elevations is simple however they would work well within the surrounding area.
56. The proposal is therefore considered to be of a high quality design and would improve the visual amenity of host building and wider conservation area creating an attractive frontage to Camberwell Green.

Impact on trees

57. Some small trees/shrubs are located within the rear of the site and a number of these would be lost, albeit none of these are located within the conservation area. However the applicants are proposing a robust landscaping programme which would result in tree planting and other landscape improvements that would improve the visual amenity and biodiversity of the site. A condition is recommended to provide further details of a planting programme and landscape works and to protect trees to the rear of properties on Camberwell Road

Planning obligations (S.106 undertaking or agreement)

58. In accordance with Southwark's Section 106 Planning Obligations SPD, the following contributions have been agreed with the applicant, in order to mitigate the impacts of the development;
59. Provide 30% of the total habitable rooms as intermediate affordable housing units. A viability review clause will be included.
60. Energy from new build scheme - 6.65 kgCO₂ required to be off-set so 6.653 x £1,800 = £11,970. Energy from change of use/refurbishment - 4.76 kgCO₂ = 4.76 x £1,800 = £8,568.
61. Three year car club membership for future occupiers of the development.
62. CPZ parking permit exemption for future occupiers (except blue badge holders).
63. Children's playspace - 41sqm of playspace required at £151 per sqm = £6,191.

Highway works required

64. Repave the footway fronting the development including new kerbing on Camberwell Green and Bullace Row using materials in accordance with Southwark's Streetscape Design Manual (Yorkstone Natural Stone paving slabs and granite kerbs).
65. Construct the vehicle crossover on Bullace Row to current SSDM standards. Reinstate redundant footway on Camberwell Green as footway.
66. Repair any damages to the highway within the vicinity of the development resulting from construction vehicles.
67. Install a length of parking restrictions (double yellow lines) across the vehicular entrance on Bullace Row.
68. In the event that a satisfactory legal agreement is not concluded by 30 September 2018, that the director of planning be authorised to refuse planning permission for the following reason:

In the absence of a completed legal agreement to secure mitigation, the impacts of the proposed development would be unacceptable and would fail to satisfy policies 2.5 (Planning Obligations) and 4.4 of the Southwark Plan, policies SP6 (Homes for people on different incomes) and SP14 (Implementation and Delivery) of the LB Southwark Core Strategy 2011, policies 3.11 (Affordable Housing Targets) and 8.2 (Planning Obligations) of the London Plan 2016, and Sections 6 (Delivering a wide choice of high quality homes) of the NPPF 2012.

Sustainable development implications

69. The applicant has provided a revised energy statement that reviews the entire development including both the new build and change of use element of the build. The report outlines that the new building would achieve a 35.26% saving above building regulations and the change of use element would achieve a 26.58% saving through internal saving measures and the use of PV panels. The London Plan requires that major housing developments are carbon neutral and as such the remaining shortfall would require an off-set payment as noted above.

Other matters

Archaeology

70. The applicant has submitted a desk based assessment (DBA) with this application, by Mills Whipp Archaeological Consultancy, dated December 2016. The DBA clearly summarises the archaeological potential of the site. Most importantly the DBA shows that the site has already been subject to an archaeological evaluation prior to the current building being built in 1993. The evaluation was by the Museum of London Archaeology) MOLA (site code CAG93) and revealed a succession of water lain deposits, and some kiln waste, possibly from the Vauxhall Pottery, this was recovered in dumped layers. Also the remains of the Camberwell Brewery were recorded, which stood on the site since at least until 1839. The DBA showed that there was also an archaeological evaluation and watching brief of the Surgery site immediately to the east by MOLA in 1991 (DRS91).

On the surgery site late post-medieval deposits of low significance and the foundations of the Green Coat school, built 1871, were recorded.

71. Officers concur with the findings of the DBA that the new research in the DBA and the results of the evaluation in 1993 fulfil the planning requirement to determine archaeological significance on this site. On balance it can be demonstrated that the archaeological resource would not be compromised by these works. No further assessment, fieldwork or conditions are required in consideration of this application.

Air quality

72. The applicant has provided an air quality assessment which has been reviewed by the council's environmental protection team who have subsequently advised that the proposal would meet the Mayor's air quality requirements and as such is considered acceptable.

Flood risk

73. The applicant provided a flood risk assessment and subsequently provided a drainage strategy. The council's flood and drainage team and the Environment Agency are satisfied with the submitted documents and subject to conditions, no flood risk concerns are raised by the council's flood and drainage team.

Drainage:

74. A drainage strategy was provided by the applicant that sets out the proposed drainage details for the scheme. This was reviewed by the council's flood and drainage team who were satisfied with the strategy. A condition is recommended to secure this strategy.

75. CIL:

The application would be Mayoral and Southwark CIL liable for the following amounts:

MCIL Chargeable Area = $Gr - Kr - (Gr \times E/G) = 2054 - 3385 \quad (3385 \times 2054 / 3385) = 1331\text{sqm}$

MCIL = $1331\text{sqm} \times \text{£}35/\text{sqm} \times 313/223 = \text{£}65,387$

SCIL Residential Use chargeable area = $Gr - Kr - (Gr \times E/G) = 2054 - 3385 \quad (3385 \times 2054 / 3385) = 1331\text{sqm}$

SCIL (Residential use chargeable area) Zone 2 = $1331\text{sqm} \times \text{£}218/\text{sqm} \times 313/280 = \text{£}324,355$

Conclusion on planning issues

76. The proposed loss of the former residential institution is considered acceptable as the applicants have demonstrated that the need of this site and suitability of the size/type of accommodation is not required. The proposal would result in a more efficient use of the site that would see a number of new high quality residential dwellings provided within the site as well as providing significant improvements to the design of the building and wider public realm. The proposal is thus considered of a high quality and it is recommended that planning permission is granted subject to a S106 and conditions.

Community impact statement

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

Consultations

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

Consultation replies

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

Human rights implications

80. 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.
81. This application has the legitimate aim of providing new residential dwellings. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2029-54 Application file: 17/AP/1314 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5416 Council website: www.southwark.gov.uk

APPENDICES

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	Alex Cameron, Planning Team Leader	
Version	Final	
Dated	4 July 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director 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		21 August 2018

APPENDIX 1

Site notice date: 11/05/2017

Press notice date: 04/05/2017

Case officer site visit date: n/a

Neighbour consultation letters sent: 28/04/2017

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

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

Neighbour and local groups consulted:

182 Lomond Grove London SE5 7JG
184 Lomond Grove London SE5 7JG
180 Lomond Grove London SE5 7JG
176 Lomond Grove London SE5 7JG
178 Lomond Grove London SE5 7JG

186 Lomond Grove London SE5 7JG
First Floor Flat 278 Camberwell Road SE5 0DL
Flat 1 311 Camberwell Road SE5 0HQ
First Floor Flat 315 Camberwell Road SE5 0HQ
12a Camberwell Green London SE5 7AF
First Floor Flat 309 Camberwell Road SE5 0HQ
174 Lomond Grove London SE5 7JG
Flat 47 Lomond House SE5 7AL
Flat 48 Lomond House SE5 7AL
Flat 46 Lomond House SE5 7AL
Flat 44 Lomond House SE5 7AL
Flat 45 Lomond House SE5 7AL
Flat 49 Lomond House SE5 7AL
54 Camberwell Green London SE5 7AS
172 Lomond Grove London SE5 7JG
52 Camberwell Green London SE5 7AQ
13 Camberwell Green London SE5 7AF
Flat 1 244-246 Camberwell Road SE5 0DP

Flat 3 Landor House Elmington Estate SE5 7JE
Flat 28 Landor House Elmington Estate SE5 7JE
Flat 29 Landor House Elmington Estate SE5 7JE
Block O Flat 5 Peabody Estate SE5 7BY
The Planet Nollywood 319 Camberwell Road SE5 0HQ
Flat 1 276 Camberwell Road SE5 0DL
315 Camberwell Road London SE5 0HQ
309 Camberwell Road Flat 3 SE5 0HQ
Flat 2 276 Camberwell Road SE5 0DL
Flat 3 305-307 Camberwell Road SE5 0HQ
Flat 4 305-307 Camberwell Road SE5 0HQ
Flat 2 305-307 Camberwell Road SE5 0HQ
Flat 3 276 Camberwell Road SE5 0DL
Flat 1 305-307 Camberwell Road SE5 0HQ
252 Camberwell Road London SE5 0DP
244 Camberwell Road London SE5 0DP
278 Camberwell Road London SE5 0DL
313 Camberwell Road London SE5 0HQ
294 Camberwell Road London SE5 0DL
305-307 Camberwell Road London SE5 0HQ
280 Camberwell Road London SE5 0DL
The Nags Head 242 Camberwell Road SE5 0DP
248 Camberwell Road London SE5 0DP

Second Floor Flat 315 Camberwell Road SE5 0HQ
Second Floor Flat 278 Camberwell Road SE5 0DL
Second Floor Flat 309 Camberwell Road SE5 0HQ
Flat C 313 Camberwell Road SE5 0HQ
Ground Floor Flat 278 Camberwell Road SE5 0DL
Third Floor Flat 309 Camberwell Road SE5 0HQ
First Floor And Second Floor 1-6 Camberwell Green SE5 7AF
First Floor Lomond House SE5 7AL
Ground Floor 1-6 Camberwell Green SE5 7AF
Third Floor Flat 315 Camberwell Road SE5 0HQ
Top Floor Flat Camberwell Green Court SE5 7EB
Flat B 250 Camberwell Road SE5 0DP
Flat 3 244-246 Camberwell Road SE5 0DP
Flat 4 311 Camberwell Road SE5 0HQ
Flat 3 311 Camberwell Road SE5 0HQ
Flat 2 311 Camberwell Road SE5 0HQ
Flat 2 244-246 Camberwell Road SE5 0DP
Flat 4 244-246 Camberwell Road SE5 0DP
Flat Above 298-300 Camberwell Road SE5 0DL
Flat B 313 Camberwell Road SE5 0HQ
Flat A 313 Camberwell Road SE5 0HQ
Flat 5 244-246 Camberwell Road SE5 0DP
Flat 7 303-305 Camberwell Road SE5 0HQ
Flat 43 Lomond House SE5 7AL
Flat 3 Lomond House SE5 7AL
Flat 4 Lomond House SE5 7AL
Flat 2 Lomond House SE5 7AL
Block P Flat 9 Peabody Estate SE5 7BZ
Block P Flat 10 Peabody Estate SE5 7BZ
Flat 5 Lomond House SE5 7AL
Flat 9 Lomond House SE5 7AL
Flat 11 Lomond House SE5 7AL
Flat 8 Lomond House SE5 7AL
Flat 6 Lomond House SE5 7AL
Flat 7 Lomond House SE5 7AL
Block P Flat 8 Peabody Estate SE5 7BZ

Block O Flat 9 Peabody Estate SE5 7BY
Block O Flat 10 Peabody Estate SE5 7BY
Block O Flat 8 Peabody Estate SE5 7BY

Block O Flat 6 Peabody Estate SE5 7BY
Block O Flat 7 Peabody Estate SE5 7BY
Block P Flat 2 Peabody Estate SE5 7BZ
Block P Flat 6 Peabody Estate SE5 7BZ
Block P Flat 7 Peabody Estate SE5 7BZ
Block P Flat 5 Peabody Estate SE5 7BZ

Block P Flat 3 Peabody Estate SE5 7BZ
Block P Flat 4 Peabody Estate SE5 7BZ
Flat 12 Lomond House SE5 7AL
Flat 35 Lomond House SE5 7AL
Flat 36 Lomond House SE5 7AL
Flat 34 Lomond House SE5 7AL

Flat 32 Lomond House SE5 7AL
Flat 33 Lomond House SE5 7AL
Flat 37 Lomond House SE5 7AL

Flat 41 Lomond House SE5 7AL
Flat 42 Lomond House SE5 7AL
Flat 40 Lomond House SE5 7AL

Flat 38 Lomond House SE5 7AL
Flat 39 Lomond House SE5 7AL
Flat 31 Lomond House SE5 7AL
Flat 16 Lomond House SE5 7AL
Flat 24 Lomond House SE5 7AL
Flat 15 Lomond House SE5 7AL
Flat 13 Lomond House SE5 7AL

296 Camberwell Road London SE5 0DL
282 Camberwell Road London SE5 0DL
284 Camberwell Road London SE5 0DL
Flat 5 305-307 Camberwell Road SE5 0HQ
106 Lomond Grove London SE5 7JG
108 Lomond Grove London SE5 7JG
104 Lomond Grove London SE5 7JG
98 Lomond Grove London SE5 7AL
102 Lomond Grove London SE5 7JG
110 Lomond Grove London SE5 7JG
118 Lomond Grove London SE5 7JG
120 Lomond Grove London SE5 7JG
116 Lomond Grove London SE5 7JG
112 Lomond Grove London SE5 7JG
114 Lomond Grove London SE5 7JG
100 Lomond Grove London SE5 7LE
8 Camberwell Green London SE5 7AF
9 Camberwell Green London SE5 7AF
7 Camberwell Green London SE5 7AF
Flat 6 305-307 Camberwell Road SE5 0HQ
12 Camberwell Green London SE5 7AF
4 Bullace Row London SE5 7HJ
8 Bullace Row London SE5 7HJ
9 Bullace Row London SE5 7HJ
7 Bullace Row London SE5 7HJ
5 Bullace Row London SE5 7HJ
6 Bullace Row London SE5 7HJ
Flat A First Floor 250 Camberwell Road SE5 0DP
250 Camberwell Road London SE5 0DP
Railway Arch 282 Camberwell Road SE5 0EG
Railway Arch 281 Camberwell Road SE5 0EG
Railway Arch 279 Camberwell Road SE5 0EG
Railway Arch 280 Camberwell Road SE5 0EG
Ground Floor 2 Deynsford Road SE5 7EB
Fifth To Seventh Floors Magistrates Court SE5 7UP
First Floor And Second Floor 286-292 Camberwell Road SE5 0DL
Block M Flat 1 To 2 Peabody Estate SE5 7BU
Basement Flat 276a Camberwell Road SE5 0DL
Basement To Fourth Floor Magistrates Court SE5 7UP
254-268 Camberwell Road London SE5 0DP
Flat 1 2 Deynsford Road SE5 7EB
Flat 3 10-11 Camberwell Green SE5 7AF
Flat 4 10-11 Camberwell Green SE5 7AF
Flat 2 10-11 Camberwell Green SE5 7AF
Living Accommodation The Planet Nollywood SE5 0HQ
Flat 1 10-11 Camberwell Green SE5 7AF
Flat 5 10-11 Camberwell Green SE5 7AF
Camberwell Library 48 Camberwell Green SE5 7AL
Flat 6 10-11 Camberwell Green SE5 7AF
Orchard Hill College Lomond House SE5 7AL
Living Accommodation 242 Camberwell Road SE5 0DP
280a Camberwell Road London SE5 0DL
280b Camberwell Road London SE5 0DL
Walworth Bus Garage Camberwell New Road SE5 0TF
Flat 2 2 Deynsford Road SE5 7EB
Flat 3 2 Deynsford Road SE5 7EB
Landor House Tenants Hall 1a Landor House Elmington Estate SE5 7JE
284a Camberwell Road London SE5 0DL
Basement Flat 12 Camberwell Green SE5 7AF
300 Camberwell Road London SE5 0DL
8a Camberwell Green London SE5 7AF
298 Camberwell Road London SE5 0DL
Block K Flat 9 Peabody Estate SE5 7BS
Block K Flat 10 Peabody Estate SE5 7BS

Flat 14 Lomond House SE5 7AL
Flat 25 Lomond House SE5 7AL
Flat 29 Lomond House SE5 7AL
Flat 30 Lomond House SE5 7AL
Flat 28 Lomond House SE5 7AL
Flat 26 Lomond House SE5 7AL
Flat 27 Lomond House SE5 7AL
Flat 19 Lamb House Elmington Estate SE5 7JF
Flat 2 Lamb House Elmington Estate SE5 7JF
Flat 18 Lamb House Elmington Estate SE5 7JF
Flat 16 Lamb House Elmington Estate SE5 7JF
Flat 17 Lamb House Elmington Estate SE5 7JF
Flat 20 Lamb House Elmington Estate SE5 7JF
Flat 25 Lamb House Elmington Estate SE5 7JF
Flat 26 Lamb House Elmington Estate SE5 7JF
Flat 24 Lamb House Elmington Estate SE5 7JF
Flat 21 Lamb House Elmington Estate SE5 7JF
Flat 23 Lamb House Elmington Estate SE5 7JF
Flat 15 Lamb House Elmington Estate SE5 7JF
Flat 8 Landor House Elmington Estate SE5 7JE
Flat 9 Landor House Elmington Estate SE5 7JE
Flat 7 Landor House Elmington Estate SE5 7JE
Flat 5 Landor House Elmington Estate SE5 7JE
Flat 6 Landor House Elmington Estate SE5 7JE
Flat 1 Lamb House Elmington Estate SE5 7JF
Flat 13 Lamb House Elmington Estate SE5 7JF
Flat 14 Lamb House Elmington Estate SE5 7JF
Flat 12 Lamb House Elmington Estate SE5 7JF
Flat 10 Lamb House Elmington Estate SE5 7JF
Flat 11 Lamb House Elmington Estate SE5 7JF
Flat 27 Lamb House Elmington Estate SE5 7JF
Flat 5 Lamb House Elmington Estate SE5 7JF
Flat 6 Lamb House Elmington Estate SE5 7JF
Flat 40 Lamb House Elmington Estate SE5 7JF
Flat 39 Lamb House Elmington Estate SE5 7JF
Flat 4 Lamb House Elmington Estate SE5 7JF
Flat 7 Lamb House Elmington Estate SE5 7JF
Flat 22 Lamb House Elmington Estate SE5 7JF
Flat 8 Lamb House Elmington Estate SE5 7JF
Flat 9 Lamb House Elmington Estate SE5 7JF
Flat 38 Lamb House Elmington Estate SE5 7JF
Flat 30 Lamb House Elmington Estate SE5 7JF
Flat 31 Lamb House Elmington Estate SE5 7JF
Flat 3 Lamb House Elmington Estate SE5 7JF
Flat 28 Lamb House Elmington Estate SE5 7JF
Flat 29 Lamb House Elmington Estate SE5 7JF
Flat 32 Lamb House Elmington Estate SE5 7JF
Flat 36 Lamb House Elmington Estate SE5 7JF
Flat 37 Lamb House Elmington Estate SE5 7JF
Flat 35 Lamb House Elmington Estate SE5 7JF
Flat 33 Lamb House Elmington Estate SE5 7JF
Flat 34 Lamb House Elmington Estate SE5 7JF
Flat 43 Landor House Elmington Estate SE5 7JE
Flat 14 Landor House Elmington Estate SE5 7JE
Flat 15 Landor House Elmington Estate SE5 7JE
Flat 13 Landor House Elmington Estate SE5 7JE
Flat 11 Landor House Elmington Estate SE5 7JE
Flat 12 Landor House Elmington Estate SE5 7JE
Flat 16 Landor House Elmington Estate SE5 7JE
Flat 2 Landor House Elmington Estate SE5 7JE
Flat 20 Landor House Elmington Estate SE5 7JE
Flat 19 Landor House Elmington Estate SE5 7JE
Flat 17 Landor House Elmington Estate SE5 7JE
Flat 18 Landor House Elmington Estate SE5 7JE
Flat 10 Landor House Elmington Estate SE5 7JE
276c Camberwell Road London SE5 0DL
274 Camberwell Road London SE5 0DL
Day Centre Lomond House SE5 7AL
Block M Workshop Peabody Buildings SE5 7BX
Ground Floor 286-292 Camberwell Road SE5 0DL

Block K Flat 8 Peabody Estate SE5 7BS
Block K Flat 6 Peabody Estate SE5 7BS
Block K Flat 7 Peabody Estate SE5 7BS
Block L Flat 2 Peabody Estate SE5 7BT
Block L Flat 6 Peabody Estate SE5 7BT
Block L Flat 7 Peabody Estate SE5 7BT
Block L Flat 5 Peabody Estate SE5 7BT
Block L Flat 3 Peabody Estate SE5 7BT
Block L Flat 4 Peabody Estate SE5 7BT
Block K Flat 5 Peabody Estate SE5 7BS
Block N Flat 1 Peabody Estate SE5 7BX
Block O Flat 1 Peabody Estate SE5 7BY
Block L Flat 1 Peabody Estate SE5 7BT
10-11 Camberwell Green London SE5 7AF
Block K Flat 1 Peabody Estate SE5 7BS
Block P Flat 1 Peabody Estate SE5 7BZ
Block K Flat 3 Peabody Estate SE5 7BS
Block K Flat 4 Peabody Estate SE5 7BS
Block K Flat 2 Peabody Estate SE5 7BS
Spring Lodge 4 Deynsford Road SE5 7EB
Block L Flat 8 Peabody Estate SE5 7BT
Block N Flat 6 Peabody Estate SE5 7BX
Block N Flat 7 Peabody Estate SE5 7BX
Block N Flat 5 Peabody Estate SE5 7BX
Block N Flat 3 Peabody Estate SE5 7BX
Block N Flat 4 Peabody Estate SE5 7BX
Block N Flat 8 Peabody Estate SE5 7BX
Block O Flat 3 Peabody Estate SE5 7BY
Block O Flat 4 Peabody Estate SE5 7BY
Block O Flat 2 Peabody Estate SE5 7BY
Block N Flat 9 Peabody Estate SE5 7BX
Block N Flat 10 Peabody Estate SE5 7BX
Block N Flat 2 Peabody Estate SE5 7BU
Block M Flat 3 Peabody Estate SE5 7BU
Block M Flat 4 Peabody Estate SE5 7BU
Block M Flat 2 Peabody Estate SE5 7BU
Block L Flat 9 Peabody Estate SE5 7BT
Block L Flat 10 Peabody Estate SE5 7BT
Block M Flat 5 Peabody Estate SE5 7BU
Block M Flat 9 Peabody Estate SE5 7BU
Block M Flat 10 Peabody Estate SE5 7BU
Block M Flat 8 Peabody Estate SE5 7BU
Block M Flat 6 Peabody Estate SE5 7BU
Block M Flat 7 Peabody Estate SE5 7BU
Flat 8 Brighton House SE5 7PR
152 Lomond Grove London SE5 7JG
154 Lomond Grove London SE5 7JG
150 Lomond Grove London SE5 7JG
146 Lomond Grove London SE5 7JG
148 Lomond Grove London SE5 7JG
156 Lomond Grove London SE5 7JG
164 Lomond Grove London SE5 7JG
166 Lomond Grove London SE5 7JG
162 Lomond Grove London SE5 7JG
158 Lomond Grove London SE5 7JG
160 Lomond Grove London SE5 7JG
144 Lomond Grove London SE5 7JG
128 Lomond Grove London SE5 7JG
130 Lomond Grove London SE5 7JG
126 Lomond Grove London SE5 7JG
122 Lomond Grove London SE5 7JG
124 Lomond Grove London SE5 7JG
132 Lomond Grove London SE5 7JG
140 Lomond Grove London SE5 7JG
142 Lomond Grove London SE5 7JG
138 Lomond Grove London SE5 7JG
134 Lomond Grove London SE5 7JG
136 Lomond Grove London SE5 7JG
168 Lomond Grove London SE5 7JG
Flat 8 Park House SE5 7PP

Flat 1 Landor House Elmington Estate SE5 7JE
Flat 21 Landor House Elmington Estate SE5 7JE
Flat 36 Landor House Elmington Estate SE5 7JE
Flat 37 Landor House Elmington Estate SE5 7JE
Flat 35 Landor House Elmington Estate SE5 7JE
Flat 33 Landor House Elmington Estate SE5 7JE
Flat 34 Landor House Elmington Estate SE5 7JE
Flat 38 Landor House Elmington Estate SE5 7JE
Flat 41 Landor House Elmington Estate SE5 7JE
Flat 42 Landor House Elmington Estate SE5 7JE
Flat 40 Landor House Elmington Estate SE5 7JE
Flat 39 Landor House Elmington Estate SE5 7JE
Flat 4 Landor House Elmington Estate SE5 7JE
Flat 32 Landor House Elmington Estate SE5 7JE
Flat 25 Landor House Elmington Estate SE5 7JE
Flat 26 Landor House Elmington Estate SE5 7JE
Flat 24 Landor House Elmington Estate SE5 7JE
Flat 22 Landor House Elmington Estate SE5 7JE
Flat 23 Landor House Elmington Estate SE5 7JE
Flat 27 Landor House Elmington Estate SE5 7JE
Flat 30 Landor House Elmington Estate SE5 7JE
Flat 31 Landor House Elmington Estate SE5 7JE

Flat 1 Brighton House SE5 7PR
Flat 7 Park House SE5 7PP
Flat 5 Park House SE5 7PP
Flat 6 Park House SE5 7PP
Flat 2 Brighton House SE5 7PR
Flat 6 Brighton House SE5 7PR
Flat 7 Brighton House SE5 7PR
Flat 5 Brighton House SE5 7PR
Flat 3 Brighton House SE5 7PR
Flat 4 Brighton House SE5 7PR
Flat 4 Park House SE5 7PP
Flat 10 Lomond House SE5 7AL
Flat 11 Drayton House Elmington Estate SE5 7HL
Flat 1 Lomond House SE5 7AL
170 Lomond Grove London SE5 7JG
7a Camberwell Green London SE5 7AF
Flat 12 Drayton House Elmington Estate SE5 7HL
Flat 2 Park House SE5 7PP
Flat 3 Park House SE5 7PP
Flat 1 Park House SE5 7PP
Flat 23 Drayton House Elmington Estate SE5 7HL
Flat 24 Drayton House Elmington Estate SE5 7HL
62 Dartmouth Road London NW2 4HA

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

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

Statutory and non-statutory organisations

Environment Agency
London Fire & Emergency Planning Authority
Thames Water - Development Planning

Neighbours and local groups

309 Camberwell Road Flat 3 SE5 0HQ
62 Dartmouth Road London NW2 4HA