

Item No. 7.2	Classification: OPEN	Date: 2 October 2018	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 18/AP/0930 for: Full Planning Application Address: 294-304 ST JAMES'S ROAD, LONDON SE1 5JX Proposal: Construction of part one, part two storey roof level extension (third and fourth floor) to create 8 residential apartments (Class C3) comprised of 3 x 1 bedroom units and 5 x 2 bedroom units		
Ward(s) or groups affected:	Old Kent Road		
From:	Director of Planning		
Application Start Date 23/03/2018		Application Expiry Date 18/05/2018	
Earliest Decision Date 06/05/2018			

RECOMMENDATION

1. That planning permission is granted subject to a unilateral undertaking.
2. That in the event that a satisfactory unilateral undertaking is not signed by 30 November 2018, the Director of Planning be authorised to refuse planning permission for the reason given in paragraph 51 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is a three storey building which has been in use historically as an office, however it has now been converted into a residential building. The surrounding area is characterised by a mixture of commercial and residential uses with an industrial estate situated adjacent on the western side of St. James's Road with residential uses situated opposite along Argyle Way.
4. Generally the adjoining buildings are two storeys in height with the site building being taller than the neighbouring buildings along St James's Road.
5. The building is not listed and it is not within a conservation area. The site has a Public Transport Accessibility Level of 4 (good) and is in a controlled parking zone (CPZ); flood risk area zone 3; an air quality management area; an archaeological priority zone and a preferred industrial location. The site is also in the draft Old Kent Road Action Plan Area.

Details of proposal

6. The proposal is for the construction of a roof level extension to accommodate eight residential apartments (Class C3), in a mix of 3 x 1 bedroom units and 5 x 2 bedroom units.

7. The extension would be a light-weight addition consisting of part matching brick, floor to ceiling glazing and patinated bronze architectural façade panels.
8. The existing building contains a number of roof lights that serve as the primary light source into a number of habitable rooms.
9. This application differs from the previously refused application (ref:17/AP/3129) as the development over the roofs of the rear wings of the existing building have been reduced in scale with an increased set back of the roof extension and angled roof around the large existing roof light serving a kitchen/living space. The number of units proposed has reduced from nine to eight.

Planning history

10. 13/AP/4263 - An application for prior approval for the change of use from offices (Class Baa) to residential apartments (Class C3) comprising 34 apartments (20 x1 bedroom and 14 x 2 bedroom) was refused on 21/01/14. It was refused for the following reasons:
 1. The proposal fails to provide any disabled parking and thus is contrary to saved policy 5.7 – Parking for disable users of The Southwark Plan 2007 (July), SP2 - Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.
 2. The proposal fails to provide a sufficient evidence by way of a car parking survey to identify the impact of on street overspill parking from the development and thus is contrary to saved policy 5.6 – Parking of The Southwark Plan 2007 (July), SP2 - Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.
 3. The proposal fails to provide a sufficient standard of cycle parking for future residents of the development as such is contrary to saved policy 5.3 - Walking and Cycling of The Southwark Plan 2007 (July), SP2 - Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.
11. 14/AP/0790 - Application type: Prior Approval (PRAP) - change of use from Class B1(a) offices to Class C3 (residential apartments). The proposed development consists of the conversion of all three floors within the existing building into 34 apartments(8 x studios, 9 x 1 beds and 17 x 2 beds), No material external alterations to this building form part of these proposals. Decision date 06/05/2014 Decision: Prior approval required - approved (PARA)
12. 14/AP/2658 - Planning permission was refused for the construction of third and fourth storey extensions to the existing building to accommodate 15 new apartments (C3) residential units (4x 1 beds, 10x 2 beds, 1x 3 bed).

Reasons for refusal:

1. The proposed development, owing to its excessive bulk and height is an overdevelopment of the site which fails to respond positively to the immediate context of the area which is predominantly two stories in height, thus being detrimentally harmful to the character and appearance of the area. The development is therefore contrary to saved policies 3.11 'Efficient use of land', 3.12 'Quality in Design' and 3.13 'Urban Design' of the Southwark Plan (2007), strategic policy 12 'Design and Conservation' of the Core Strategy, policy 7.6 'Architecture' of The London Plan (2011) and section 7 of the NPPF (2012).

2. The associated parking survey area has a low level of unrestricted parking available. The additional residential units proposed as part of the development will result in cumulative increased demand on on-street car parking network, at peak times of residential parking demand. The application fails to mitigate successfully measures to compensate for these additional units proposed and as such it is considered that scheme would put significant parking stress on an area that does not have the ability to accommodate the additional parking demand and as such fails to protect the existing residents parking amenity. The development is therefore contrary to saved policies 3.2. Protection of Amenity and 5.6 – Parking of The Southwark Plan 2007 (July), SP2 - Sustainable Transport of The Core Strategy 2011 and The National Planning Policy Framework 2012.
 3. The application fails to provide justification for the lack of provision of on-site affordable housing in order to satisfy the quota of affordable housing offered as part of this development. In the absence of a financial viability assessment of the scheme or any comparison to local market values the provision of affordable housing on site cannot be justified, would not provide an adequate provision of affordable housing and fails to satisfy saved Southwark Plan 2007 policy 4.4 'Affordable Housing' or Strategic Policy 6 'Homes for people on different incomes' of the Core Strategy 2011.
 4. The application fails to provide any wheelchair accessible residential units and does not provide justification why these could not be provided on site. As such the application fails to satisfy the National Planning Policy Framework (2012) or saved policy 4.3. Mix of Dwellings of the Southwark Plan (2007).
 5. The proposed residential accommodation would fails to meet the requirement of Strategic Policy 7 'Family Homes' of the Core Strategy which requires 20% of developments above 10 units to at least to be 3, 4 or 5 bedroom units when situated within the Urban Zone. The development therefore fails to provide an adequate mix of dwelling sizes contrary to the above policy.
13. 15/AP/2968 - Planning permission was granted for the installation, relocation and creation of new windows, including replacement of front entrance screen

<p>17/EQ/0033 Application type: Pre-Application Enquiry (ENQ) Construction of roof level extension to existing building to accommodate 9 residential apartments (Class C3). Decision date 10/03/2017 Decision: Pre-application enquiry closed (EQ)</p>
<p>17/AP/3129 Application type: Full Planning Application (FUL) Construction of a roof level extension to accommodate 9 residential apartments (Class C3), in a mix of 2 x 1 bedroom units, 6 x 2 bedroom units and 1 x 3 bedroom unit. Decision date 11/10/2017 Decision: Refused (REF) Reason(s) for refusal:</p> <ol style="list-style-type: none"> 1. The development would, by restricting daylight and sunlight to skylights in existing dwellings on the second floor of the building, result in poor living conditions and cause harm to the amenity of their occupiers contrary to the Core Planning Principle referring to amenity in Paragraph 17 of the National Planning Policy Framework; Policy 3.5 'Quality and design of housing developments' of the London Plan 2016; Strategic policy 13 'High environmental standards' of the Core Strategy 2011; saved policy 3.2 'Protection of amenity' of the Southwark Plan 2007 and section 3.4 'Extensions to existing residential dwellings' of the 2015 Technical Update to the Residential Design Standards Supplementary Planning

Document 2011.

2. Inadequate information has been submitted in regards to daylight and sunlight impacts on the existing dwellings on the ground floor, first floor and second floor of the host building; without such information, it is judged that the extension would cause harm to the living conditions and amenity of the existing residents within the building contrary to the core planning principle referring to amenity in paragraph 17 of the National Planning Policy Framework; Policy 3.5 'Quality and design of housing developments' of the London Plan 2016; Strategic policy 13 'High environmental standards' of the Core Strategy 2011; saved policy 3.2 'protection of amenity' of the Southwark Plan 2007 and section 3.4 extensions to existing residential dwellings of the 2015 technical update to the residential design standards Supplementary Planning Document 2011.

Planning history of adjoining sites

14. None of relevance.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

15. The main issues to be considered in respect of this application are:
 - a) Principle of the proposed development in terms of land use and conformity with strategic policies.
 - b) Impact on the amenities of occupiers of adjoining properties and occupiers of existing building.
 - c) Impact of adjoining uses on occupiers of proposed development.
 - d) Transport issues.
 - e) Design and impact on setting of adjacent buildings.
 - f) Environmental impacts, air quality and site contamination.
 - g) Flood risk.
 - h) Planning obligations.

Planning policy

National Planning Policy Framework (the Framework)

16. Para 12: Core planning principles
Part 4 Promoting sustainable transport
Part 7 Requiring good design
Part 8 Promoting healthy communities
Part 10 Meeting the challenge of climate change, flooding and coastal change
Part 11 Conserving and enhancing the natural environment

The London Plan 2016

- 17. Policy 3.3 Increasing housing supply
- Policy 5.3 Sustainable design and construction
- Policy 5.12 Flood risk management
- Policy 5.13 Sustainable drainage
- Policy 5.15 Water use and supplies
- Policy 5.17 Waste capacity
- Policy 5.21 Contaminated land
- Policy 6.3 Assessing effects of development on transport capacity
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.11 Smoothing traffic flow and tackling congestion
- Policy 6.13 Parking
- Policy 7.3 Designing out crime
- Policy 7.4 Local character
- Policy 7.5 Public realm
- Policy 7.6 Architecture
- Policy 7.14 Improving air quality
- Policy 7.15 Reducing noise and enhancing soundscapes
- Policy 8.2 Planning obligations

Core Strategy 2011

- 18. Strategic Policy 1: Sustainable development
- Strategic Policy 2: Sustainable transport
- Strategic Policy 5: Providing new homes
- Strategic Policy 12: Design and conservation
- Strategic Policy 13: High environmental standards

Southwark Plan 2007 (July) - saved policies

- 19. 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 1.2: Strategic and Local Preferred Industrial Locations
Policy 2.5: Planning Obligations
Policy 3.1: Environmental Effects
Policy 3.2: Protection of Amenity
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 4.2 Quality of Residential Accommodation
Policy 5.2: Transport Impacts
Policy 5.3: Walking and Cycling
Policy 5.6: Car Parking

Other relevant Planning Policy/Guidance

20. 2015 Technical update to the Residential Design Standards SPD (2011)
Draft Old Kent Road Action Area Plan (Preferred Option 2015)

Summary of consultation responses

21. A total of 22 objections have been received to the proposal and one letter of support. The objections raise the following concerns:
- Cause harm to the living conditions and amenity of the existing residents within the building.
 - Daylight and sunlight impacts, amenity and privacy impacts on existing dwellings.
 - The proposal would result in the boxing in of Skylights
 - Significantly reduces light in the north courtyard.
 - The extension would compromise the warehouse conversion aesthetic.
 - The overall scale, height and bulk would be unacceptable.
 - Noise from roof terraces
22. The above matters have been addressed within the main body of the report below.
23. Other comments:

Inaccuracy of the plans:

Response:

A number of objections outline that the plans are inaccurate, with specific reference to the top floor roof terraces not being delineated between each of the units. This is noted and a condition is recommended to provide details of obscure glazed screening for all balconies proposed in order to ensure that the future occupiers' amenity is not harmed.

The Sunlight Results of the Daylight Assessment omits the results for both W3 and W4.

Response:

Sunlight assessments are only required when windows face within 90 degrees of due south and is assessed for horizontal windows.

The roof lights in the master bedroom of ground floor flat 5 have not been taken into account in the light report and looking at the construction plans proposed.

Response:

The applicants have confirmed that the roof lights serving the ground floor of Universal House were analysed, these being windows W8, 9, 10, 11, 12 and 13.

Disruption, Noise and inconvenience to current leaseholders/tenants.

Response:

This is dealt with through other legislation.

Maintenance, removal of debris and cleaning of skylights.

Response:

This is not a planning consideration.

Reduction in owner value for a number of flats.

Response:

This is not a planning consideration.

One support letter:

Dull unattractive building would benefit from a new roof top extension.

Principle of development

24. The site is located within a Preferred Industrial Location (PIL). Saved Southwark Plan policy 1.2 notes that 'In preferred industrial locations, planning permission will only be granted for developments falling within the 'B' use class, and 'Sui Generis' use class industries which are inappropriate in residential areas'.
25. The site is on the boundary of the PIL and the surrounding area to the front of the site is generally more residential in nature, with Georgian properties adjacent and a housing estate opposite. Furthermore, the residential use on the site has already been established by the Prior Approval permission for 34 residential units on the site which have been constructed and occupied and thus, the introduction of further residential units on this site is considered acceptable in principle.
26. The site is located within the area covered by the emerging Old Kent Road Area Action Plan (AAP), which encourages new mixed use developments within the area to maximise future development within sites. The proposal seeks to increase the density of the site by providing additional residential dwellings. The proposed development would result in a density of 680 habitable rooms per hectare (HRH), which is within the 200-700 HRH expected density range for development within the Urban Zone. Furthermore, the AAP is seeking to extend the Central Activity Zone density range of 700 - 1100 to the Old Kent Road area and whilst this document is yet to be adopted, the National Planning Policy Framework makes clear that given the level of public consultation already undertaken on this document, it is a material consideration in the determination of applications at this stage. As such, the proposed density for the development is considered acceptable.

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

Daylight impacts

27. The proposal has potential impact on the daylight enjoyed by four rooms served by roof lights on the second floor of Universal House, windows serving habitable rooms on the lower floors Universal House as well as the properties 288-292 St James's Road. The level of daylight of the proposed accommodation at third floor level will achieve is also considered here. The implications are assessed below.
28. With regard to daylight, the Building Research Establishment (BRE) guidelines set out numerical values for both Vertical Sky Component (VSC) with the recommendation that a VSC of at least 27% or 0.8 times the existing and Daylight Distribution (DD), with at least 80% or 0.8 times the existing area of the room in front of the No Sky Line be met in order for there to be no noticeable change in daylight.
29. The second floor of Universal House has four roof lights serving habitable accommodation. One serves a kitchen and three serve bedrooms, one of which is also served by a horizontal window. To the lower floors there are roof light windows looking out onto the lightwells that serve habitable rooms. The results from the analysis demonstrate that all roof lights will enjoy a VSC in excess of 27%. The main

roof light impacted upon relates to the large kitchen roof light which does see a relatively high reduction from a VSC of 99.5 (which demonstrates that it has a near unobstructed view of the sky, which is often the case for roof lights) to a VSC level of 39.8. The VSC test is predominantly used for vertical facing windows and as such is not a perfect measure of impacts on roof lights. However, the roof light windows are considered to still obtain good access to light levels for what is an urban environment which is also part of an opportunity area.

30. Concerning the windows serving the habitable rooms on the lower floors, the tests demonstrate that of the 82 windows analysed that serve habitable rooms, 67 (82%) will achieve a VSC of at least 27% or 0.8 times the existing value and thus not noticeably affected.
31. Of the 15 that do not achieve this level, nine windows would achieve around 20% VSC which is considered to be a good level of daylight within a dense urban location such as this. With regards to the six windows that do not achieve the above, three windows serve rooms that are served by other windows that achieve at least 0.8 times the existing VSC (see daylight distribution below). The remaining windows have a very low level VSC values as these residential units were converted under the Prior Approval process for an office to residential conversion and as such did not require planning permission. The existing VSC values range from 0.3 to 9.1 as per the existing situation and as such even with a small loss of actual daylight, would result in large percentage impacts. The largest percentage impacts would be for window one on the ground floor would decrease from a VSC of 2.9 to 1.2, window five from 0.3 to 0.2, window seven from 9.1 to 6 and window 14 from 9.1 to 6.8. Therefore the small actual daylight reductions would have disproportionate percentage impacts and given the existing low levels, the actual decrease would not be significantly noticeable.
32. The applicants have also calculated the daylight distribution for each room, by calculating the area of each room in front of the No Sky Line (NSL). Of the 9 that do not achieve the recommended level of daylight distribution for a suburban location, 5 of these rooms are bedrooms which the BRE guidelines state are less important given that their primary function is for sleeping. With regards to the remaining windows, as noted above, they currently have a very poor level of daylight and therefore the actual reduction is small. As such, officers are satisfied that the overall impacts on the properties on the lower floors of the building would not be significant enough to warrant refusal.
33. In relation to the properties at 288-292 St. James's Road, these properties are located to the north of the site and provide residential accommodation over two floors. The daylight and sunlight consultant did not have access to the floor plans of these units, however have assumed that all ground floor windows are habitable. The results of their VSC analysis demonstrates that in all instances a VSC of at least 27% will still be achieved following the implementation of the proposals and as such there would not be any noticeable daylight impacts.

Sunlight:

34. The BRE Guidelines require that all windows facing within 90° of due south should be considered. The recommended numerical values set out within the BRE Guidelines are for a window to achieve Annual Probable Sunlight Hours (APSH) of 25%, including at least 5% during the winter months.
35. With regards to the existing windows within the building at 294-304 St James's Road, the analysis has considered 39 windows that face within 90 degrees of due south, with the results demonstrating that 85% will achieve the appropriate Annual Probable Sunlight Hours in summer with 80% achieving the recommended level during the

winter months. Of the 10 rooms served by windows that do not achieve the above, 7 are bedrooms which the BRE guidelines state are less important. Given that the majority of windows pass the BRE guidance for sunlight, and that the majority of those that do not meet these standards are predominantly bedrooms, it is considered that the proposal would not result in unacceptable impacts on sunlight of these properties.

36. In relation to the properties at 288-292 St James's Road, the results of the applicants analysis demonstrates that in all instances an APSH of greater than 27% or at least 0.8 times the existing is achieved and in no instance is there a reduction in APSH of greater than 4%. The proposals will therefore not have a significant effect on the sunlight enjoyed by these properties.

Overlooking

37. The proposal would result in a number of roof terraces which would be situated within close proximity of the existing four roof lights at second floor and ground floor levels. There is also potential of overlooking between terraces for units B and F. Furthermore, as outlined above, there are some discrepancies regarding the roof terraces to the units fronting St James's Road as these do not appear to be screened between units. In order to ensure that there is no undue overlooking into these units, a condition requiring details of obscured treatments to the edges of the terraces is recommended.

Impacts on communal courtyard

38. In terms of the impacts on the communal courtyard, this area is already restricted given that the existing building is on all sides. As such, the addition of additional stories at third and a small fourth floor extension are not considered to unreasonably impact on the amenities of the existing users of this space to an extent that would warrant refusal.

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

Unit	Dwelling Type	Residential Design Standards Compliant GIA (sq.m)	Proposed	Residential Design Standards compliant
A	1b 2p	50	53	Yes
B	2b 4p	70	78	Yes
E	2b 4p	70	86	Yes
F	2b 4p	79	92	Yes
	(Duplex)			
G	2b 4p	79	110	Yes
	(Duplex)			
H	1b 2p	50	59	Yes
J	1b 2p	50	53	Yes
K	2b 3p	61	62	Yes

39. In terms of the individual room sizes for each of the residential units, all of the rooms meet the relevant standards as set out within the Residential Design Standards. All of the units would have access to an outdoor terrace and only one unit would be single aspect and as such an overall high quality of accommodation is proposed throughout and thus in this regards the scheme is considered acceptable.

Transport issues

Parking

40. The site has a PTAL of 4 and is now situated within a CPZ, however the boundary of the CPZ is along St James's Road and as such future residents could potentially park outside of the CPZ and result in impacts on on-street parking. The flats will have a decent access to public transport as it is located within a reasonable walking distance (400m) of Old Kent Road, 800m to South Bermondsey Rail station and approximately 1400m of Bermondsey Underground station.
41. A parking survey in line with the Lambeth Parking Methodology was previously provided with application ref. no. 14/AP/2658 and the results indicated that there was limited available parking on street. The current parking survey provided has also been undertaken using the Lambeth methodology and this notes that there would be some capacity. Given the reduction of units and the fact that the site is now within a CPZ, concerns previously raised that any overspill from the proposed development are no longer considered sufficient grounds to refuse permission.
42. The applicant has proposed to provide a legal agreement to give each of the new dwellings a three year membership to zipcar, with their being a nearby bay to the properties. This is considered sufficient mitigation and this would need to be agreed via a unilateral undertaking.

Cycle and refuse Storage

43. The submitted transport statement notes that 38 bicycle parking spaces were provided as part of the previous application split between an internal cycle store and a covered cycle rack in the courtyard. It notes that an additional 18 bicycle spaces will be provided for the additional eight units in line with the London Plan guidance. The additional spaces will all be Sheffield type cycle stands and the proposed locations are within the existing cycle store as well as within the ground floor of the building. This will provide a total of 56 spaces, which would be an acceptable provision with the storage being convenient and accessible. As the structure for the cycle stores are currently not known and no details of refuse are provided, conditions are recommended requiring further details of these elements.

Servicing

44. Servicing has been proposed to be undertaken from on street. Normally, the council would request that servicing is undertaken from within the curtilage of the site. However, given the nature of this development and the site constraints it is not possible to provide off-street servicing provision. The refuse area is easily accessed via the side gate and thus is acceptable in this instance.

Design issues

45. The proposed third floor extension is lightweight and set well back from the principal St James Road street facade and will not therefore add unduly to the bulk of the building. This is especially the case in oblique street views in that the existing stair tower at the northern edge of the site largely shields the lower Georgian buildings immediately to the north from the additional bulk of the extension.
46. The fourth floor extension is set back well within the site and building and will have little effect on the streetscape. It, and indeed the third floor, will however be in quite close proximity to the rear of the Georgian domestic properties to the north. However

in design terms, the addition to the building would not unduly dominate these dwellings when viewed from the streetscene.

47. In architectural terms, the extensions will appear as lightweight additions rising above a strong brick base. They will add architectural interest to the building through providing a finished cap.
48. It is acknowledged that the existing building is one of the larger buildings within the area, however the site is located within the Old Kent Road Action Area where increased densification is promoted in order to provide a more efficient use of land and provide additional dwellings. In this instance, the scale and massing of the building at four stories with a small fifth storey set back is considered to be appropriate within this location.
49. In terms of detailed design, the proposed development comprises of: matching brick, floor to ceiling glazing and patinated bronze architectural façade panels, used either flat or as projecting solar protective fins. This palette of materials is considered appropriate and would provide a lightweight but distinctive addition to the building. A condition would be required for samples to be provided to ensure that the quality of the materials are acceptable.

Planning obligations (S.106 undertaking or agreement)

50. The application results in an increase of 8 residential units and as such would not meet the requirements for a major development. However, the proposal has the potential to impact on the surrounding highway network and as such the applicants have noted that provision of a 3 year membership to a car club shall be extended to any new occupiers within the additional 8 units proposed. This would be secured by way of a unilateral undertaking.
51. In the event that a satisfactory Unilateral Undertaking is not concluded by 30 November 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.

52. In considering the cumulative impact of all proposed developments on the site as saved policy 4.4 of the Southwark Plan (2007) requires, regard has been had to previous planning permissions. The prior consent ref: 14/AP/0790 was for a permitted development scheme to convert the building from its previous office use into 34 residential units. Planning permission was not required for this change of use as a result of the permitted development rights introduced to allow offices to change to residential use. There is no obligation to provide affordable housing for such permitted development. As this application would result in a total of 8 new residential units, this would be below the threshold for affordable housing at which such provision is required is 11 units.

Sustainable development implications

Air Quality:

53. The proposed development is a car free. In addition, an Air Quality Assessment by Aether Ltd (June 2017) has been reviewed. Based on the assumptions used, the results of the assessment indicate that annual mean nitrogen dioxide (NO₂) concentrations are below the Objective in the development year. Concentrations of particulate matter (PM₁₀) are also predicted to be below the annual mean Objective in the development year. Therefore as long as assumptions remain the same, the council's Environmental Protection Team considers this assessment and project as compliant.

Other matters

54. The application would be both Mayoral and Southwark CIL liable.

Conclusion on planning issues

55. The principle of the additional stories to the building for residential use is considered acceptable within this location as it would increase the density of the site within the Opportunity Area. The design of the proposal is considered acceptable and would not result in any significant transport impacts. On balance, the proposal would not result in significant harm to the amenities of the existing residents within the building. For these reasons, it is recommended that planning permission is granted.

Community impact statement

56. In line with the Council's Community Impact Statement the impact of this application has been assessed as part of the application process with regard to local people in respect of their age, disability, faith/religion, gender, race and ethnicity and sexual orientation. Consultation with the community has been undertaken as part of the application process.

a) The impact on local people is set out above.

b) The issues relevant to particular communities/groups likely to be affected by the proposal have been identified above.

c) The likely adverse or less good implications for any particular communities/groups have been also been discussed above.

Consultations

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

Consultation replies

58. Details of consultation responses received are set out on the planning register.

Human rights implications

59. 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.
60. This application has the legitimate aim of providing additional residential units within an existing residential building. 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/321-294 Application file: 18/AP/0930 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	Recommendations

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Alex Cameron, Team Leader	
Version	Final	
Dated	18 September 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, 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		19 September 2018

APPENDIX 1

Consultation undertaken

Site notice date: 13/04/2018

Press notice date: n/a

Case officer site visit date: n/a

Neighbour consultation letters sent: 04/04/2018

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Environment Agency
Thames Water - Development Planning

Neighbour and local groups consulted:

Flat 16 Archers Lodge SE16 3JH	11 Culloden Close London SE16 3JH
Flat 9 Archers Lodge SE16 3JH	13 Culloden Close London SE16 3JH
Flat 8 Archers Lodge SE16 3JH	12 Culloden Close London SE16 3JH
Flat 10 Archers Lodge SE16 3JH	5 Culloden Close London SE16 3JH
Flat 12 Archers Lodge SE16 3JH	4 Culloden Close London SE16 3JH
Flat 11 Archers Lodge SE16 3JH	6 Culloden Close London SE16 3JH
38 Sherwood Gardens London SE16 3JB	8 Culloden Close London SE16 3JH
Flat 23 Archers Lodge SE16 3JH	7 Culloden Close London SE16 3JH
39 Sherwood Gardens London SE16 3JB	Flat 4 Archers Lodge SE16 3JH
41 Sherwood Gardens London SE16 3JB	Flat 3 Archers Lodge SE16 3JH
40 Sherwood Gardens London SE16 3JB	Flat 5 Archers Lodge SE16 3JH
Flat 19 Archers Lodge SE16 3JH	Flat 7 Archers Lodge SE16 3JH
Flat 18 Archers Lodge SE16 3JH	Flat 6 Archers Lodge SE16 3JH
Flat 20 Archers Lodge SE16 3JH	15 Culloden Close London SE16 3JH
Flat 22 Archers Lodge SE16 3JH	14 Culloden Close London SE16 3JH
Flat 21 Archers Lodge SE16 3JH	16 Culloden Close London SE16 3JH
Altdigital 294-304 St Jamess Road SE1 5JX	Flat 2 Archers Lodge SE16 3JH
Unit 2 Including First Floor Unit 1 St James Industrial Mews SE1 5JX	Flat 1 Archers Lodge SE16 3JH
Part First Floor 294-304 St Jamess Road SE1 5JX	3 Culloden Close London SE16 3JH
Christian Centre 306 St Jamess Road SE1 5JX	1 Winter Lodge 1 Fern Walk SE16 3JD
Unit E Six Bridges Industrial Estate SE1 5JT	13 Fern Walk London SE16 3JD
St James Studio 330 St Jamess Road SE1 5JX	2 Winter Lodge 1 Fern Walk SE16 3JD
The Studios 330 St Jamess Road SE1 5JX	4 Winter Lodge 1 Fern Walk SE16 3JD
Flat 2 The Studio 330 St Jamess Road SE1 5JX	3 Winter Lodge 1 Fern Walk SE16 3JD
Ground Floor Unit 1 St James Industrial Mews SE1 5JX	9 Fern Walk London SE16 3JD
Flat 1 The Studio 330 St Jamess Road SE1 5JX	8 Fern Walk London SE16 3JD
Part First Floor Front 294-304 St Jamess Road SE1 5JX	10 Fern Walk London SE16 3JD
Mezzanine 294-304 St Jamess Road SE1 5JX	12 Fern Walk London SE16 3JD
Unit 1 The Old Bike Shed 330-334 St Jamess Road SE1 5JX	11 Fern Walk London SE16 3JD
Part Second Floor Rear 294-304 St Jamess Road SE1 5JX	11 Winter Lodge 1 Fern Walk SE16 3JD
Effingham House Arundel Street WC2	10 Winter Lodge 1 Fern Walk SE16 3JD
Joinery Shop 306 St Jamess Road SE1 5JX	12 Winter Lodge 1 Fern Walk SE16 3JD
Buildings D And E 306 St Jamess Road SE1 5JX	2 Culloden Close London SE16 3JH
Buildings B And C 306 St Jamess Road SE1 5JX	1 Culloden Close London SE16 3JH
Part Ground Floor Part First Floor And Part Second Floor 294-304 St Jamess Road SE1 5JX	6 Winter Lodge 1 Fern Walk SE16 3JD
Ground Floor Rear 332 St Jamess Road SE1 5JX	5 Winter Lodge 1 Fern Walk SE16 3JD
Workshop 330-334 St Jamess Road SE1 5JX	7 Winter Lodge 1 Fern Walk SE16 3JD
332 St Jamess Road London SE1 5JX	9 Winter Lodge 1 Fern Walk SE16 3JD
Workshop 262-272 St Jamess Road SE1 5JX	8 Winter Lodge 1 Fern Walk SE16 3JD

Petrol Filling Station 262-272 St Jamess Road SE1 5JX
 Unit 3a St James Industrial Mews SE1 5JX
 Mr J D Arnold 330-334 St Jamess Road SE1 5JX
 Unit 3b St James Industrial Mews SE1 5JX
 Part Ground Floor And Part Second Floor 294-304 St Jamess Road SE1 5JX
 Part First Floor Rear 294-304 St Jamess Road SE1 5JX
 Barbagallo Part Ground Floor 294-304 St Jamess Road SE1 5JX
 5 Ivy Court Argyle Way SE16 3JE
 4 Ivy Court Argyle Way SE16 3JE
 6 Ivy Court Argyle Way SE16 3JE
 8 Fallow Court Argyle Way SE16 3JQ
 7 Fallow Court Argyle Way SE16 3JQ
 Unit C2 Six Bridges Trading Estate SE1 5JT
 Unit D Six Bridges Trading Estate SE1 5JT
 3 Ivy Court Argyle Way SE16 3JE
 2 Ivy Court Argyle Way SE16 3JE
 4 Fern Walk London SE16 3JD
 3 Fern Walk London SE16 3JD
 5 Fern Walk London SE16 3JD
 7 Fern Walk London SE16 3JD
 6 Fern Walk London SE16 3JD
 10 Fallow Court Argyle Way SE16 3JQ
 9 Fallow Court Argyle Way SE16 3JQ
 11 Fallow Court Argyle Way SE16 3JQ
 2 Fern Walk London SE16 3JD
 12 Fallow Court Argyle Way SE16 3JQ
 Unit 5 St James Industrial Mews SE1 5JX
 292 St James's Road London SE1 5JX
 290 St James's Road London SE1 5JX
 310-326 St James's Road London SE1 5JX
 328 St James's Road London SE1 5JX
 76 Rolls Road London SE1 5DU
 Unit 2 The Old Bike Shed 330-334 St James's Road SE1 5JX
 282 St James's Road London SE1 5JX
 286 St James's Road London SE1 5JX
 284 St James's Road London SE1 5JX
 278-280 St James's Road London SE1 5JX
 Unit C3 Six Bridges Trading Estate SE1 5JT
 Gospel Of Light Unit 4 St James Industrial Mews SE1 5JX
 Unit 6 St James Industrial Mews SE1 5JX
 Unit B1 Six Bridges Trading Estate SE1 5JT
 Phoenix Primary School Marlborough Grove SE1 5JT
 Unit C1 Six Bridges Trading Estate SE1 5JT
 288 St James's Road London SE1 5JX
 Unit C4 Six Bridges Trading Estate SE1 5JT
 10 Culloden Close London SE16 3JH
 9 Culloden Close London SE16 3JH

49 Sherwood Gardens London SE16 3JB
 48 Sherwood Gardens London SE16 3JB
 50 Sherwood Gardens London SE16 3JB
 52 Sherwood Gardens London SE16 3JB
 51 Sherwood Gardens London SE16 3JB
 44 Sherwood Gardens London SE16 3JB
 43 Sherwood Gardens London SE16 3JB
 45 Sherwood Gardens London SE16 3JB
 47 Sherwood Gardens London SE16 3JB
 46 Sherwood Gardens London SE16 3JB
 1 Ivy Court Argyle Way SE16 3JE
 54 Sherwood Gardens London SE16 3JB
 53 Sherwood Gardens London SE16 3JB
 55 Sherwood Gardens London SE16 3JB
 57 Sherwood Gardens London SE16 3JB
 56 Sherwood Gardens London SE16 3JB
 42 Sherwood Gardens London SE16 3JB
 Flat 14 Archers Lodge SE16 3JH
 Flat 13 Archers Lodge SE16 3JH
 Flat 15 Archers Lodge SE16 3JH
 Flat 17 Archers Lodge SE16 3JH
 10 Chevron Apartments, 294 St. James's Road SE1 5JX
 Flat 1 Chevron Apartment 294 St. James's Road Se15jx
 7 Chevron Apartments 294 St Jamess Road SE1 5JX
 Flat 16 Chevron Apartments SE1 5JX
 Flat 27, Chevron Apartments 294 St James's Road SE1 5JX
 Flat 11 Chevron Apartments 294 St James's Road SE1 5JX
 Flat 14, Chevron Apartments 294 St James Road SE1 5JX
 31 Chevron Apartments 294 St James's Road SE1 5JX
 26 Chevron Apartments SE15JX
 Flat 3 Chevron Apartments 294 St James's Road SE1 5JX
 12, Chevron Apartments 294 St. James's Road SE1 5JX
 12, Chevron Apartments 294 St. James's Road SE1 5JX
 744 Alaska Buildings 61 Grange Road SE1 3BD
 294 St James's Road London SE15JX
 5 Chevron Apartments 294 St James's Road SE1 5JX
 Effingham House Arundel Street WC2
 5 Chevron Apartments, 294 St James's Road London SE1 5JX
 294 St James's Road London SE1 5JX
 21 Chevron Apartments 294 St James Road SE1 5JX
 B301 27 Green Walk SE1 4TX
 Flat B301, Jam Factory 27 Green Walk SE1 4TX
 26 Chevron Apartments London SE1 5JX
 26 Chevron Apartments London SE1 5JX
 4 Chevron Apartments 294 St James's Road SE1 5JX
 20 Chevron Apartments 294 St. James's Road SE1 5JX

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

B301 27 Green Walk SE1 4TX
Effingham House Arundel Street WC2
Email representation
Flat B301, Jam Factory 27 Green Walk SE1 4TX
Flat 11 Chevron Apartments 294 St James's Road SE1 5JX
Flat 14, Chevron Apartments 294 St James Road SE1 5JX
Flat 3 Chevron Apartments 294 St James's Road SE1 5JX
10 Chevron Apartments, 294 St. James's Road SE1 5JX
10 Chevron Apartments, 294 St. James's Road SE1 5JX
12, Chevron Apartments 294 St. James's Road SE1 5JX
12, Chevron Apartments 294 St. James's Road SE1 5JX
20 Chevron Apartments 294 St. James's Road SE1 5JX
21 Chevron Apartments 294 St James Road SE1 5JX
26 Chevron Apartments London SE1 5JX
26 Chevron Apartments London SE1 5JX
26 Chevron Apartments SE15JX
282 St James's Road London SE1 5JX
294 St James's Road London SE1 5JX
31 Chevron Apartments 294 St James's Road SE1 5JX
4 Chevron Apartments 294 St James's Road SE1 5JX
5 Chevron Apartments, 294 St James's Road London SE1 5JX
5 Chevron Apartments 294 St James's Road SE1 5JX
744 Alaska Buildings 61 Grange Road SE1 3BD