

Item No. 7.1	Classification: Open	Date: 20 November 2018	Meeting Name: Planning Sub Committee A
Report title:	Development Management planning application: Application 18/AP/1431 for: Full Planning Application Address: MUSLIM ASSOCIATION OF NIGERIA, 365 OLD KENT ROAD, LONDON, SE1 5JH Proposal: Demolition of existing building and the erection of a 6 storey building (plus basement) containing an Islamic Cultural Centre for religious, educational, community and leisure use, including 1 service parking space and retail uses on ground floor (REVISED DESCRIPTION).		
Ward(s) or groups affected:	South Bermondsey		
From:	Director of Planning		
Application Start Date 09/07/2018		Application Expiry Date 08/10/2018	
Earliest Decision Date 11/08/2018			

RECOMMENDATION

1. That the Planning Committee grant planning permission, subject to the recommended planning conditions and the applicant entering into an appropriate legal agreement by no later than 20 May 2019.
2. That, in the event that the Section 106 Legal Agreement is not completed by 20 November 2019, that the Director of Planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 143 of this report.

BACKGROUND INFORMATION

Site location and description

3. The application site is currently occupied by a former public house, which is now in use as a place of worship for a Mosque. It is a three-storey corner building (including a basement) fronting onto the Old Kent Road to the south west and Rowcross Street to the north west. To the north east of the site is a 3 storey building with a retail unit at ground floor and residential accommodation above at 361-363 Old Kent Road (see planning history), to the south east is the three-storey Wessex House and to the north east is the seven storey Astley House, with parking and an open green space in front of it.
4. The site sits opposite the entrance to Burgess Park, and the Cobourg Road Conservation Area. The Conservation Area contains a number of Grade II listed building. It should also be noted that the draft Old Kent Road Area Action Plan also identifies other buildings of architectural interest and townscape merit near the site. The existing building on the site is not identified as a building of Townscape Merit.
5. The site falls within Sub Area 1 (Mandela Way, Crimscott Street and Old Kent Road

north) in the Draft Old Kent Road Area Action Plan, just outside site allocation OKR4.

6. The site lies within the following Southwark Plan designations:

- Old Kent Road Opportunity Area (Core Area);
- Urban Density Zone;
- Old Kent Road Archaeological Priority Zone;
- Air Quality Management Area; and
- Flood Risk Zone 3

Details of proposal

7. The existing facility has inadequate capacity at peak times, resulting in worshippers being accommodated in the street. Furthermore, only a limited range of facilities and services can be provided. There is also poor accessibility throughout the building for disabled users and this with limited mobility. Full planning permission is therefore sought for the demolition of the existing building and redevelopment of the site to provide a 6 storey building (plus basement). The building would provide an 1,432.4sqm (GIA) Mosque and Islamic Cultural Centre (Use Class D1), with associated community uses and two small retail units (79.6sqm) at ground floor fronting onto Rowcross Street. The proposal also includes a basement, one parking space, cycle and refuse stores. The new building would measure a maximum of 22.7m high. The parking space is proposed in the same location as an existing space and would be accessed at the same point on Rowcross Street. The proposed increase in D1 floorspace is 816.9sqm.

8. The main facilities that the proposed cultural/ community centre would provide are as follows:

Basement level:

- Sports hall / sports facilities; and
- Funeral preparation and coffin store

Ground floor:

- Reception area and information point for visitors;
- Retail units fronting onto Rowcross Street

First floor:

- Prayer hall
- Counselling / meeting room
- Imam's office

Second floor:

- Prayer hall with bi-fold partition to allow for separation of halls for non-prayer functions;
- Offices for administration of the centre; and
- Meeting room

Third floor:

- Classrooms / multi-functional rooms;
- Library with IT access & reading area;
- Kitchen; and
- Markaz / admin office

Fourth floor:

- Multi-functional hall for games, seminars, classes, meetings, guest speakers etc.;

- Kitchen
- Office

Fifth floor:

- Multi-functional hall;
- Business incubator space;
- Kitchen; and
- Office

9. The majority of these are facilities that the existing mosque on the site does not offer. The provision would also be vastly improved with the inclusion of disabled lifts and adequate toilet provision throughout the building.

Amendments

10. During the course of the application there has been some revised/updated drawings submitted. The following amendments were made to address Officers' concerns:
- Amended site plan to demonstrate access to the car parking space and clarify that the proposed building would not overhang the public highway;
 - A Sectional Bay Study for each floor;
 - Revised design of the north elevation and the windows to the rear of the building;
 - Introduction of a vertical green hanging wall to the north and west of the building;
 - 'TECU' copper or similar cladding panels replaced by Chanel U-Glass on the ground floor; and
 - Submission of a drainage strategy.

Planning history

11.

97/AP/0927 Application type: Full Application (FUL) Installation of new dome and minaret on roof of existing mosque and the addition of a decorative parapet.
17/EQ/0071 Application type: Pre-Application Enquiry (ENQ) Redevelopment of existing D1 mosque to provide a mixed use D1 and C, A - A1 Shop/Retail, D1 Mosque/Islamic Centre/Education/Community Centre C3 Residential accommodation arranged over 6 storeys and basement Decision date 02/10/2017 Decision: Pre-application enquiry closed (EQC)

Planning history of adjoining sites

361 – 363 Old Kent Road

12. 08/AP/3083 Application type: Full Application (FUL)
13. Use of ground floor for Class A1 (retail) purposes.
Decision date: 20/05/2009 Decision: Granted.
14. 03/AP/1475 Application type: Full Application (FUL)
Conversion of existing commercial property into 7 flats including the construction of an additional storey to the roof.
Decision date: 12/11/2003 Decision: Refused.

This application was refused due to:

- An inadequate internal floor layout which would cause a loss of amenity to future occupiers;
 - Windows in the north western elevation may prejudice the future redevelopment of the adjoining land;
 - There would not be adequate sound insulation to protect future occupiers; and
 - Drawings did not provide information regarding the first floor front extension and whether it is to be retained as part of the conversion.
15. Although it is noted that the conversion of this property to residential accommodation was refused, it is understood that the upper floors currently serve residential units, and have been as such during Officer Assessment.
16. There is no other relevant planning history for adjoining occupiers.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

17. The main issues to be considered in respect of this application are:
- a) Principle of Development;
 - b) Impact of proposed development on amenity of adjoining occupiers and surrounding area;
 - c) Impact of adjoining and nearby uses on occupiers and users of proposed development;
 - d) Design Issues;
 - e) Transport;
 - f) Impact on Trees;
 - g) Impact on character and setting of a listed building and/or conservation area; and
 - h) Any other material planning considerations.
18. There are also specific statutory duties in respect of the Public Sector Equalities Duty which are highlighted in the relevant sections below and in the overall assessment at the end of the report.

Planning Policy

National Planning Policy Framework (the Framework)

19. National planning policy is set out in the revised National Planning Policy Framework ('the NPPF'), published on 24 July 2018. The NPPF focuses on a presumption in favour of sustainable development, of which there are three strands; economic, social and environmental. The core planning principles include, amongst others, the requirement to 'drive and support development'.
20. Paragraph 48 of the revised NPPF states that weight can be afforded to relevant policies in emerging plans depending on the stage of preparation of the plan. The council is preparing the New Southwark Plan (NSP) and OKR AAP which are emerging policy documents. The new London Plan is also in draft form. The weight that can be afforded to these emerging documents is discussed in greater detail in paragraphs 199 - 204 of this report.

Section 2 - Achieving sustainable development
Section 6 - Building a strong, competitive economy

Section 7 - Ensuring the vitality of town centres
 Section 8 - Promoting healthy and safe communities
 Section 9 - Promoting sustainable transport
 Section 11 - Making effective use of land
 Section 12 - Achieving well-designed places
 Section 14 - Meeting the challenge of climate change, flooding and coastal change
 Section 15 - Conserving and enhancing the natural environment
 Section 16 - Conserving and enhancing the historic environment

The London Plan 2016

21. The London Plan is the regional planning framework and was adopted in 2016.

Policy 3.1 Ensuring Equal Life Chances For All
 Policy 3.16 Protection And Enhancement Of Social Infrastructure
 Policy 3.9 Mixed and balanced communities
 Policy 4.3 Mixed use development and offices
 Policy 5.7 Renewable energy
 Policy 5.8 Innovative energy technologies
 Policy 5.11 Green roofs and development site environs
 Policy 5.12 Flood risk management
 Policy 5.13 Sustainable drainage
 Policy 5.21 Contaminated land
 Policy 6.9 Cycling
 Policy 6.10 Walking
 Policy 6.13 Parking
 Policy 7.2 An inclusive environment
 Policy 7.3 Designing out crime
 Policy 7.4 Local character
 Policy 7.6 Architecture
 Policy 7.8 Heritage assets and archaeology
 Policy 7.21 Trees and woodlands
 Policy 8.2 Planning obligations
 Policy 8.3 Community infrastructure levy

Core Strategy 2011

22. Strategic policy 1 - Sustainable development
 Strategic policy 2 - Sustainable transport
 Strategic policy 4 - Places to learn and enjoy
 Strategic policy 10 - Jobs and businesses
 Strategic policy 12 - Design and conservation
 Strategic policy 13 - High environmental standards
 Strategic policy 14 - Implementation and delivery

Southwark Plan 2007 (July) - saved policies

23. The adopted local plan for Southwark includes the saved policies from the 2007 Southwark Plan in addition to the 2011 Core Strategy including its strategic policies.
24. 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 2.1 - Enhancement of community facilities
Policy 2.2 - Provision of new community facilities
Policy 3.2 - Protection of amenity
Policy 3.3 - Sustainability assessment
Policy 3.4 - Energy efficiency
Policy 3.7 - Waste reduction
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 3.17 – Listed Buildings
Policy 3.18 - Setting of conservation areas, listed buildings and world heritage sites
Policy 3.19 - Archaeology
Policy 5.2 - Transport impacts
Policy 5.3 - Walking and cycling
Policy 5.6 - Car parking

Supplementary Planning Documents

25.

Sustainable Design and construction SPD (2009)
Sustainable Transport SPD (2010)
Section 106 Planning Obligations and Community Infrastructure Levy (2015)
Design and Access Statements SPD (2007)

Emerging Policy

Draft New London Plan

26. The draft New London Plan was published on 30 November 2017 and the first and only stage of consultation closed on 2nd March 2018. Given the stage of preparation it can only be attributed limited weight. The draft New London Plan identified the Old Kent Road as having a minimum capacity for housing of 12,000 and a jobs target of 5,000.

Old Kent Road Area Action Plan (OKR AAP)

27. The council is preparing an Area Action Plan/Opportunity Area Planning Framework for Old Kent Road (AAP/OAPF) which proposes significant transformation of the Old Kent Road area over the next 20 years, including the extension of the Bakerloo Line with new stations along the Old Kent Road towards New Cross and Lewisham. Consultation has been underway for 3 years, with a first draft published in 2016. A further preferred option of the Old Kent Road AAP (Regulation 18) was published in December 2017 and concluded consultation on 21st March 2018. As the document is still in draft form, it can only be attributed very limited weight.

New Southwark Plan

28. For the last five years the council has been preparing the New Southwark Plan (NSP) which will replace the saved policies of the 2007 Southwark Plan and the 2011 Core Strategy. The council concluded consultation on the Proposed Submission version (Regulation 19) on 27 February 2018. It is anticipated that the plan will be adopted in 2019 following an Examination in Public (EIP). Similarly with the OKR AAP, as the NSP is not yet adopted policy, it can only be attributed limited weight.

Consultation responses

29. At the time of writing, 184 public comments had been made in relation to this application. Of these, 167 comments have been made in support of the proposal, 13 in objection, and 4 neutral.
30. The main issue raised through objections are regarding:
- Increased on street parking stress and traffic flow, which was noted as already being issues from the existing mosque;
 - The increase in noise level due to more building users;
 - The continuous selling/cooking of goods on the public footpath;
 - Events management and number of attendees (e.g. managing large groups);
 - The design of the building (particularly the minaret) and its impact on the historical nature of Old Kent Road;
 - The Council's objectives for development in Peckham and the Old Kent Road;
 - The amount of development coming to the area;
 - Being unable to understand what this development offers the community;
 - The reason for demolition of the existing building;
 - Bin storage and environmental hygiene (e.g. vermin and discarded food);
 - Management of calls to prayer and hours; and
 - Lack of cycle storage provisions.
31. The main comments of support are summarised, as follows:
- The Muslim community are in desperate need of facilities;
 - Beneficial for the whole community;
 - Provides new jobs;
 - Provides community space for educational needs across all ages;
 - Long standing history in community;
 - Current issues with capacity;
 - Improves diversity and inclusivity;
 - Contributes aesthetically to the area;
 - Will be the marquee Islamic centre in South East London;
 - A place to relax and enjoy;
 - Beneficial for small business (e.g. catering, cleaning etc.);
 - Empowers children education and leisure;
 - Mosques reputation to connect government to grass roots people;
 - Continual services (e.g. weddings, funeral etc.);
 - Provides a range of facilities; and
 - Long over due regeneration

Officers Response to objections:

32. *Objection - 'Increased on street parking stress and traffic flow, which was noted as already being issues from the existing mosque.'*

Officer's comments: This issue has been addressed in the Transport section of this report. Please refer to paragraphs 112 – 113.

33. *Objection - 'The increase in noise level due to more building users'*

Officer's comments: This issue has been address in the noise impacts section of this report. Please refer to paragraphs 107 – 108.

34. *Objection - 'The continuous selling/cooking of goods on the public footpath'*

Officer's comments: The application does not seek permission for the selling/cooking of goods on the public highway and therefore would not form part of a material planning consideration. The selling of goods on the public highway would be a matter for the 'markets and street trading team', who can be contacted via the Southwark Council website.

35. *Objection - 'Events management and number of attendees (e.g. managing large groups)'*

Officer's comments: The management and number of attendees have been noted in the Design, Access and Sustainability Statement. This has also been highlighted in the submitted Transport Statement. The management of the events includes signage and marshalling to ensure the safe operation of the public highway. Officers are satisfied that sufficient information has been provided for this purpose.

36. *Objection - 'The design of the building (particularly the minaret) and its impact on the historical nature of Old Kent Road'*

Officers comments: This issue has been addressed in the 'Design issues' section of this report. Please refer to paragraph 129 – 136.

37. *Objection - 'The Council's objectives for development in Peckham and the Old Kent Road and The amount of development coming to the area'*

Officer's comments: The council are currently preparing a new local plan (New Southwark Plan) which will be a new borough-wide planning and regeneration strategy up to 2033. This sets out the Councils objectives for the development in Peckham and the Old Kent Road through each respective Area Action Plan.

38. *Objection - 'Being unable to understand what this development offers the community'*

Officer's comments: The application has been accompanied by a Design, Access and Sustainability statement which gives a detailed explanation as to what the development offers the community. This has also been addressed in the equalities impact section of this report. Please see paragraph 103.

39. *'The reason for demolition of the existing building'*

Officer's comments: This query has been addressed in the design issues section of this report. Please see paragraphs 129 – 136.

40. *Objection - 'Bin storage and environmental hygiene (e.g. vermin and discarded food)'*

Officers comments: This issue has been addressed in the refuse/recycling storage arrangements section of this report. Please see paragraph 127.

41. *Objection - 'Management of calls to prayer and hours'*

Officer's comments: The applicant has confirmed that there will be no calls to prayers associated with the development. A compliance condition will be attached to reflecting this to ensure the development would not cause harm to the amenity of residents in the surrounding area.

42. *Objection - 'Lack of cycle storage provisions.'*

Officer's comments: This issue has been addressed in the cycle parking section of this report. Please see paragraphs 116 – 122.

Officers response to comments of support

43. It is noted acknowledged that there have been a number of letters of support received.
44. All comments received through public consultation (including objections/neutral) are welcomed. This application has been assessed under material planning considerations and against relevant planning policies.

Statutory Consultee Responses

Transport for London (TfL)

45. In their consultation response, TfL raise the following concerns with the proposed development:
- Foundation positions in relation to the Bakerloo Line Extension. TfL request a condition is imposed requiring their approval of foundation details;
 - The potential for alternative D1 uses, which could have different trip generation patterns. TfL requests a condition restricting the type of use to mosque and community activities rather than any use within the D1 class;
 - Main door details, which should be amended to avoid encroaching onto existing footway space;
 - Cycle parking, the accessibility of which is significantly below the standards set by the London Plan and Southwark's own policy, and should be considered a reason for refusal;
 - The impacts of construction, for which TfL request that a Construction Logistics Plan is secured by condition (on which TfL should be consulted); and
 - Interim arrangements for mosque and community activities during construction. Approval of details could be secured by condition to ensure that the traffic (and other) impacts can be properly considered.
46. TfL welcome the following aspects of the proposal:
- The proposed set-back of the building along Rowcross Street;
 - The retention of the parking space at the rear of the building for minibus parking;
 - The submission of a Delivery Service Management Plan is welcomed; and
 - The submission of a travel plan with acceptable targets.
47. TfL also acknowledge the following:
- Public transport demand (especially for Friday prayers) would not coincide with traditional commuting peaks; and
 - Disabled "blue badge" holders will be able to park in normal parking places or on single yellow line restrictions (provided no restrictions on loading are introduced) or at certain times within the existing red route loading/parking box
48. Officer response: The conditions required by TfL have been included with this recommendation. The requirement to notify TfL of any interim arrangements has been included as an informative. The details of the proposed cycle parking, including its accessibility would also be required by planning condition.

Environment Agency

49. In their consultation response, the Environment Agency note that the site is situated

within Flood Zone 3, the high risk zone, and that it falls into a flood risk vulnerability category and flood zone that requires the exception test to be passed according to Tables 2 and 3 of the National Planning Policy Framework (NPPF) Planning Policy Guidance. The River Thames flood defences in this area defend the site to a 1 in 1000 year annual probability of river flooding in any year (<0.1%). Areas of residual flood risk can occur due to failure of the flood defences or a design flood event greater than that mentioned above. However according to the best information available the site lies outside the area of residual risk of flooding.

50. Please note that there may be other sources of flooding that affect this site, for example, surface water, sewer, or groundwater flooding. Under the Flood and Water Management Act the local authority has the lead role in these matters and consideration of these other sources of flooding may be necessary to inform suitable mitigation measures to reduce the impact of flooding.

Metropolitan Police Service/Secure By Design

51. The Metropolitan Police Service note that Secure By Design is referred to in the submitted Design and Access Statement, although no contact with the Designing Out Crime Unit has been made. Their view is that the development could achieve the security requirements of Secured By Design and they recommend that a condition should be included to require this.
52. Officer Response: The condition has been included with this recommendation

Thames Water

53. Thames Water have advised that with regard to waste water network and waste water process infrastructure capacity, they would not have any objection to the above planning application, based on the information provided. With regard to surface water drainage, Thames Water advises that if the developer follows the sequential approach to the disposal of surface water they would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They also advise that with regard to water network and water treatment infrastructure capacity, they do not have any objection.
54. They recommend one condition relating to a piling method statement and one informative relating to water pressure.
55. Officer Response: Both the condition and informative are included with this recommendation.

Fire Authority

56. No objections or comments to raise.

Southwark Officers

Southwark Surface Water and Flood Risk Team (SWFR)

57. The SWFR do not object to the application on the grounds of flood risk. However, they note that there are a number of matters which require clarification and therefore recommend that conditions regarding flood resilience and safety and surface water management are attached to any permission.
58. Officer Response: It is noted that a flood resilience and safety condition be attached to this permission. With regards to surface water management, the applicant proposes

'brown roofs' on site and it is acknowledged that details of this did not form part of the application. As such, details of brown roofing will be secured by condition. As no other surface water drainage methods are proposed, in line with AAP11: Cleaner, greener, safer of the Old Kent Road Area Action Plan (OKR AAP), the council will seek to secure a financial contribution through a S106 agreement to offset the shortfall.

Archaeology

59. Southwark's Archaeology Officer has advised that the application site is situated within the 'Old Kent Road' Archaeological Priority Zone (APZ) and the proposed extension to the basement is likely to have an impact upon any below ground archaeological remains which may survive in this part of the Site. As such, the Officer has requested a planning condition requiring an Archaeological Watching Brief and a planning condition requiring Archaeology Reporting Site Work.
60. Officer Response: Both conditions are included with this recommendation.

Ecology

61. Southwark's ecology officer has advised that the Preliminary Ecology Assessment is acceptable. He has recommended a condition for 6 swift bricks as swifts have been recorded within 500m of the site. This condition is included with this recommendation.

Urban Forester

62. Southwark's Urban Forester has advised that the submitted Arboricultural Method Statement provides sufficient details of how one small off site tree may be affected and recommended a condition to ensure that all tree protection measures are installed carried out and retained through out the period of works.
63. Officer Response: The condition is included with this recommendation

Environmental Protection Team

64. Southwark's Environmental Protection Team (EPT) has reviewed the proposals in relation to noise and vibration, plant noise, air quality, ventilation, odour, land contamination and construction management. They have recommended a condition requiring an acoustic assessment and specific noise standards to be achieved. They have also recommended conditions relating to amplified and non amplified music and speech and plant noise. In relation to air quality, the EPT are satisfied by the submitted material, and advised that emissions during construction should be dealt with through a construction management plan. They raise concerns that no details of the ventilation of the basement sports facilities have been submitted. These would be required by condition. They also recommend a condition relating to commercial kitchen extract ventilation. In relation to contaminated land the EPT has advised that they are satisfied with the information provided and no further investigation is recommended. Finally, they request a Construction Environment Management Plan (CEMP).
65. Officer Response: All requested conditions are included with this recommendation. The CEMP would be secured through the Section 106 Legal Agreement.

Highways

66. Southwark's Highways Officers requested clarification/ correction of the access to the parking space and doors shown opening outwards into the public realm. As the retaining walls of the basement would be in close proximity to the public highway, they have also requested detailed design and method statements to be submitted to and

approved by the Highway Authority. They also advised that, if consent is granted, the applicant must enter into a Section 278 agreement to complete the following works:

- Repave the footway fronting the development including new kerbing on Rowcross Street using materials in accordance with Southwark's Streetscape Design Manual (precast concrete slabs and granite kerbs);
 - Vehicle crossover to be constructed to the relevant SSDM standards (DS132);
 - Provide a dropped kerb with tactile paving at the pedestrian crossing on Rowcross Street; and
 - Detailed drawings demonstrating that surface water would not flow onto the public highway.
67. They also requested a Construction Environment Management Plan (CEMP) to be submitted to the Council and that prior to works commencing on site (including any demolition) a joint condition survey should be arranged with Southwark Highway Development Team.
68. Officer Response: The requested clarifications have been made to revised drawings. Full details of the foundation and basement design would be required by planning condition. The CEMP and requirement to enter into a Section 278 Agreement with both Southwark and TfL would be secured through the Section 106 Legal Agreement.

Transport Planning

69. Southwark Council's Transport Planning Team, raise no objection to the proposal subject to a condition for the monitoring of the travel plan (a draft of which was submitted) that will cover both day to day and event activity. When the new centre has been open for three months, a new travel survey will need to be undertaken. This will be the baseline for two years on monitoring.
70. Officer Response: Noted. Management of the travel plan would be secured through the Section 106 Agreement.

Local Economy Team

71. Southwark's Local Economy Team has confirmed that this application would not trigger any of their obligations (employment in construction; employment in end phase; or loss of employment space).

Equality Implications

72. The Public Sector Equality Duty (PSED) contained in Section 149 (1) of the Equality Act 2010 imposes a duty on public authorities to have, in the exercise of their functions, due regard to three "needs" which are central to the aims of the Act:
- a) The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act.
 - b) The need to advance equality of opportunity between persons sharing a relevant protected characteristic and persons who do not share it. This involves having due regard to the need to:
 - c) Remove or minimise disadvantages suffered by persons who share relevant protected characteristic that are connected to that characteristic.
 - d) Take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it.

- e) Encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
73. There is also a responsibility to foster good relations between persons who share relevant protected characteristic and those who do not. This involves having due regard, in particular, to the need to tackle prejudice and promote understanding.
74. The Integrated Impact Assessment (IIA) (specified in Appendix D of the New Southwark Plan (NSP) – Proposed Submission Version November 2017), includes an Equalities Impact Assessment which outlines a number of ‘protected characteristics’. These are defined as the groups or communities where the government feels that discrimination or unfair treatment could arise. The Council consider this to include race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
75. As set out in the Essential Guide to the Public Sector Equality Duty (2014), “the duty is on the decision maker personally in terms of what he or she knew and took into account. A decision maker cannot be assumed to know what was in the minds of his or her officials giving advice on the decision”. A public authority must have sufficient evidence in which to base consideration of the impact of a decision.
76. This section of the report examines the impact of the proposals on those with protected characteristics, with a particular focus on the Council’s legal duties under Section 149 of the Equality Act (2010).

Affected groups

77. The facilities currently provided by the mosque on the site are inadequate for the needs of the Muslim population (religious belief) and disabled users of the building. These two protected characteristics are therefore identified as likely to be impacted upon by the proposed development. The capacity of the existing mosque is insufficient and can only offer a limited range of facilities and services. There is no lift within the building and the ramp access at the rear does not comply with the relevant standards for accessibility.
78. The application is accompanied by a Design, Access and Sustainability Statement prepared by Atelier, UWA Architects, dated June 2018. This thoroughly presents a statement of case that demonstrates the lack of existing provisions, considers the need for a new development to provide additional space to facilitate religious/faith and wider community activities for a range of ‘protected characteristics’. In addition to this, a conclusion is reached that the increasing population of the area would also create a local demand for the facilities proposed.
79. The most up to date source, quantifying the percentage of religious groups in Southwark is the 2011 Census. This shows that Southwark has a wide range of faiths, with Christians representing the largest group at 53% (compared to 62% in 2001), followed by those with no faith at 27%, Muslims at 9% (compared to 7% in 2001) and Buddhist, Hindu, Jewish, Sikh and other religions at 1% or less. Southwark, since the 2001 Census, has seen the population increase by 12%, which is set to rise as the wider London population grows.
80. In the long term, it is identified that the proposed redevelopment would have positive impacts on both groups with protected characteristics. It is also considered that the proposals would have the potential to foster good relations between persons who share protected characteristics relating to Islamic belief and those who do not as the centre would be open to the whole local community. It is acknowledged however, that during the

construction period there would be a temporary loss of facilities for the group sharing protected characteristics by religion or belief and race as a result of the demolition of the existing building. However, this is short term impact as the newer facilities with a larger capacity would be delivered for a long term benefit.

Conclusion

81. The IIA underpins emerging policies AAP 4 – Social regeneration to revitalise neighbourhoods of the Old Kent Road AAP/OAPF (Further preferred option version 2017) and P44: Community uses of the New Southwark Plan (Proposed Submission Version), as it reasons that ‘Community facilities encompass a wide range of uses essential to meet diverse local needs... Community facilities should be designed and operated to facilitate access by people from all backgrounds to ensure that their needs are met’.
82. Saved Policy 2.2 - Provision of new community facilities of the Southwark Plan 2007 reasons that ‘Due to the intense pressure on land for development, it is important that the LPA protects and takes opportunities to provide community facilities where there is an identified need.’
83. Officers are satisfied that equality implications have been carefully considered throughout the planning process and that sufficient information is provided to have due regard to the equality impacts of the proposal as required by Section 149 of the Equality Act 2010 in determining whether planning permission should be granted.

Principle of Development

84. Saved Policy 2.2 of the Southwark Plan, Provision of new Community Facilities, states that “Planning permission will be granted for new community facilities provided:
 - i. Provision is made to enable the facility to be used by all members of the community; and
 - ii. The facility is not detrimental to the amenity of present and future occupiers of the surrounding area in compliance with Policies 3.2 and 5.2; and
 - iii. Where developments will generate more than 20 vehicle trips at any one time a Transport Assessment will be required in compliance with Policies 3.3 and 5.2.”
85. The existing provision on site provides 615sqm (GIA) of Use Class D1. The proposals would deliver 1,432.4sqm. It is acknowledged that the proposal would also introduce 79.6sqm of Use Class A1 (Retail) space and have an ancillary Use Class D2 in the form of the proposed sports facilities in the basement. These facilities are however considered to be ancillary to the main function of the building as a cultural/community centre.
86. The new facilities would represent a vast improvement for the existing users of the mosque as well as the wider community. The proposal to ensure that the proposed facilities could be used by all members of the community is set out clearly in the Design, Access and Sustainability Statement which outlines a number of community activities that would take place in the new building. These include:
 - A youth programme consisting of arranged day trips, talks and meetings;
 - Integration classes which opens dialogue and understanding through talks from organised groups (e.g. Metropolitan Police, inter-faith groups etc.);
 - English Language classes;
 - Supplementary classes (e.g. homework club and tuition classes);
 - Employment training and mentoring;
 - Outreach support; and

- Health classes (e.g. yoga and light fitness classes).

87. In accordance with Part iii of Saved Policy 2.2 a Transport Assessment has been submitted and the likely impacts are set out below. Given the above, officers are satisfied that the proposal would accord with Saved Policy 2.2, provided that there would not be any detrimental loss of amenity, including disturbance from noise, to present and future occupiers in the surrounding area; the design would not be detrimental to the character of the surrounding area; and the proposal meets the criteria of any other material planning considerations.

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

88. Saved Policy 3.2 of the Southwark Plan, Protection of Amenity, seeks to ensure that new development does not compromise the amenities enjoyed by existing neighbours, for example, by protecting adequate daylight and sunlight, privacy, immediate outlook and a reasonable degree of peace and quiet.

Privacy and Overlooking

89. The distance across Rowcross Street between the proposed windows and the residential windows in the side elevation of 361 – 363 Old Kent Road would be approximately 9m. This would fall short of the requirement of Southwark's Residential Design Standards SPD for 12m where buildings face each other across the highway. It is however the same distance as the existing condition. As the windows would be larger than the existing and would serve more intensively used spaces however, it is considered that a planning condition requiring the windows on the west elevation, above ground floor level, to be obscure glazed is appropriate.
90. To the east of the building, there would be no windows that would overlook Wessex House. The original proposal to glaze the vertical circulation on this elevation was revised to clad it in copper in order to avoid harmful overlooking. Hit and miss brickwork would allow light into the building without allowing views out.

Daylight and Sunlight impacts

91. The submitted daylight and sunlight report examines the effects of the proposed development on the amount daylight and sunlight currently received by neighbouring residential properties and the extent of overshadowing of neighbouring outdoor amenity areas, e.g., private gardens, communal courtyards, etc.

Daylight

92. The primary test for assessing the extent to which neighbouring dwellings may or may not incur a loss of daylight as a result of a proposed new development is known as the Vertical Sky Component (VSC) test. Vertical Sky Component is a 'spot' measure of the skylight reaching the mid-point of a window from an overcast sky. It represents the amount of visible sky that can be seen from that reference point, from over and around an obstruction in front of the window.
93. For existing buildings, the Building Research Establishment (BRE) guidelines state that if the VSC at the centre of a window is more than 27% (or if not, then if it at least remains not less than 80% of its former value), then the diffuse daylighting of the existing building will not be adversely affected. The submitted report undertook the VSC test on the following neighbouring properties:

- Wessex House, 375 Old Kent Road;

- 361 – 363 Old Kent Road;
- 352 – 356 Old Kent Road;
- 358,360,362,364 and 368 Old Kent Road
- Asterly House, Row Cross Street

94. The applicants note that in the absence of windows facing the proposal development, Southernwood retail park has been excluded from the study. It is in any case, not considered that this is a sensitive receptor.

Windows failing VSC test (Before development)	
Wessex House, 375 Old Kent Road	16(out of 47)
361 – 363 Old Kent Road	8 (out of 23) 23
352 – 356 Old Kent Road	0 (out of 15)
358,360,362,364 and 368 Old Kent Road	0 (out of 44) 44
Asterly House	0 (out of 105)

Table 1: Windows failing VSC before proposed development

95. The results of the existing VSC tests (before proposed development) show that 24 windows out of 232 tested do not meet the BRE criteria. This refers to 16 windows across ground to second floor at Wessex House and 8 windows from ground to second floor at 361 – 363 Old Kent Road.

Windows for which there would be a noticeable decrease in VSC (After development)	
Wessex House, 375 Old Kent Road	0 (out of 47)
361 – 363 Old Kent Road	8 (out of 23)
352 – 356 Old Kent Road	0 (out of 15)
358,360,362,364 and 368 Old Kent Road	0 (out of 44)
Asterly House, Row Cross Street	0 (out of 105)

Table 2: Windows for which there would be a noticeable decrease in VSC after the proposed development

VSC results for the most effected windows (361-363 Old Kent Road)					
Floor	Window	VSC Existing (%)	VSC Proposed (%)	% of Existing (>=80%)	BRE Compliant?
Ground	W2	25.15	21.08	83%	Yes
First	W2	29.83	24.58	82%	Yes
	W3	20.86	12.43	59%	No
	W4	19.66	10.79	54%	No
	W5	19.29	10.57	54%	No
	W6	18.92	10.86	57%	No
Second	W1	27.33	15	54%	No
	W2	26.47	13.46	50%	No
	W3	26.06	13.24	50%	No
	W4	25.44	13.42	52%	No

Table 3: VSC results for the most effected windows (361-363 Old Kent Road)

96. The results of the submitted daylight analysis show that most of the windows tested would receive VSC values that are above the recommended levels or would experience

an impact that is within the limits set by BRE. The only exceptions are south facing windows on the first and second floors of 361-363 Old Kent Road.

97. Appendix I (Environmental Impact Assessment) of the BRE guide describes three 'scale of impact' categories, ranging from 'minor' to 'moderate' to 'major'. It is considered that the daylight impacts of the proposed development would be minor. The only noticeable impact would be on 361-363 Old Kent Road, where there would be a small number of windows affected. Eight windows would experience a noticeable loss of light. It is however noted seven of them already have a VSC below 27%. It is also noted that 16 of the windows at Wessex House fail the VSC test before the proposed development; the report concludes that there would not be a noticeable decrease in VSC after the development as they would all retain at least 80% of their current VSC level.

Sunlight Impacts

98. The sunlight impacts of the proposed development on neighbouring properties are assessed using the BRE's recommended Annual Probable Sunlight Hours (APSH) test. Annual Probable Sunlight Hours (APSH) is a measure of sunlight that a given window may expect over a year period. The BRE guidance recognises that sunlight is less important than daylight in the amenity of a room and is heavily influenced by orientation. North facing windows may receive sunlight on only a handful of occasions in a year, and windows facing eastwards or westwards will only receive sunlight for some of the day. Therefore, BRE guidance states that only windows with an orientation within 90 degrees of south need be assessed. The following properties have been assessed:

Assessed properties and windows	
Wessex House, 375 Old Kent Road	22 windows tested
361 – 363 Old Kent Road	12 windows tested

Table 4: Windows assessed for APSH

99. This test involves analysing the number of hours in which windows facing due south will receive sunlight at different points in the year. The BRE guidance advises that a dwelling will appear reasonably sunlit if at least one main window falls within 90 degrees of due south and can receive 25% annual probable sunlight hours, including at least 5% during the winter months.
100. The results of the of the sunlight assessment demonstrate that all of the windows in Wessex House would remain BRE compliant. Five out of the 12 windows tested at 361-363 Old Kent Road would fail to meet the BRE criteria for APSH, with only 1 failing the Winter Probable Sunlight Hours (WPSH) test. Officers recognise that two of the tested windows are smaller in scale and as such are unlikely to serve main habitable rooms. Whilst it is acknowledged there would be some loss of sunlight, on balance, it is considered that the scale of significance is minor as the impact is on a small number of windows, with some rooms likely to have a lower requirement for sunlight.

APSH results for the most effected windows (361-363 Old Kent Road)					
Floor	Window	APSH Existing (%)	APSH Proposed (%)	% of Existing (>=80%)	BRE Compliant?
First	W4	36	23	64%	No
	W5	35	20	65%	No
	W6	35	19	54%	No
Second	W1	53	28	53%	Yes
	W2	53	26	49%	Yes
	W3	53	24	45%	No
	W4	54	23	43%	No

Table 5: APSH results for the most effected windows (361-363 Old Kent Road)

WPSH results for the most effected windows (361-363 Old Kent Road)					
Floor	Window	WPSH Existing (%)	WPSH Proposed (%)	% of Existing (>=80%)	BRE Compliant?
	W5	9	6	67%	Yes
	W6	9	4	44%	No
Second	W1	15	11	63%	Yes
	W2	15	9	60%	Yes
	W3	15	7	47%	Yes
	W4	15	5	33%	Yes

Table 6: WPSH results for the most effected windows (361-363 Old Kent Road)

101. The results of the daylight and sunlight assessments demonstrate that the majority of the tested windows of the neighbouring properties would retain VSC and APSH/WPSH values above the BRE recommended levels or have a reduction in their values from the baseline scenario that is within the limits set by the BRE. The only exceptions are the south facing windows at first and second floors of 361-363 Old Kent Road, two of which are thought likely to serve non-habitable rooms.
102. As such, it is concluded that the development would have a minor impact overall, with a moderate impact on 361-363 Old Kent Road. On balance, it is not considered that the proposal would cause a detrimental loss of daylight to neighbouring properties such that it would warrant refusal, as the harm caused relatively united and outweighed by the wider benefits of the proposals.

Overshadowing of outdoor amenity spaces

103. As mentioned above the daylight and sunlight report also examines the effects of the proposed development on the extent of overshadowing of neighbouring outdoor amenity areas, e.g., private gardens, communal courtyards, etc.
104. The BRE guidelines state that for a garden or amenity area to appear adequately sunlit throughout the year, at least 50% of the area should receive at least two hours of sunlight on 21st March, and; in addition, if, as result of new development, an existing garden or amenity area does not reach the area target above and the area which can receive two hours of direct sunlight on 21st March is reduced by more than 20% this loss is likely to be noticeable.
105. The submitted report assessed the overshadowing impact on outdoor amenity areas within Astley House and Wessex House, and in each case the impact was within the recommended tolerance. Indeed, there would be no change to the overshadowing of

these spaces at all.

Noise Impacts

106. The submitted application is accompanied by a noise impact assessment. This includes a detailed 24hr daytime and night-time fully automated environmental noise survey of the site to establish the currently prevailing noise climate. The use identified when the assessment was carried out was multi-use facilities with residential units, but no residential units proposed in the current application. The report states that plant noise emission criteria have been recommended based on the results of the noise survey and with reference to the Local Authority's planning requirements. The assessment does not address the likely impact of noise generated by the intensified use of the site on neighbouring properties. It does however acknowledge that the Local Planning Authority may expect to be provided with details of the sound insulation treatments when available. Therefore in granting consent it recommends that it would be appropriate for a planning condition to be imposed requiring a scheme for protecting surrounding noise sensitive receptors.
107. In line with this, the Council's Environmental Protection Team (EPT), have recommended that an acoustic assessment is submitted by condition to detail the impact of this proposed use on neighbouring properties and a scheme of sound insulation installed to ensure that the LFmax sound from amplified and no-amplified music and speech shall not exceed the limitation specified. A condition requiring this is included with this recommendation.

Air Quality

108. The site is within an Air Quality Management Area. An Air Quality Assessment has been submitted in support of this application. This concludes that the proposed development has the potential to expose future occupants and neighbours to elevated pollution levels and cause air quality impacts during the construction and operational phases. During the construction phase of the development there is the potential for air quality impacts as a result of dust emissions from the site. The implementation of good practice dust control measures however, (as secured through the Construction Environment Management Plan required by the Section 106 Legal Agreement), would mean the impact would be not significant. As a result of the operation of the proposed development, air quality impacts as a result of traffic exhaust emissions associated with vehicles travelling to and from the site would be negligible as a result of the low number of trips anticipated.
109. In relation to air quality, the Council's EPT are satisfied by the submitted material, and advise that emissions during construction should be dealt with through a Construction Environment Management Plan.

Transport issues

Car Parking

110. The site has a PTAL rating of 5 and therefore represents good public transport accessibility. Furthermore, TfL in conjunction with Southwark and Lewisham Councils are proposing an extension of the Bakerloo Line through the Old Kent Road Opportunity Area. Although, the number and location of stations are yet to be decided, there is a potential station site covering the nearby Tesco and Southernwood Retail Park sites (referred to as Burgess Park in the Old Kent Road AAP/OAPF (Further preferred option version 2017)).
111. It is noted that residents raise concerns regarding the increase of on-street parking

stress as a result of the larger capacity. The application site falls within a Controlled Parking Zone (CPZ). Saved Policy 5.6 Car Parking of the Southwark Local Plan states that all developments must justify the amount of any parking sought and that the LPA will restrict permit provision in CPZ where necessary. In this case, the CPZ allows up to 4 hours of on street parking on a pay and display premise between the hours of 08:00 – 18:30, Monday to Friday. Outside of these hours, the CPZ is for permit holders only. The applicants conducted a 'Travel Mode Choice' survey in 2015. The survey was issued to all users of the centre for a period of time rather than for a specific event. It was concluded that of the 326 respondents, 73% of the centres users use sustainable modes (public transport, walking, and cycling and car share) of transport to access the site.

112. Officers recommend that the monitoring of the travel plan (a draft of which was submitted) should be secured through the Section 106 Agreement. This should cover both day to day and event activity. When the new centre has been open for three months a new travel survey will be undertaken this will be the base line for two years on monitoring.
113. Notwithstanding the above, disabled users are provided with spaces on Rowcross Street for use between 10:00 and 16:00 Monday to Saturday. In addition, the mosque organises a minibus service for worshippers who are of this shared protected characteristic. This will continue as part of the new development.
114. Whilst it is acknowledged that there would be some increase in parking particularly for evening prayer, it is not envisaged that this would be so severe as to be detrimental to neighbouring properties and existing highway users as a large proportion of the building users would travel by a sustainable mode of transport.

Cycle parking provision

115. Saved Policy 5.3 ('Walking and Cycling') of the Southwark Plan seeks to ensure that Developments provide facilities for pedestrians and cyclists.
116. Table 6.3 Cycle Parking minimum standards, Policy 6.9 Cycling of The London Plan 2016 requires that developments of this nature have the following:

Land use		Long - stay	Short-stay
A1	food retail	from a threshold of 100 sqm: 1 space per 175 sqm	from a threshold of 100 sqm: first 750 sqm: 1 space per 40 sqm thereafter: 1 space per 300 sqm
	non-food retail	from a threshold of 100 sqm: first 1000 sqm: 1 space per 250 sqm thereafter: 1 space per 1000 sqm	from a threshold of 100 sqm: first 1000 sqm: 1 space per 125 sqm thereafter: 1 space per 1000 sqm
D1	(non-residential institutions)	1 space per 8 staff	1 space per 100 sqm

Table 7: Cycle Parking minimum standards from the London Plan 2016

117. The applicant has provided the following:

Land use		Long - stay	Short-stay
A1	food retail	See para 142	See para 142
	non-food retail		
D1	(non-residential institutions)	2 spaces	14 spaces

Table 8: Proposed cycle parking spaces

118. The scheme proposes 79.6sqm of Use Class A1 floor space, this falls below the 100sqm threshold. As such, there is no requirement to provide cycle spaces for these units. Despite this, the applicant would provide 4 cycle spaces for this use. Officers welcome this approach to support sustainable transit modes, as promoted by Strategic Policy 2 - Sustainable Transport of the Southwark Core Strategy.
119. London parking standards indicate (Table 7: Cycle Parking minimum standards from the London Plan 2016) that for non-specified D1 uses one space per eight staff members (minimum two spaces) and one space per 100sqm (minimum two spaces) should be provided. Based on the proposed buildings having eight staff members and a combined floor area of 1,432.4sqm (excluding retail units) this equates to a requirement of two long stay and 14 short stay spaces.
120. The spaces allocated to the public would be contained internally and in a main cycle store to the rear of the building accessible externally. A separate store would house the 2 staff spaces. The style of storage appears to be generally vertical racks, with two of the locations requiring the negotiation of stairs. As such, there are some concerns about the accessibility of non-standard/adapted bikes and the safety and comfort of cyclists when accessing the facilities and the bicycles themselves.
121. Whilst it is acknowledged that the proposal would provide a sufficient number of cycle parking spaces, the style of rack and accessibility would fall below the standards set out in Policy 6.9 Cycling of The London Plan 2016. However, Officers consider there would be sufficient space on-site and resources to be able to deliver acceptable cycle storage facilities for the development. As such a condition requiring detailed proposals for satisfactory safe and secure cycle parking facilities is included with this recommendation.

Deliveries and Servicing

122. Old Kent Road is an extremely active road which can often get congested, particularly during peak hours. The Council is keen to ensure that all servicing takes place on side streets off Old Kent Road to prevent obstruction. The applicant has confirmed that the proposed development expects deliveries to occur twice a week; these are envisaged to be small good vehicles (i.e. transit van). The single parking space to rear, accessed off Rowcross Street is expected to be utilised for this purpose.
123. With regards to the retail units, an assessment has been undertaken of the 'worst case' scenario in which two of the units are used by convenience store operators. It is concluded this would result in the 2 trips a day from large vehicles. It is not expected that this would cause a significant impact to the highway of Rowcross Street or the Old Kent Road.
124. In any case and for the avoidance of doubt, prior to occupation of the retail units a detailed servicing management plan shall be submitted to the council, as required by a planning condition.
125. Further to this, a condition will be attached to the permission to ensure that any deliveries or collections to the commercial units shall only be between the following

hours: 08.00 to 20.00hrs on Monday to Saturday and 10.00 to 16.00hrs on Sundays & Bank Holidays.

Refuse/recycling storage arrangements

126. Refuse storage is proposed to the rear of the building, adjacent the parking space, accessible externally. This consists of 4 x 240L bins and 1 x 110L; this is considered sufficient and commensurate to the scale and nature of the proposed uses.

Construction Management

127. In order to ensure that increases in traffic, noise and dust associated with the construction phase of the development are minimised, a Construction Environment Management Plan would be requested by the Section 106 Legal Agreement.

Design issues

128. In assessing the design of this proposal, the Council has applied Section 12 of the NPPF (2018), with paragraphs 126, 127, 129 and 130 being of particular relevance; Strategic Policy 12, Design and Conservation of the Core Strategy (2010); and Saved Policies 3.12, 'Quality in Design', 3.13, 'Urban Design', 3.14, 'Designing Out Crime', 3.15, 'Conservation of Historic Environment', 3.18, 'Settings of Listed Buildings, Conservation Areas and World Heritage Sites' of the Southwark Plan (2007). The policy context requires a high quality of both architectural and urban design, enhancing the quality of the built environment with carefully considered design features and materials, particularly within the setting of a Conservation Area.
129. The existing building on the site is a three storey former public house with a basement. The external walls are rendered white with painted green details around the windows. The existing windows are painted white with timber frames. Whilst of some age and interest in the street scene, the existing building has not been identified in the draft Old Kent Road AAP as a building of townscape merit or architectural interest. As such it is not considered a heritage asset. It is in a relatively poor state of repair and is not large enough to accommodate the needs and ambitions of the current occupiers. As such, it is considered that any harm caused by the loss of this building would be outweighed by the wider benefits of the proposed redevelopment of the site.

Height, Scale and Massing

130. The proposals under consideration include the demolition of the existing building and structures on the site to allow for the construction of a six storey building. The proposal for a single, rectangular, slim building which would integrate well into the existing and future context of this part of the Old Kent Road. The maximum height of the building would be approximately 18.8m and the overall height, including the sculptural minaret detail at the southern end of the building would be 22.7m high. This scale is considered to sit well on this corner plot, mediating between the three storeys Wessex House to the south east, the seven storeys Astley house to the north east and the substantial bulk of the Southernwood retail park to the north west.
131. The height proposed would also relate well to the type of scale of development envisaged for the area in the draft Old Kent Road Area Action Plan (acknowledging the very limited weight of this document).

Design Quality

132. The design proposal would be of good quality. The building would form a clear hierarchy of 'base', 'middle' and 'top', ensuring comfortably proportioned elevations and

clear definition of the different uses of the building. The 'base' at the ground floor of the building would form an active retail frontage onto Rowcross Street, in line with the requirements of Saved Policy 3.13, at the back edge of the widened footway, and a new celebratory entrance to the building on the corner with Old Kent Road. The frontage onto the Old Kent Road would also be active, with a glass façade to the proposed reception area. The 'middle' would feature a grey brick façade with generously proportioned arched windows with gothic (pointed) heads, and a curved form to the rear with narrower windows and a vertical green hanging wall to respond to the open space outside Astley House. The top of the building would be defined by a copper clad box that would wrap down to the ground on the east elevation.

133. On the corner of Rowcross Street and Old Kent Road would be a sculptural copper minaret structure. This is designed in the form of a petal and would signify the entrance point to the building. The design solution proposed is considered to be a thoughtful and creative contemporary interpretation of traditional Islamic architecture, using materials that are appropriate for this setting on the Old Kent Road. The site is on a prominent corner directly opposite the entrance to Burgess Park. It is therefore worthy of a striking piece of architecture that, whilst complimenting its surroundings, does not need to ape or mimic any of the neighbouring buildings. The design proposed is well composed, balanced and finely detailed. In order to ensure the building is of the highest quality, a condition requiring detailed drawings of the proposals, including the shop fronts and ground floor frontage onto Old Kent Road is recommended.

Materials

134. The materiality proposed is clearly informed by the surrounding context, with the focus on masonry and metal details reflecting the industrial heritage of the Old Kent Road Area. These materials would be applied in a manner however, that would give the new cultural centre a landmark presence on this significant site. The material palette proposed is a combination of red brick (in response to Wessex House), copper metal cladding, and grey linear bricks with perforated details and glazing with powdered coated, grey aluminium window frames. This material palette is considered to be of a high quality and therefore acceptable.
135. In order to ensure that the materials specified are of the highest quality, a condition is recommended requiring samples of all facing materials to be submitted to and approved by the Local Planning Authority. This includes a requirement for 1 sqm panels showing the bricks laid in the bonds proposed, including examples of the perforations proposed.

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

136. The existing building on the site is not listed, and as described above, is not considered an undesignated heritage asset. It is not within a conservation area, but it is visible from the entrance to the Cobourg Road Conservation Area. As such, development here could impact on the setting of this conservation area. It is acknowledged that the Cobourg Road Conservation Area contains a number of listed buildings, but these are some distance from the Old Kent Road and unlikely to be impacted by the proposed development.
137. Saved Policy 3.18 of the Southwark Plan requires development within the settings of conservation areas to preserve or enhance their heritage significance. Given the scale of the proposed development and the sensitive use of materials, it is not considered that any harm would be caused to the significance of the conservation area. It is also worth noting again the prominence of this corner site and reiterating that this is considered appropriate for a landmark building demonstrating the creativity and quality of design proposed here. As such, the proposals are considered to comply with Saved

Policy 3.18.

Impact on trees

138. The submitted application is supported by an Arboricultural Impact Assessment prepared by agb Environmental, dated 4th January 2018 (ref: P3014.2.0).
139. The document identifies that there are no trees within the application site boundary, however there are two trees of considerable prominence located to the south-east of the application site, outside the site boundary. As the proposal is likely to affect these trees, protection measures in the form of fencing around Root Protection Areas (RPAs) and ground protection where necessary are proposed.
140. The Arboricultural Impact Assessment has been reviewed by Southwark Council's Urban Forester who concluded that the details submitted are sufficient and that a condition should be included to require the protection and management of the existing trees in accordance with the recommendations (including facilitative pruning specifications and supervision schedule) contained in the Arboricultural Method Statement. This is to avoid damage to the existing trees which represent an important visual amenity in the area. This condition is included with this recommendation.

Planning Obligations (S.106 undertaking or agreement)

141. Saved Policy 2.5 'Planning obligations' of the Southwark Plan and policy 8.2 of the London Plan advise that Local Planning Authorities should seek to enter into planning obligations to avoid or mitigate the adverse impacts of developments which cannot otherwise be adequately addressed through conditions, to secure or contribute towards the infrastructure, environment or site management necessary to support the development, or to secure an appropriate mix of uses within the development. Further information is contained within the Council's adopted Planning Obligations and Community Infrastructure Levy SPD.

Section 106 Agreement (S106)

142. A Section 106 Legal Agreement is currently being drafted, which would include clauses to secure the following:
 - Archaeological contribution of £3,389
 - Construction Environment Management Plan
 - Travel Plan management
 - CPZ controls
 - Commitment to Section 278 Agreements with both London Borough of Southwark and TfL
 - A possible financial contribution necessary in lieu of greenfield run off rate
 - Admin charge
143. In the event that a satisfactory legal agreement has not been entered into by 20th May 2019 it is recommended that the Director of Planning refuses planning permission, if appropriate, for the following reason:

"The proposal, by failing to provide for appropriate planning obligations secured through the completion of a S106 agreement, fails to ensure adequate provision of affordable housing and mitigation against the adverse impacts of the development through projects or contributions in accordance with saved policy 2.5 'Planning Obligations' of the Southwark Plan (2007), strategic policy 14 'Delivery and Implementation' of the Core Strategy (2011), policy 8.2 'Planning obligations' of the London Plan (2015) and the Planning Obligations and Community Infrastructure Levy SPD (2015)".

Mayoral and Southwark Community Infrastructure Levy (CIL)

144. Section 143 of the Localism Act states that any financial contribution received as Community Infrastructure Levy (CIL) is a material “local financial consideration” in planning decisions. The requirement for payment of the Mayoral or Southwark CIL is therefore a material consideration. However, the weight attached is determined by the decision maker. The Mayoral CIL is required to contribute towards strategic transport investments in London as a whole, primarily Crossrail, while Southwark’s CIL will provide for infrastructure that supports growth in Southwark.
145. In this instance a Mayoral CIL payment of £44,041.06 and a Southwark CIL payment of £7,129.62 would be required. These are pre-charitable relief figures and accordingly would be reduced when the CIL charitable claim is submitted after the grant of planning permission.

Sustainable development implications

146. Policy 5.2 of the London Plan requires major developments to provide an assessment of their energy demands and to demonstrate that they have taken steps to apply the Mayor's energy hierarchy. Policies 5.5 and 5.6 require consideration of decentralised energy networks and Policy 5.7 requires the use of on-site renewable technologies, where feasible. Non-domestic buildings must comply with the Building Regulations in terms of their carbon dioxide emissions. An Energy Statement has been submitted in support of this application which demonstrates that the proposal would exceed the CO2 emissions target from Part L of the Building Regulations (2013). The threshold for requiring financial contributions to the carbon offset green fund where schemes do not meet the overall carbon reduction targets identified in the development plan is development providing a net increase of 1,000 sqm or more of non residential floor space (GIA). This proposal would not exceed that threshold.
147. The following energy measures are proposed within the development:
- High standards of airtightness;
 - High standards of thermal insulation;
 - Solar photovoltaics;
 - Mechanical ventilation with heat recovery;
 - Natural and energy efficient lighting;
 - Water conservation measures;
 - Smart metering and smart heating controls;
 - Building energy management systems; and
 - Sustainable construction materials.

148. The passive environmental control solutions that form an integral part of the building design would reduce energy demand in the first instance. In addition, the buildings major energy usage systems, heating, lighting, ventilation etc. would be designed to operate ‘on demand’ where practical. Passive solutions could provide up to 15% CO2 savings without the use of renewable energy sources.

BREEAM

149. Strategic Policy 13 of the Core Strategy 'High Environmental Standards' requires developments to meet the highest possible environmental standards and the following are relevant in relation to the proposal:
- Major developments must reduce surface water run-off by more than 50%; and

- Non-residential development (other than community facilities) should achieve at least BREEAM 'excellent'.

150. The submitted Energy Statement demonstrates that the building would achieve BREEAM Excellent rating.

Archaeology

151. The site is situated within the 'Old Kent Road' Archaeological Priority Zone (APZ), which has the potential to contain features associated with the former route of Watling Street, the major Roman road between London and Canterbury. Significant archaeological remains, predominately of prehistoric and Roman date have been discovered along the Old Kent Road from a number of sites. These works have identified multi-period archaeological deposits including in situ prehistoric flint-work and Roman settlement features, as well as medieval and post-medieval archaeological deposits.
152. The applicants have submitted an archaeological desk based assessment with this application 'Archaeological Desk Based Assessment Old Kent Road Mosque, 365 Old Kent Road, London' by Archaeology Collective and dated December 2017. The proposed development includes an extension to the current basement which is likely to have an impact upon any below ground archaeological remains which may survive in this part of the Site.
153. There is sufficient information to establish that the development is not likely to cause such harm as to justify refusal of planning permission provided that the safeguarding conditions recommended by the Council's Archaeology Officer are applied to any consent. The pre-commencement conditions are included with this recommendation.

Contaminated Land

154. In relation to contaminated land the Council's EPT has advised that they are satisfied with the information provided and no further investigation is recommended.

Ecology

155. A Preliminary Ecological Appraisal has been submitted in support of this application. It notes that the site currently comprises of a building and hardstanding only, as such is considered to be of a negligible ecological importance due to its poor plant diversity and extensive use of artificial lighting.
156. The report was reviewed by the Council's Ecology Officer, who is satisfied with the recommendations for enhancing biodiversity. However, the officer advised that a condition to ensure 6 swift bricks are provided in the eastern elevation as there has been a recording of these birds within 500m of the site. This condition is included with this recommendation.

Secure By Design

157. Secure By Design is referred to in the submitted Design and Access Statement, although no contact with the Designing Out Crime Unit has been made. As the development could achieve the security requirements of Secured By Design, a condition is recommended to require this.

Flood Risk and Drainage

158. The application site is located within a Flood Zone 3a flood plain which benefits from flood defences. The application has been accompanied by an 18754 Rev B Flood Risk

Assessment, prepared by Malachy Walsh and Partners Consulting Engineers, dated 4th April 2018.

159. The document concludes that tidal flooding is a 1 in 200 year event and the fluvial flooding 1 in 100 year event. The document also recommends that a flood level of 2.70m OD be adopted for the site and that the floor level of the building be set at a minimum of 0.3m above this level as set out in the London Borough of Southwark Strategic Flood Risk Assessment.
160. Should permission be granted, conditions will be attached to the permission to ensure that a flood evacuation strategy is submitted to the council prior to occupation and; a Flood Resistance and Resilience Report submitted prior to commencement.

Surface water / greenfield

161. AAP11: Cleaner, greener, safer of the Old Kent Road Area Action Plan (OKR AAP) seeks to ensure that developments provide:
 - 100% greenfield run off rates; and
 - A minimum of 70% greenfield run off rates using Sustainable Urban Drainage (SuDs);and
 - Any shortfalls of Greenfield run off rates. Where it can be demonstrated that it is not feasible to provide 100% Greenfield run off rates, a payment to the Council will be required to offset the shortfall.
162. In this instance it has been concluded that the proposed development would be designed to use the existing outfalls from the site, as due to the size of the site, the introduction of new soakaways could not be delivered. Similarly, there was found to be no viable system for this site other than the discharge of storm water in to the combined sewer, the use of a brown roof and the introduction of a storm water manhole with hydro value to minimise the risk of storm water runoff and flooding on the site.
163. The application has demonstrated that it would not be feasible to provide 100% greenfield run off rates on this site. As such, in line with AAP11: Cleaner, greener, safer of the Old Kent Road Area Action Plan (OKR AAP), the council will seek to secure a financial contribution through a S106 agreement to offset the shortfall.

Conclusion on planning issues

164. The existing place of worship on this site is not sufficient to meet the needs of its current users and as a result, worshippers are forced onto the street. There is also insufficient access for disabled users and the building is in a poor state of repair. The proposed new building would address these issues and introduce new community facilities, including sports provision and flexible multi use halls that would benefit a greater number of local people. In terms of design, the scheme would make a high quality and appropriate response to the site and its context, being respectful of local character, whilst adding a contemporary element. Though there would be some adverse daylight and sunlight impacts, this would be limited to a small number of windows, two of which do not appear to serve habitable rooms. Officers consider that the height scale and massing proposed is appropriate and the transport impacts would be acceptable. It is therefore recommended that planning permission is granted subject to conditions and the completion of a Section 106 Legal Agreement.

Consultations

165. Details of consultation and any re-consultation undertaken in respect of this application

are set out in Appendix 1.

Consultation replies

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

Human rights implications

167. 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.

168. This application has the legitimate aim of providing a replacement place of worship and new associated community facilities. 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/2168-365 Application file: 18/AP/1431 Southwark Local Development Framework and Development Plan Documents	Place and Wellbeing Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 7194 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 Authors	Sarah Parsons, Team Leader, Kerri Simpson, Project Officer, Liz Awoyemi, Planning Project Officer	
Version	Final	
Dated	5 November 2018	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Governance	No	No
Strategic Director, Environment and Social Regeneration	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		8 November 2018

Consultation undertaken

Site notice date: 16/07/2018

Press notice date: 19/07/2018

Case officer site visit date: n/a

Neighbour consultation letters sent: 12/07/2018

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

EDF Energy
Environment Agency
London Fire & Emergency Planning Authority
London Underground Limited
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:

Flat 40 Wessex House SE1 5JQ
Flat 39 Wessex House SE1 5JQ
Flat 38 Wessex House SE1 5JQ
Flat 41 Wessex House SE1 5JQ
Flat 44 Wessex House SE1 5JQ
Flat 43 Wessex House SE1 5JQ
Flat 42 Wessex House SE1 5JQ
Flat 33 Wessex House SE1 5JQ
Flat 32 Wessex House SE1 5JQ
Flat 31 Wessex House SE1 5JQ
Flat 34 Wessex House SE1 5JQ
Flat 37 Wessex House SE1 5JQ
Flat 36 Wessex House SE1 5JQ
Flat 35 Wessex House SE1 5JQ
Flat 45 Wessex House SE1 5JQ
Flat 55 Wessex House SE1 5JQ
Flat 54 Wessex House SE1 5JQ
Flat 53 Wessex House SE1 5JQ
Flat 56 Wessex House SE1 5JQ
Flat 59 Wessex House SE1 5JQ

Flat 67 Astley House Astley Estate SE1 5HT
Flat 70 Astley House Astley Estate SE1 5HT
Flat 73 Astley House Astley Estate SE1 5HT
Flat 72 Astley House Astley Estate SE1 5HT
Flat 71 Astley House Astley Estate SE1 5HT
Flat 81 Astley House Astley Estate SE1 5HT
Flat 1 Astley House Astley Estate SE1 5HU
Flat 90 Astley House Astley Estate SE1 5HT
Flat 89 Astley House Astley Estate SE1 5HT
Flat 10 Astley House Astley Estate SE1 5HU
Flat 13 Astley House Astley Estate SE1 5HU
Flat 12 Astley House Astley Estate SE1 5HU
Flat 11 Astley House Astley Estate SE1 5HU
Flat 84 Astley House Astley Estate SE1 5HT
Flat 83 Astley House Astley Estate SE1 5HT
Flat 82 Astley House Astley Estate SE1 5HT
Flat 85 Astley House Astley Estate SE1 5HT
Flat 88 Astley House Astley Estate SE1 5HT
Flat 87 Astley House Astley Estate SE1 5HT
Flat 86 Astley House Astley Estate SE1 5HT

Flat 58 Wessex House SE1 5JQ
Flat 57 Wessex House SE1 5JQ
Flat 48 Wessex House SE1 5JQ
Flat 47 Wessex House SE1 5JQ
Flat 46 Wessex House SE1 5JQ
Flat 49 Wessex House SE1 5JQ
Flat 52 Wessex House SE1 5JQ
Flat 51 Wessex House SE1 5JQ
Flat 50 Wessex House SE1 5JQ
Flat 30 Wessex House SE1 5JQ
Flat 10 Wessex House SE1 5JQ
Flat 9 Wessex House SE1 5JQ
Flat 8 Wessex House SE1 5JQ
Flat 11 Wessex House SE1 5JQ
Flat 14 Wessex House SE1 5JQ
Flat 13 Wessex House SE1 5JQ
Flat 12 Wessex House SE1 5JQ
Flat 3 Wessex House SE1 5JQ
Flat 2 Wessex House SE1 5JQ
Flat 1 Wessex House SE1 5JQ
Flat 4 Wessex House SE1 5JQ

Flat 7 Wessex House SE1 5JQ
Flat 6 Wessex House SE1 5JQ
Flat 5 Wessex House SE1 5JQ
Flat 15 Wessex House SE1 5JQ
Flat 25 Wessex House SE1 5JQ
Flat 24 Wessex House SE1 5JQ

Flat 23 Wessex House SE1 5JQ
Flat 26 Wessex House SE1 5JQ
Flat 29 Wessex House SE1 5JQ
Flat 28 Wessex House SE1 5JQ
Flat 27 Wessex House SE1 5JQ
Flat 18 Wessex House SE1 5JQ

Flat 17 Wessex House SE1 5JQ
Flat 16 Wessex House SE1 5JQ

Flat 19 Wessex House SE1 5JQ
Flat 22 Wessex House SE1 5JQ
Flat 21 Wessex House SE1 5JQ
Flat 20 Wessex House SE1 5JQ
Flat 60 Wessex House SE1 5JQ

Second Floor Flat 380 Old Kent Road SE1 5AA
First Floor Flat 370 Old Kent Road SE1 5AA
Flat 1 368 Old Kent Road SE1 5AA
Flat 2 368 Old Kent Road SE1 5AA
Second Floor Flat 370 Old Kent Road SE1 5AA
Second Floor Flat 376 Old Kent Road SE1 5AA

Flat 2 374 Old Kent Road SE1 5AA

Flat 3 361 Old Kent Road SE1 5JH
Flat 2 361 Old Kent Road SE1 5JH
Flat 1 361 Old Kent Road SE1 5JH

49 Wood Cut Penenden Heath X
55 Foort Cray Sidcup X
36 Brenlaey House Tabard Gardens Estate X
33 Sherard Road London SE9 6EX
6, Throwley Close Abbeywood London Se 2 9lb
37 Hedgemans Way Dagenham RM9 6DD
90, Malham Road Forest Hill SE23 1AN
St Patrick'S Garden Gravesend DA12 4AJ
36 Bannockburn Road London SE18 1ES
90, Malham Road Forest Hill SE23 1AN
90 Whitehouse Way London N14 7LU
Flat 32 Hitard Court Red Lion Close SE17 2FH
10 Recreation Avenue ME6 5DX
351 Upper Rainham Road Hornchurch RM12 4D
Flat 3 Shalford House Law Street SE1 4XF
5, Mandela Close Australia Road W12 7PW
14 Marchwood Close Southampton Way SE5 7H
5, Mandela Close Australia Road W12 7PW
25 Granary Mansions London SE28 0GH
54 Walson Place South East SE25 5EX
Flat 36, Argosy House, Windlass Place Deptford SE8 3QZ
64 High Street
64 Crayford Da14ef
10 Julia Gardens IG11 0UQ
67 Haynes Close London N17 0QX
33 Allwood Close London SE26 4JP
510 Raymond Postgate Court Tawney Road se26 6ds
31 Kevan House London SE5 0LP
54 Walson Place South East
10 Bexley Road Erith DA8 1SP
Flat 11ely House Friary Estate SE15 1SG
36a Marmont Road London SE15 5TE
Flat 28 Cam Court, Bibury Close London SE15 5AG
8 Deacon House London Se11 6JF
Flat 110 Tissington Court Rotherhithe New Road SE16 2SD
Blk 385 Flat 3 Abesan
90 Whitehouse Way London N14 7LU
3 Wadhurst Close London London SE20 8TA
Flat 14 Gisburn House SE15 1SE
1 Afolabi Adeyinka Avenue Off Ejibunu Street, jgbogbo. Ikorodu
59b Evershot Road Finsbury Park N4 3DG
46 Ebsworth Street Manchester M40 9NE
1031 Forest Road Walthamstow E17 4AH
86b Wood Lane Dagenham Rm9 5sl
+2348164802284 Lagos
54baker Crescent Dartford Da1 2nf Dartford DA1 2NF
105 Plymouth Road Black Or Black British - african RM16 6BL
54 Cross Mount House Bowyer Street SE5 0xb
1031 Forest Road London E17 4AH
47, Michael Faraday House Beaconsfield Road

Flat 4 361 Old Kent Road SE1 5JH
First Floor Flat 380 Old Kent Road SE1 5AA
Flat B 358 Old Kent Road SE1 5AA
Flat A 358 Old Kent Road SE1 5AA
Flat 1 374 Old Kent Road SE1 5AA
Wessex House 375 Old Kent Road SE1 5JQ
352-354 Old Kent Road London SE1 5AA
382 Old Kent Road London SE1 5AA
Ground Floor Office Astley House Astley Estate SE1 5HU

Second Floor Flat 372 Old Kent Road SE1 5AA
Second Floor Flat 360 Old Kent Road SE1 5AA
Ground Floor Flat 372 Old Kent Road SE1 5AA

Second Floor Flat 366 Old Kent Road SE1 5AA
Second Floor Flat 378 Old Kent Road SE1 5AA
Second Floor Flat 382 Old Kent Road SE1 5AA
Second Floor Flat 384 Old Kent Road SE1 5AA

First Floor Flat 378 Old Kent Road SE1 5AA
364 Old Kent Road London SE1 5AA
Unit 1 Southernwood Retail Park SE1 5JJ
Flat 68 Wessex House SE1 5JQ
360 Old Kent Road London SE1 5AA
Shop 384 Old Kent Road SE1 5AA

Flat 63 Wessex House SE1 5JQ
Flat 62 Wessex House SE1 5JQ
Flat 61 Wessex House SE1 5JQ
Flat 64 Wessex House SE1 5JQ
Flat 67 Wessex House SE1 5JQ
Flat 66 Wessex House SE1 5JQ
Flat 65 Wessex House SE1 5JQ

First Floor Flat 382 Old Kent Road SE1 5AA
Basement And Ground Floor Flat 380 Old Kent Road SE1 5AA

Basement And Ground Floor 370 Old Kent Road SE1 5AA

First Floor Flat 360 Old Kent Road SE1 5AA
First Floor Flat 384 Old Kent Road SE1 5AA
First Floor Flat 366 Old Kent Road SE1 5AA
First Floor Flat 372 Old Kent Road SE1 5AA
354 Old Kent Road London SE1 5AA

Ground Floor Flat 378 Old Kent Road SE1 5AA
Flat 9 Astley House Astley Estate SE1 5HU
Flat 46 Astley House Astley Estate SE1 5HT
Flat 45 Astley House Astley Estate SE1 5HT
Flat 44 Astley House Astley Estate SE1 5HT
Flat 47 Astley House Astley Estate SE1 5HT
Flat 50 Astley House Astley Estate SE1 5HT

Flat 49 Astley House Astley Estate SE1 5HT
Flat 48 Astley House Astley Estate SE1 5HT
Flat 39 Astley House Astley Estate SE1 5HT
Flat 38 Astley House Astley Estate SE1 5HT
Flat 37 Astley House Astley Estate SE1 5HT

SE17 2TS

53 Broadfield Road BS4 2UL
3, Godfrey Gardens Chartham Kent Ct4 7tt
Flat11 Bermuda House Barking Ig11 0rs
1 Sam Bartram Close London SE7 8BB
21 Hamilton Road Hamilton Road IG1 2BG
35 Ancona London Se18 1Af
74 King Street ME71EP
46, Clifford Crescent Sittingbourne ME10 3FL
143a Camberwell Grove London Se5 8jh

23 Marina Lagos

21 Leys Court Brixton Road London Sw9 7ra
27,James Henry Avenue Salford Manchester M6 6HR

32 Kendale Road Bromley Br1 4nh
9 Montagu Gardens Dartford DA1 5RP
163 Newmarsh Road London SE28 8TB
Flat 6 , Turkish Oak 68 Kent House Road SE26 5LF

192 Swingate Lane London SE18 2JB
Flat 6 Turkish Oak 68 Kent Hou London SE26 5LF
Brixham Road Reading RG2 7RB

220 Malpas Road Brockley Se41dh
138 Bowhill Way Harlow CM20 1FJ
3 Haddington Road Bromley BR1 5RG

4 Crowley Villas Swalwell NE16 3HB
139 Ormside Street London Se15 1tf
220 Malpas Road London se4 1dh

35 Kingston Road Ilford IG1 1PA
16 Lothian Road London SW96UD
42 Brabazon Road LE25HD

62 Morgan Road Bromley London BR1 3QF
6 Whitworth House Falmouth Road SE1 6RW
10 Old School Court Black Or Black British - African SS3 9DU

3 Quilter Street Plumsted SE18 1JG

14 Gisburn House Peckham SE15 1SE
44 Sandstone Road London SE12 0UU
Avenida De La Luz 7/2f Madrid

155 Stavordale Road Carshalton SM5 1BU
No.1 Horsfield House, Northampton Street, London N1 2hu London N1 2HU

129.Stanstead Road Forest Hill Se23 1hh
No.1 Horsfield House Northampton Street N1 2HU
58 Elgar Street

Flat 7c Highfield Road DA1 2JH
Flat 1 Woodchurch House Gosling Way SW9 6LH
12 Drapers Way London SE16 3UA

104 Nightingale Heights Nightingale Vale SE18 5HJ

64 Aldriche Way London E4 9LZ
351 Upper Rainham Road RM12 4DB
18 Trim Street SE14 6EQ

12 Portland Avenue, DA15 9HA
12 Monet Court Stubbs Drive SE16 3EG

Flat 40 Astley House Astley Estate SE1 5HT
Flat 43 Astley House Astley Estate SE1 5HT

Flat 42 Astley House Astley Estate SE1 5HT
Flat 41 Astley House Astley Estate SE1 5HT
Flat 51 Astley House Astley Estate SE1 5HT
Flat 61 Astley House Astley Estate SE1 5HT
Flat 60 Astley House Astley Estate SE1 5HT
Flat 59 Astley House Astley Estate SE1 5HT
Flat 62 Astley House Astley Estate SE1 5HT
Flat 65 Astley House Astley Estate SE1 5HT
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Flat 54 Astley House Astley Estate SE1 5HT
Flat 53 Astley House Astley Estate SE1 5HT
Flat 52 Astley House Astley Estate SE1 5HT
Flat 55 Astley House Astley Estate SE1 5HT
Flat 58 Astley House Astley Estate SE1 5HT
Flat 57 Astley House Astley Estate SE1 5HT
Flat 56 Astley House Astley Estate SE1 5HT
Lord Nelson 386 Old Kent Road SE1 5AA
Flat 1b Astley House Astley Estate SE1 5HU
Flat 1a Astley House Astley Estate SE1 5HU
Part Second Floor 361-363 Old Kent Road SE1 5JH
Living Accommodation Lord Nelson SE1 5AA
Ground Floor 361-363 Old Kent Road SE1 5JH
First Floor Flat 376 Old Kent Road SE1 5AA
Rainbow Nursery Astley Estate SE1 5HU
Rear Flat 382 Old Kent Road SE1 5AA
Basement And Ground Floor 376 Old Kent Road SE1 5AA
Basement And Ground Floor Flat 384 Old Kent Road SE1 5AA
Flat A 354 Old Kent Road SE1 5AA
358 Old Kent Road London SE1 5AA
356 Old Kent Road London SE1 5AA
362 Old Kent Road London SE1 5AA
Ground Floor 374 Old Kent Road SE1 5AA
368 Old Kent Road London SE1 5AA

366 Old Kent Road London SE1 5AA
Maisonette First Floor And Second Floor 362 Old Kent Road SE1 5AA
Flat C 354 Old Kent Road SE1 5AA
Flat B 354 Old Kent Road SE1 5AA
Flat 1 364 Old Kent Road SE1 5AA
Flat 5 361 Old Kent Road SE1 5JH
Flat 2 364 Old Kent Road SE1 5AA
Flat 66 Astley House Astley Estate SE1 5HT
Flat 23 Astley House Astley Estate SE1 5HU
Flat 22 Astley House Astley Estate SE1 5HU
Flat 21 Astley House Astley Estate SE1 5HU
Flat 24 Astley House Astley Estate SE1 5HU

Flat 27 Astley House Astley Estate SE1 5HU
Flat 26 Astley House Astley Estate SE1 5HU
Flat 25 Astley House Astley Estate SE1 5HU

20 Alford Road Erith DA8 1PP
Flat 207 Aston House 45 Campus Avenue RM8 1FN
57 Medhurst Crescent Gravesend DA12 4HJ
54 Bridge Meadows London SE14 5SX
Flat 17 Success House Se1 5ZT
57 Medhurst Crescent Gravesend DA12 4HJ
14 Edens Mount Sawbridgeworth CM21 9DU
58 Alibon Road Dagenham RM10 8DD
36 Bannockburn Road Plumstead SE18 1ES
25a Redbourne Drive SE28 8RZ
11 Parish Way Harlow CM20 1PR
18 Mistral Sceaux Garden Camberwell SE5 7DF
2 Harmsworth Mews West Square SE11 4SQ
17 Scarsbrook Road London SE3 8AF
62 Mawbey House Mawbey Road SE1 5PQ
23 Simla House London SE1 3RL
Ground Floor Flat 82 Saltram Crescent W9 3JX
Flat 12 Monet Court London Se16 3eg
32, Munro House, Murphy Street London SE17A
98 Whitehead Close N18 1UZ
3 Burton Road Gravesend da12 5bt
51 Stokes Road Eastham E6 3SD
31 Turner House Erasmus Street SW1P 4DZ
9 Christchurch Close London SW19 2NZ
138 Jerome Tower Osborne Road, W3 8sp
48a Somerford Grove Estate N16 7TJ
22 Eglington Court Lorrimore Road
53 Dragon Road London SE15 6QX
107 Olympic Way Greenford UB68NJ
19 Wessex House 375 Old Kent Road Se1 5jq
Trinity House 4 Chapel Court SE1 1HW
146 Lomond Grove London SE5 7JG
22 Bishopsmead Camberwell Road SE5 0EU
Flat 10 Prospect House Gaywood Street se1 6h
9 Montagu Gardens Dartford DA1 5RP
36 Cross Court , Denmark Hill Estate, Denmark Hill Estate SE5 8HH
297 Crown Street Flat 1 Railway Arch SE5 0UR
17 Parkstone Road London E17 3ja
339 Evelyn Street Deptford Se8 5qx
Flat 20 55 Wellsway SE5 7TW
186 Wood Vale London SE23 3EA
87a. John Wilson Street Woolwich Se18 6ql
Flat 26 South Borough House London Se17 2lj
10 Recreation Avenue ME6 5DX
Wadhurst Close London SE20 8TA
267 Swanley House King Lake Street London
52 Bungalow Road London SE25 6JZ
18 Newark House Loughborough Esatate SW9 5SH
297 Melottingham Road London SE9 4SY
18 Trim Street London SE 146EQ
10 Emerson House, Mayville Estate N16 8nd

Flat 17 Astley House Astley Estate SE1 5HU
Flat 16 Astley House Astley Estate SE1 5HU

Flat 15 Astley House Astley Estate SE1 5HU
Flat 18 Astley House Astley Estate SE1 5HU
Flat 20 Astley House Astley Estate SE1 5HU
Flat 2 Astley House Astley Estate SE1 5HU
Flat 19 Astley House Astley Estate SE1 5HU
Flat 28 Astley House Astley Estate SE1 5HU
Flat 4 Astley House Astley Estate SE1 5HU
Flat 36 Astley House Astley Estate SE1 5HU
Flat 35 Astley House Astley Estate SE1 5HU
Flat 5 Astley House Astley Estate SE1 5HU
Flat 8 Astley House Astley Estate SE1 5HU
Flat 7 Astley House Astley Estate SE1 5HU
Flat 6 Astley House Astley Estate SE1 5HU
Flat 30 Astley House Astley Estate SE1 5HU
Flat 3 Astley House Astley Estate SE1 5HU

Flat 29 Astley House Astley Estate SE1 5HU
Flat 31 Astley House Astley Estate SE1 5HU
Flat 34 Astley House Astley Estate SE1 5HU
Flat 33 Astley House Astley Estate SE1 5HU
Flat 32 Astley House Astley Estate SE1 5HU
Flat 14 Astley House Astley Estate SE1 5HU
Flat 76 Astley House Astley Estate SE1 5HT
Flat 75 Astley House Astley Estate SE1 5HT
Flat 74 Astley House Astley Estate SE1 5HT
Flat 77 Astley House Astley Estate SE1 5HT
Flat 80 Astley House Astley Estate SE1 5HT
Flat 79 Astley House Astley Estate SE1 5HT
Flat 78 Astley House Astley Estate SE1 5HT
Flat 69 Astley House Astley Estate SE1 5HT
Flat 68 Astley House Astley Estate SE1 5HT

Re-consultation: n/a

36 Bryon House Porchester Mead BR3 1TW
10 Btidgnorth House Peckham Park Road SE15
RJ
31 Wessex House 375 Old Kent Road SE1 5JQ
16 Oak Court Summer Road SE15 6Pa
13 Brodie House Coopers Road SE1 5HX
10, Emerson House London N16 8ND
51 Girdlestone Walk N19 5DN
41 Glenmere Basildon SS16 4QR
Flat 28 Hemswort Court N1 5LB
691 Becontree Avenue Degenham rm83hl
13, Sewell Road Abbeywood SE2 9XN
80 Birchdene Drive Thamesmead SE28 8RP
29 Burlington Road CR7 8PG
36 Lafone House New Park Road SW2 4UT
29 Empire Square South Empire Square SE1 4N
Old Kent Road Rowcross St se1 5jq
11 Wordsworth Road Bermondey, London Se1
TX
6 Bowmore Walk London NW1 9XY
64a Sydenham Road Se265qe
C/O E-Mail
34 Keppel House Grove Street SE8 3LU
Walworth London
99-101, Cobourg Road Peckam SE5 0HU
10. Adelaide Rd Tilbury RM18 7BD
43 Wessex House 375 Old Kent Road SE1 5JQ
N/A London SE1 5JQ
375 Lold Kent Road London SE1 5JQ
15 Hurley House Kennigton Lane SE11 4PJ
C/O 31 Geere Rd Stratford, London E15 3PN
21 Redpoll Way DA18 4BU
84 Long Lane London SE1 4AU
6, Bowmore Walk London NW1 9XY

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

Environment Agency
London Underground Limited
Metropolitan Police Service (Designing out Crime)
Thames Water - Development Planning

Neighbours and local groups

Brixham Road Reading RG2 7RB
C/O E-Mail
C/O 31 Geere Rd Stratford, London E15 3PN
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Email representation
Flat 1 Woodchurch House Gosling Way SW9 6LT
Flat 10 Prospect House Gaywood Street se1 6hf
Flat 11ely House Friary Estate SE15 1SG
Flat 110 Tissington Court Rotherhithe New Road SE16 2SD
Flat 12 Monet Court London Se16 3eg
Flat 14 Gisburn House SE15 1SE
Flat 17 Success House Se1 5ZT
Flat 19 Wessex House SE1 5JQ
Flat 20 55 Wellsway SE5 7TW
Flat 207 Aston House 45 Campus Avenue RM8 2FN
Flat 26 South Borough House London Se17 2lj
Flat 28 Cam Court,Bibury Close London SE15 6AG
Flat 28 Hemswort Court N1 5LB
Flat 29 Astley House Astley Estate SE1 5HU
Flat 3 Shalford House Law Street SE1 4XF
Flat 32 Hitard Court Red Lion Close SE17 2FH
Flat 36, Argosy House, Windlass Place Deptford SE8 3QZ
Flat 6 , Turkish Oak 68 Kent House Road SE26 5LF
Flat 6 , Turkish Oak 68 Kent House Road SE26 5LF
Flat 6 Turkish Oak 68 Kent Hou London SE26 5LF
Flat 7c Highfield Road DA1 2JH
Flat11 Bermuda House Barking lg11 0rs
Ground Floor Flat 82 Saltram Crescent W9 3JX
N/A London SE1 5JQ
No.1 Horsfield House, Northampton Street, London N1 2hu London N1 2HU
No.1 Horsfield House Northampton Street N1 2HU
Old Kent Road Rowcross St se1 5jq
St Patrick'S Garden Gravesend DA12 4AJ

Trinity House 4 Chapel Court SE1 1HW
Wadhurst Close London SE20 8TA
Walworth London
1 Sam Bartram Close London SE7 8BB
10. Adelaide Rd Tilbury RM18 7BD
10 Bexley Road Erith DA8 1SP
10 Btidgnorth House Peckham Park Road SE15 1RJ
10, Emerson House London N16 8ND
10 Emerson House, Mayville Estate N16 8nd
10 Julia Gardens IG11 0UQ
10 Old School Court Black Or Black British - African SS3 9DU
10 Recreation Avenue ME6 5DX
10 Recreation Avenue ME6 5DX
1031 Forest Road London E17 4AH
1031 Forest Road London E17 4AH
1031 Forest Road London E17 4AH
1031 Forest Road Walthamstow E17 4AH
104 Nightingale Heights Nightingale Vale SE18 4HJ
105 Plymouth Road Black Or Black British - African RM16 6BL
107 Olympic Way Greenford UB68NJ
11 Parish Way Harlow CM20 1PR
11 Wordsworth Road Bermondey, London Se1 5TX
12 Drapers Way London SE16 3UA
12 Monet Court Stubbs Drive SE16 3EG
12 Portland Avenue, DA15 9HA
129.Stanstead Road Forest Hill Se23 1hh
13 Brodie House Coopers Road SE1 5HX
13, Sewell Road Abbeywood SE2 9XN
138 Bowhill Way Harlow CM20 1FJ
138 Jerome Tower Osborne Road, W3 8sp
139 Ormside Street London Se15 1tf
14 Edens Mount Sawbridgeworth CM21 9DU
14 Gisburn House Peckham SE15 1SE
14 Marchwood Close Southampton Way SE5 7HD
14 Marchwood Close Southampton Way SE5 7HD
143a Camberwell Grove London Se5 8jh
146 Lomond Grove London SE5 7JG
15 Hurley House Kennigton Lane SE11 4PJ
155 Stavordale Road Carshalton SM5 1BU
16 Lothian Road London SW96UD
16 Oak Court Summer Road SE15 6Pa
163 Newmarsh Road London SE28 8TB
17 Parkstone Road London E17 3ja
17 Scarsbrook Road London SE3 8AF
18 Mistral Sceaux Garden Camberwell SE5 7DR
18 Newark House Loughborough Esatate SW9 7SH
18 Trim Street London SE 146EQ
18 Trim Street SE14 6EQ
186 Wood Vale London SE23 3EA
19 Wessex House 375 Old Kent Road Se1 5jq
192 Swingate Lane London SE18 2JB
2 Harmsworth Mews West Square SE11 4SQ
20 Alford Road Erith DA8 1PP
21 Hamilton Road Hamilton Road IG1 2BG
21 Leys Court Brixton Road London Sw9 7ra
21 Redpoll Way DA18 4BU
22 Bishopsmead Camberwell Road SE5 0EU

220 Malpas Road Brockley Se41dh
220 Malpas Road Brockley Se41dh
220 Malpas Road London se4 1dh
23 Simla House London SE1 3RL
25 Granary Mansions London SE28 0GH
25a Redbourne Drive SE28 8RZ
27,James Henry Avenue Salford Manchester M5 3HR
29 Burlington Road CR7 8PG
29 Empire Square South Empire Square SE1 4NF
297 Crown Street Flat 1 Railway Arch SE5 0UR
297 Melottingham Road London SE9 4SY
3 Burton Road Gravesend da12 5bt
3, Godfrey Gardens Chartham Kent Ct4 7tt
3 Haddington Road Bromley BR1 5RG
3 Quilter Street Plumsted SE18 1JG
31 Kevan House London SE5 0LP
31 Turner House Erasmus Street SW1P 4DZ
31 Wessex House 375 Old Kent Road SE1 5JQ
32 Kendale Road Bromley Br1 4nh
32, Munro House, Murphy Street London SE17AJ
33 Allwood Close London SE26 4JP
33 Sherard Road London SE9 6EX
339 Evelyn Street Deptford Se8 5qx
34 Keppel House Grove Street SE8 3LU
35 Ancona London Se18 1Af
35 Kingston Road Ilford IG1 1PA
351 Upper Rainham Road Hornchurch RM12 4DB
351 Upper Rainham Road RM12 4DB
36 Bannockburn Road London SE18 1ES
36 Bannockburn Road Plumstead SE18 1ES
36 Brenlaey House Tabard Gardens Estate X
36 Bryon House Porchester Mead BR3 1TW
36 Cross Court , Denmark Hill Estate, Denmark Hill Estate SE5 8HH
36 Lafone House New Park Road SW2 4UT
36a Marmont Road London SE15 5TE
37 Hedgemans Way Dagenham RM9 6DD
375 Lold Kent Road London SE1 5JQ
4 Crowley Villas Swalwell NE16 3HB
41 Glenmere Basildon SS16 4QR
42 Brabazon Road LE25HD
44 Sandstone Road London SE12 0UU
46, Clifford Crescent Sittingbourne ME10 3FL
46 Ebsworth Street Manchester M40 9NE
47, Michael Faraday House Beaconsfield Road SE17 2TS
48a Somerford Grove Estate N16 7TJ
49 Wood Cut Peneden Heath X
5, Mandela Close Australia Road W12 7PW
5, Mandela Close Australia Road W12 7PW
51 Girdlestone Walk N19 5DN
51 Stokes Road Eastham E6 3SD
510 Raymond Postgate Court Tawney Road se28 8ds
52 Bungalow Road London SE25 6JZ
53 Broadfield Road BS4 2UL
53 Dragon Road London SE15 6QX
54 Bridge Meadows London SE14 5SX
54 Cross Mount House Bowyer Street SE5 0xb
54 Walson Place South East SE255EX

54baker Crescent Dartford Da1 2nf Dartford DA1 2NF
55 Foort Cray Sidcup X
57 Medhurst Crescent Gravesend DA12 4HJ
57 Medhurst Crescent Gravesend DA12 4HJ
58 Alibon Road Dagenham RM10 8DD
59b Evershot Road Finsbury Park N4 3DG
6, Bowmore Walk London NW1 9XY
6 Bowmore Walk London NW1 9XY
6 Whitworth House Falmouth Road SE1 6RW
6, Throwley Close Abbeywood London Se 2 9lb
62 Mawbey House Mawbey Road SE1 5PQ
62 Morgan Road Bromley London BR1 3QF
64 Aldriche Way London E4 9LZ
64 Crayford Da14ef
64a Sydenham Road Se265qe
67 Haynes Close London N17 0QX
691 Becontree Avenue Dagenham rm83hl
74 King Street ME71EP
8 Deacon House London Se11 6JF
80 Birchdene Drive Thamesmead SE28 8RP
84 Long Lane London SE1 4AU
86b Wood Lane Dagenham Rm9 5sl
87a. John Wilson Street Woolwich Se18 6ql
9 Christchurch Close London SW19 2NZ
9 Montagu Gardens Dartford DA1 5RP
9 Montagu Gardens Dartford DA1 5RP
90, Malham Road Forest Hill SE23 1AN
90, Malham Road Forest Hill SE23 1AN
90, Malham Road Forest Hill SE23 1AN
90 Whitehouse Way London N14 7LU
90 Whitehouse Way London N14 7LU
98 Whitehead Close N18 1UZ
99-101, Cobourg Road Peckam SE5 0HU