

Item No. 7.2	Classification: Open	Date: 20 November 2018	Meeting Name: Planning Sub-Committee A
Report title:	Development Management planning application: Application 18/AP/2156 for: Full Planning Application Address: 112B PECKHAM HIGH STREET, LONDON, SE15 5ED Proposal: Demolition of existing building and construction of new 3 storey building plus mansard to create 1 ground floor retail unit and 4 residential units (1 x studio & 3 x 1bed Units).		
Ward(s) or groups affected:	Rye Lane		
From:	Director of Planning		
Application Start Date 03/07/2018		Application Expiry Date 28/08/2018	
Earliest Decision Date 11/08/2018			

RECOMMENDATION

1. That planning permission is granted by committee.

BACKGROUND INFORMATION

Site location and description

2. The application site currently comprises a two storey mid-terraced building that has a ground floor beauty shop and residential space at first floor. The building is on the south side of Peckham High Street, close to the junction with Peckham Hill Street. It sits in a row of buildings of various heights and of a mixture of commercial and residential uses.
3. The site is in the following areas:

Peckham and Nunhead Action Area Plan (PNAAP)
Urban Density Zone
Peckham Major Town Centre
Rye Lane Protected Shopping Frontage
Archaeological Priority Zone and the Air Quality Management Area (AQMA)
The site is within the Rye Lane Peckham Conservation Area, but the building is not listed.

Details of proposal

4. The proposal is to infill the site with a building around a central courtyard. The building would be four storeys at 12m high. The ground floor would provide 51sqm of retail while on the floors above residential shall be provided. Rear balconies would provide amenity space for the occupants.
5. On the upper floors 1 studio & 3 x 1 bed residential units would be provided.

Planning history

6.

<p>17/AP/3599 Application type: Full Planning Application (FUL) Demolition of existing building and construction of new 3 storey building plus mansard to create 1 ground floor retail unit and 4 residential dwellings. Decision date 15/11/2017 Decision: Refused (REF) Reason(s) for refusal: The proposal would result in the Units being below the overall standards requirement as set out in the Nationally Described Space Standards and with the individual room sizes being below the required Residential Design standards SPD. As such the living conditions and accommodation for future residents is substandard which is contrary to section 6 Delivering a wide choice of high quality homes of the National Planning Policy Framework 2012; Policy 3.5 Quality and design of housing developments of the London Plan 2015; Strategic Policy 5 of the Core Strategy 2011; Saved Policy 3.12 - Quality in Design & 4.2 Quality of Residential Accommodation of the Southwark Plan 2007 and the 2015 Technical Update to the Residential Design Standards Supplementary Planning Document 2011.</p> <p>The proposal through its use of materials, the proportions of the fenestration and the scale and design of the top floor fails to preserve and/or enhance the character of the Rye Lane Peckham Conservation Area. The development is therefore contrary to saved policies 3.13 'Urban Design' and 3.16 'Conservation Areas' of the Southwark Plan 2007, Policies 24 'Heritage' and 25 'Built Form' of the Peckham and Nunhead Area Action Plan 2014, Strategic Policy 12 'Design and Conservation' of the Core Strategy 2011, Policies 7.4 'Local Character' and 7.6 'Architecture' of the London Plan 2016 and Section 7 of the National Planning Policy Framework 2012.</p> <p>The use and arrangement of the courtyard proposed, including the external access stair would cause harm to the privacy and living conditions of the occupiers of flats at 114 Peckham High Street contrary to saved policies 3.2 'Protection of Amenity', 3.11 'Efficient use of land' and 3.12 'Quality in Design' of the Southwark Plan 2007 and Strategic policy 12 Design and Conservation of the Core Strategy 2011.</p>
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Planning history of adjoining sites

7. 09/AP/0042.
Address: 116 PECKHAM HIGH STREET, LONDON, SE15 5ED.
Description: Partial demolition of existing building, and redevelopment to construct new extension in Bull Yard on ground, first and second floors, with mansard, to provide 4 x 2 bedroom flats and 4 x 1 bed. Decision: Granted with 'Grampian' Condition
8. 16/AP/3253.
ADDRESS: 114 PECKHAM HIGH STREET, LONDON, SE15 5ED.
DESCRIPTION: Change of use from a shop (Class A1) to a mixed educational and after-school club use (Class D1). Granted
9. 04/AP/0358.
Address: 110 Peckham High Street SE15.
Description: Construction of a new third floor to provide two flats. Decision: Grant

KEY ISSUES FOR CONSIDERATION

Summary of main issues

10. The main issues to be considered in respect of this application are:

- a. The principle of the development in terms of land use and conformity with strategic policies.
- b. The impact of the proposed development on neighbouring properties.
- c. The design and visual impact of the proposal.
- d. Quality and standard of accommodation for all potential occupiers
- e. Servicing, access and transport
- f. All other relevant planning considerations

Planning policy

National Planning Policy Framework (the Framework)

11.

Chapter 5 Delivering a sufficient supply of homes
 Chapter 6 Building a strong, competitive economy
 Chapter 7 Ensuring the vitality of town centres
 Chapter 11 Making effective use of land
 Chapter 16 Conserving and enhancing the historic environment

The London Plan 2016

12.

Policy 3.3 - Increasing housing supply
 Policy 3.5 - Quality and design of housing developments
 Policy 7.4 - Local character
 Policy 7.6 - Architecture

Core Strategy 2011

13.

Strategic Policy 1 - Sustainable development
 Strategic Policy 2 - Sustainable Transport
 Strategic Policy 5 - Providing New Homes
 Strategic Policy 12 - Design and conservation
 Strategic Policy 13 - High Environmental Standards

Southwark Plan 2007 (July) - saved policies

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

Policy 1.7 –Development within town and local centres
 Policy 1.9 - Change of use within protected shopping frontages
 Policy 3.2 - Protection of Amenity
 Policy 3.11 - Efficient Use of Land
 Policy 3.12 - Quality in Design
 Policy 3.13 - Urban Design
 Policy 3.16 - Conservation Areas

Policy 3.18 - Setting of listed buildings, conservation areas and world heritage sites
Policy 4.2 - Quality of Residential Accommodation
Policy 5.2 - Transport Impacts

Supplementary Planning Documents

15. 2015 Technical update to the Residential Design Standards (2011)

Peckham and Nunhead Area Action Plan 2014

16. Policy 1 - Peckham town centre shopping
Policy 16 - New homes
Policy 24 - Heritage
Policy 25 - Built form

Principle of development

17. The development site is within Peckham town centre. Saved Southwark Plan policies 1.7 & 1.9 support commercial activities within town centres. The proposal would secure the ongoing use of a retail unit at ground level. The loss of the commercial space at first floor would be acceptable as it under utilised and in a poor state of repair. Furthermore, the occupiers of small retail units require less upper floor ancillary space as it is not typically used and can be burdensome on the viability of the enterprise. The existing residential unit is in a very poor state. The replacement and addition of residential units on the upper floors would be supported. The provision of such uses is supported by policy and the Peckham and Nunhead Area Action Plan.
18. Overall, there is no objection to replacing the commercial area and creating additional residential space, provided that the development is of a high standard of design, respects and enhances the character of its surroundings including any designated heritage assets and does not adversely impact upon the amenity of the occupiers of adjoining properties in accordance with the above policies.

Consultation Responses

19. There were 6 objections to the proposal regarding:
- Privacy
 - Overlooking
 - Impact on daylight/sunlight (Right of light)
 - Value of property - this is not a planning material matter.
20. These issues are addressed below.

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

21. Consideration is given to the fact the proposal site is bounded by two properties which were not built in accordance with their planning permissions granted. As a result of this unauthorised development, it has put significant constraints upon the application site. Due regard has to be given to the constraints placed upon the site but also a degree of reasoning has followed. This is in order to deliver efficient use of land in accordance with saved policy, while limiting the impacts on neighbouring occupants.

Daylight/Sunlight

22. The site is situated between Nos.110, 114 and north of the site is No.119. In total, 54

windows and 34 rooms have been assessed and the findings are set out within the daylight/sunlight assessment. A summary is provided below and the impacts explored.

110 Peckham High Street

23. After the development four windows at this property achieve a Vertical Sky Component (VSC) score of both less 27% and less than 0.8 times their former value. Three of these windows are secondary windows, to rooms that have their main windows meeting the requirements of the VSC test. Three of the windows impacted upon would be blocked up as part of the development, critically these windows do not have planning permission. The remaining one window is located on the third floor, room 2, window 4 and serves a second bedroom. This room already has an under target value of daylight as a result of being on a shared boundary, whereby permission was not granted for this.
24. The BRE guide acknowledges that if an existing building stands close to the common boundary, as is the case here, a higher degree of obstruction may be unavoidable. The guide goes on to explain that in this circumstance alternative VSC targets may be applied. The methodology for setting new targets is set out in Appendix F of the BRE guide. The alternative targets are derived by calculating the level of light that the window would achieve if obstructed by a hypothetical 'mirror image' of the existing neighbouring building, an equal distance away from the boundary. The results demonstrate the window on the third floor which does not satisfy the conventional 27% and 0.8 criteria, but would pass the alternative VSC target. A positive result would be expected because the 'mirror image' would be on the boundary. The 'mirror image' test demonstrates satisfactory levels which would lead to an acceptable outcome. However, the constraints of the site and the use of such test have been reviewed before concluding. It remains the view that the received daylight and sunlight would be affected by the proposal, though this is a secondary bedroom, without consent and would significantly restrict any development at the site unless some level of impact is acceptable. It is considered that the window would keep an outlook, into an improved setting (reflective surfaces and vegetated space), furthermore it would still receive an element of daylight. For these reasons the impact is considered to be acceptable.

Daylight distribution results

25. The results confirm after the 'mirror image' testing that all of the rooms meet the requirements of the Daylight Distribution test.

Sunlight result

26. The results confirm that (where applicable) satisfactory levels of sunlight amenity will be experienced in every instance following the construction of the development.

114 Peckham High Street

27. Twenty two windows at this property achieve a Vertical Sky Component (VSC) score of both less 27% and less than 0.8 times their former value. As was the case with 110 Peckham High Street, the BRE guide acknowledges that if an existing building stands close to the common boundary, as is the case here, a higher degree of obstruction may be unavoidable. As such an alternative VSC targets can be used and has been applied.
28. In this regard all windows would now surpass the alternative VSC target, meet the conventional 27% and 0.8 criteria. However, this does not accurately portray the situation. Using this methodology, the impact on the windows on the north and south of No.114 would be acceptable. Due to the 'mirror image' process many of the internal

windows have no value in the first instance and the openness of the proposed courtyard gives a vastly positive outcome. In this instance the officer has assessed the impact based on all extenuating circumstances and not solely the daylight report.

29. Windows, First R1-W4,R3-W3, SECOND R3-W3, R4-W4, R5-W5 and THIRD R3-W5,R4-W4,R5-W5 all sit on the boundary line facing onto the proposal site. All of these windows were installed without planning consent and have resulted in significant constraints on the proposal site. To work around this situation the applicant has designed a scheme which permits all but one of these windows to maintain their positioning, looking over the site. The exception is window R5-W5 which would be blocked up. Window R5-W5 serves a kitchen space which should have been an open plan living/kitchen area. It is considered because this is a small kitchen space having no window would be acceptable and in line with the Residential Design Standards SPD. In terms of the other windows they would continue to receive daylight, albeit not at the same levels.
30. It remains the view that the received daylight and sunlight would be impacted upon by the proposal. Though this has been limited by ways of minimising the extent of the development. The design has purposely left an open courtyard within the centre of the building so these windows can receive an element of daylight/sunlight. The assessment shows that prior the mirror test being undertaken 5 windows would be impacted upon. Out of these, one is a rooflight which serves a room with other windows, two windows are only marginally impacted upon (serving habitable rooms), one would be completely blocked up as mentioned (serving a kitchen) and a further one would be impacted upon significantly but serves a non-habitable office space. Given the breakdown it is considered that only two of the windows are critical to the assessment. These serve a open plan living area and bedroom - the impact is short of the guidance by 0.13 at 0.63, when 0.8 the former value is considered acceptable. This marginal shortfall is considered a minor infringement.
31. Furthermore, it is expected that the current occupants of the affected rooms would have to use artificial lighting during the day. This is largely due to the small windows, convoluted layouts. No. 114 should have had a lightwell serving their windows. This lightwell would not have provided great access to light and therefore the situation is not too dissimilar to the proposed.
32. Taking into account all the constraints of the site, the applicant's attempt to work around neighbouring windows and the extensive amount of unauthorised works that have taken place at No.110 & 114 the proposal would have an acceptable impact on the adjoining properties.
33. Concerns about daylight/sunlight have been raised via objections and addressed within this report. Right of Light is not a material planning matter and is something that can be dealt with through civil court action. This decision does not stop neighbouring occupants pursuing this.

Outlook

34. The outlook of neighbouring occupants has been carefully considered as in some instances their only outlook is onto the development site. The NPPF and local saved policy seeks that an efficient use of land is secured to ensure that the maximum use of brownfield land is delivered. The applicant has sensitively sought to preserve the existing limited outlook to the neighbouring properties by offering a bright and vegetated space which can act as a visual oasis. At present No.114 has one flat which has its entire outlook onto the site and two other units that have windows overlooking the area, which serve habitable rooms. The two units do have alternative sources of light and outlook into the properties. No.110 has one bedroom window looking into the

courtyard space.

35. Both neighbouring properties look over the proposal site, which is currently occupied by a two storey building with the ground floor taking up the bulk of the site. The site narrows as it withdraws from Peckham High Street but in the middle, where the existing windows are it is approximately 4m wide. The outlook from the neighbouring units is severely limited because of the existing building on the site and the respective walls 4m away. There are no long views at a horizontal level unless hanging out the windows, but technically the window design does not permit this. As such the existing outlook is very constrained.
36. The proposal would offer an extensive package of high quality materials and planting to soften the appearance of the courtyard which would add character to the outlook of others. The use of materials would lighten the courtyard, so when daylight does enter it, it would diffuse more positively thus improving the space for all. Furthermore, the top floor windows would maintain views towards the sky. Sky views are not possible from the lower floors unless actively straining to achieve such, something which would not be typically expected within the properties now or if the proposal was built.
37. It is accepted if the scheme is implemented the outlook for the neighbouring occupants would change. However, the outlook is very poor at present and is afforded by unauthorised development. There has also been no attempt to regularise the current situation by the freeholders. It is considered that the significant constraints upon this developer and the bespoke method of addressing these, demonstrates a commitment to work to secure a scheme that maximises the efficient use of the site while being sensitive to neighbouring occupants.

Privacy

38. The applicant has gone to significant lengths to ensure the proposal does not impede on the neighbours privacy. The fern garden located at first floor provides a lush defensible space screened by hanging plants. The light grey metal rods act as a scaffold for planting and also prevent access to the area immediately outside this window. The windows at second floor to 114 Peckham High Street have their privacy maintained by locating the access walkway on the opposite wall. This is also screened with a planter at access level and a high level planter above. The stairs have been orientated perpendicular to the party wall to prevent overlooking. They have also been screened but not planted. The roof level amenity space to proposed Unit 3 is open to the sky with overlooking prevented by a series of oak privacy screens.
39. It is acknowledged this courtyard space is very tight but to develop anything on the site without blocking the neighbouring windows would be challenging. The applicant has considered carefully an approach using vegetation and natural materials which delivers a robust screening while allowing it to harmonize positively in the space. It is considered with these measures the privacy of the windows would be preserved. All details of the screening would be conditioned.

Overall

40. The proposal seeks to maximise the efficient use of land whilst protecting neighbours amenity. This sentiment is resonated within the NPPF and saved local policy. Careful consideration has been given throughout the preparation of this proposal so that a positive outcome can be achieved for the applicant and neighbours. Without such measures the proposal site would not be developable and would represent a inefficient use of space. Finally, the applicant has sought to work within the constraints placed upon them from the unauthorised developments, which have taken place at No.110 & No.114 and have no official legalised standing. It is for these reasons it is considered

the impact of the proposal is acceptable. While the scheme also offers additional benefits to the community and conservation area which outweigh the amenity impacts.

Quality of Accommodation

41. The proposal includes 4 residential units. There are shortfalls in the individual units which is explored below. However, consideration in the assessment is given to the significant constraints placed on the site. The applicant has included amenity space, and though this is particularly small, it would be acceptable given the site constraints.
42. Unit 1: The unit is 37sqm and has been set out as a studio. The layout of the unit was not conducive to a functional studio. As such the applicant revised this to improve the circulation/useable space and reduce the size/prominence of the shower room. The unit would comply with Nationally Described Space Standards and the Residential Design Standards SPD. 5sqm of amenity space would be provided to the front of the unit.
43. Unit 2: The unit would be a 1b2p unit and measure 59.35sqm split over two floors. The unit would meet the standards required in the Nationally Described Space Standards. The unit would have a L/K/D which is 1sqm short of the Residential Design Standards, this is not considered to be detrimental to the future occupants and would allow the efficient use of land as required by saved policy 3.11. The unit has a small balcony and small ground floor space area. The unit is considered to be acceptable.
44. Unit 3: The unit would be a 1b2p unit and measure 56.5sqm split over two floors. The unit would be 1.5 sqm short of the standards required in the Nationally Described Space Standards. However, while space could be incorporated into the layout it would exacerbate the impact on neighbouring occupants as such it is considered to be the best internal layout achievable. As such the shortfall is considered acceptable. The open plan living area is 0.6sqm short of the 24sqm requirement. Given the shortfalls are minimum it is not considered that this would be harmful to future occupants.
45. Unit 4: The unit would be a 1b2p unit and measure 59sqm split over two floors. The unit would comply with Nationally Described Space Standards and the Residential Design Standards SPD. 7.5sqm of amenity space would be provided to the front of the unit. This is angled and consists of a full height privacy screen to restrict any overlooking but allowing light in and an outlook. The unit is acceptable. It is noted there is space at second floor level to reconfigure the unit to provide a single room, this would not be supported as the room would be undersized as well as the unit. As such Compliance with the planning permission would be expected and any deviation from the approved layouts would be subject to enforcement action.
46. All units would have an area of glazing which is equivalent to at least 10% of the internal floorspace of each habitable room. Equally, all the units would be dual aspect.
47. Overall the quality of accommodation is considered to be of satisfactory standard. It is appreciated the site is constrained and therefore achieving all standards is difficult to adhere to, however the design has sought to maximise internal layouts without compromising the unauthorised windows which significantly restrict the efficient use of land.

Transport issues

48. The proposal is on a red route and within a Controlled Parking Zone (CPZ). The proposal is car free which is acceptable and future residents would be prohibited from obtaining parking permits. The proposal has cycle parking and commercial refuse storage. The cycle parking is not ideal but would not fit into the site without prejudicing

the shop frontage and commercial floorspace.

Refuse storage

49. The proposed ground floor commercial unit would see the loss of its rear outdoor courtyard though alternative refuse storage has been provided. The loss of this outdoor space would require residential refuse storage to be accommodated internally. Given the constraints of the site, purpose built waste storage space could not be accommodated. It is considered that despite this shortfall the additional units would not generate a significant amount of waste. Conversely with daily street collections the waste would be brought to the street on collection day and removed quickly from the street avoiding any potential conflicts with pedestrians. This is an existing situation for Peckham High Street and while resisted, is a solution which currently works. Consequently it is considered that the shortfall of refuse storage would not substantiate a reason for refusal in this instance.
50. The site is on a strategic road corridor of London and is confined in size and accessibility. If approved, TfL previously requested a construction management plan to clearly identify how the scheme would be built without unduly harming the free-flow of pedestrians and vehicles. This would be conditioned.
51. The transport implications of the scheme are acceptable and do not warrant refusing the application.

Design issues / Impact on character and setting of the conservation area

52. The site is currently occupied by a two storey building with a shop at ground floor and is located within the Rye Lane Peckham Conservation Area. The existing building on the site, in terms of the facade, is not of any particular architectural merit and is not identified as contributing positively to the conservation area.
53. The proposal under consideration would demolish the existing building on the site and replace it with a four storey mixed use building. The existing two storey building is sandwiched between a 3 storey and a 4 storey building. The proposal would result in substantial demolition, as referred to in paragraph 133 of the NPPF. Therefore, the council has to be satisfied that the replacement scheme is of sufficient quality to justify the loss. Furthermore, the NPPF requires under paragraph 137 that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
54. The local area has no prevailing building height, colour, material or consistent design. However, a shared general order does exist with a ground floor retail frontage, a brick core and tiled set-back mansard at roof level. The proposal seeks to build upon this aesthetic by following the basic principles though in a cotemporary manner.
55. The design references the proportions of the adjacent buildings in terms of size, rhythm and materiality. The height of the shop frontage replicates the neighbouring units to remain consistent. The core element of the street elevation is constructed from brick with deep framed windows. This depth, shadow and texture articulate the street facade and would offer a significantly high quality finish to a building on a prominent junction. The elevation is topped with a dark grey coping to match the window surrounds which terminates at the same height of the adjacent building at No.110. This provides an element of continuity to the street elevation.

56. A traditional form of mansard shall be provided, this replicates the general form of the area and successfully ties in with the neighbouring developments. Achieving this would be very difficult but the proposed design has been able to achieve this. That being said, the style of dormer windows has been reviewed and changed to reduce the size of the windows. This change overcomes part of the previous reason for refusal.
57. The articulation of the facade has carried through a strong horizontal and vertical alignment, which is seen throughout the conservation area. The simple arrangement of two rows of three windows creates a clean and uncluttered contemporary aesthetic. The proportions of the windows and ratio of windows, surround, brick and parapet enhance the buildings facade.

Materials

58. The external palette of materials largely consists of reconstituted stone, brick and zinc and aluminium windows. While there were concerns with the palette previously, the amount of reconstituted materials has been reduced and it is considered an improvement which offers a simple combination intended to limit visual clutter. The tone of the materials has also been revised to be lighter. The exact colour would be conditioned to ensure that the scheme makes a positive contribution to the streetscape. The mansard shall be set back and generally not visible from Peckham High Street. It would be visible from Peckham Hill Street though in long views. The zinc finish is lighter in tone compared to the main building. This would reduce the weight of the structure and provide a more gradual termination to the building at roof level. The reflective nature would also offer a contrast with the building below. These measures are considered to make the building contribute within the longer views afforded from Peckham Hill Street, which is partially within the neighbouring conservation area. In general there was no objection to the materials given concrete was not used or limited and that conditions could be attached requiring final details to be agreed. Conditions would be attached to this effect.
59. To the rear of the building brickwork would be the principle material with a reconstituted stone coping. Balconies would also be provided and a rear wall at ground floor. The internal courtyard as discussed would make use of light coloured brick, grey metal work and oak privacy screens. In addition the courtyard would use vegetation to soften the appearance.
60. Unlike the refused scheme the applicant has improved the quality of accommodation significantly, has addressed the impacts on the neighbouring occupants and has altered the appearance of the building to offer a vastly improved scheme. In this respect it is considered that the proposal would contribute successfully to the streetscape and wider conservation area. Subject to condition over materials and sections the proposal is acceptable as would not be refusal on design grounds.

Planning obligations (CIL)

61. SCIL & MCIL would be liable if the scheme was to be approved.

Proposed Resi 214sqm
Proposed Retail 51sqm
Demolished Credit 103sqm

- MCIL - £7,987.82
- SCIL - £12,692.74

Sustainable development implications

62. The application site is located in the Peckham Village Archaeological Priority Zone. The applicant has submitted a desk-based assessment with an earlier application for this site exists and is, titled: '112 Peckham High Street. An Archaeological Desk-Based Assessment' by Archaeology Collective and dated May 2017. It provides a suitable baseline of archaeological data. Concluding that the present building is a post-war rebuild that is likely to have impacted upon the archaeological significance of the site. However, as a precautionary measure a programme of archaeological evaluation works would be conditioned.

Conclusion on planning issues

63. The principle of a retail/residential development is supported. The development would offer an acceptable level of accommodation and preserve the amenity of neighbours. The minor changes to the design is considered to overcome previous concerns of quality of accommodation, amenity impact and materials, as such the proposal is recommended for approval subject to conditions.

Consultations

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

Consultation replies

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

Summary of consultation responses

66. Due to the small amount of time between the applications the previous comments have been brought forward.

Transport for London: No objection, conditions recommended.

EPT: No comments, though previously recommended conditions.

Community impact statement / Equalities Assessment

67. 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:
 - Remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic
 - 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
 - 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
- c) The need to foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard,

in particular, to the need to tackle prejudice and promote understanding.

68. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.
69. The Council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
70. The Council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.

Human rights implications

71. 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.
72. This application has the legitimate aim of providing a mixed use development. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2516-112 Application file: 18/AP/2156 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: 020 7525 4004 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received
Appendix 3	Recommendation

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning		
Report Author	Craig Newton, Planning Officer		
Version	Final		
Dated	24 August 2018		
Key Decision	No		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER			
Officer Title	Comments Sought	Comments included	
Strategic Director of Finance and Governance	No	No	
Strategic Director, Environment and Social Regeneration	No	No	
Strategic Director of Housing and Modernisation	No	No	
Director of Regeneration	No	No	
Date final report sent to Constitutional Team		8 November 2018	

APPENDIX 1

Consultation undertaken

Site notice date: 12/07/2018

Press notice date: 19/07/2018

Case officer site visit date: 12/08/2018

Neighbour consultation letters sent: 12/07/2018

Internal services consulted:

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

Statutory and non-statutory organisations consulted:

Thames Water - Development Planning
Transport for London (referable & non-referable app notifications and pre-apps)

Neighbour and local groups consulted:

Flat 1 120 Peckham High Street SE15 5ED
Flat 1a 114 Peckham High Street SE15 5ED
122 Peckham High Street London SE15 5ED
116 Peckham High Street London SE15 5ED
Flat B 110 Peckham High Street SE15 5ED
Flat 3 120 Peckham High Street SE15 5ED
Flat C 110 Peckham High Street SE15 5ED
Flat A 110 Peckham High Street SE15 5ED
Flat 2 120 Peckham High Street SE15 5ED
Flat 2b 114 Peckham High Street SE15 5ED
112b Peckham High Street London SE15 5ED
121-125 Peckham High Street London SE15 5SF
Flat 8 1 Bull Yard SE15 5DH
Flat 9 1 Bull Yard SE15 5DH
Flat 10 1 Bull Yard SE15 5DH
115 Peckham High Street London SE15 5SE
117 Peckham High Street London SE15 5SE
121a-121b Peckham High Street London SE15 5SE
112 Peckham High Street London SE15 5ED
114 Peckham High Street London SE15 5ED
119 Peckham High Street London SE15 5SE
Flat 4 120 Peckham High Street SE15 5ED
Unit 11 The Aylesham Centre SE15 5EW
Unit 12 The Aylesham Centre SE15 5EW
Unit 14 The Aylesham Centre SE15 5EW
Unit 8 The Aylesham Centre SE15 5EW
Unit 9 The Aylesham Centre SE15 5EW
Unit 10 The Aylesham Centre SE15 5EW
Unit 17 The Aylesham Centre SE15 5EW
Morrisons The Aylesham Centre SE15 5EW
Unit 15 The Aylesham Centre SE15 5EW
Unit 15a The Aylesham Centre SE15 5EW
Unit 16 The Aylesham Centre SE15 5EW
Peckham Bus Station 124 Peckham High Street SE15 5ED
Unit 1 The Aylesham Centre SE15 5EW
Unit 11a The Aylesham Centre SE15 5EW
Flat 4d 114 Peckham High Street SE15 5ED
Flat D 110 Peckham High Street SE15 5ED
108 Peckham High Street London SE15 5ED
Unit 4 The Aylesham Centre SE15 5EW
Unit 6 The Aylesham Centre SE15 5EW

Flat 1 122 Peckham High Street SE15 5ED
Flat 2 122 Peckham High Street SE15 5ED
Flat 3 122 Peckham High Street SE15 5ED
Flat E 110 Peckham High Street SE15 5ED
Flat F 110 Peckham High Street SE15 5ED
Flat 5 120 Peckham High Street SE15 5ED
Living Accommodation 116 Peckham High Street SE15 5ED
Unit A 116 Peckham High Street SE15 5ED
Unit B 116 Peckham High Street SE15 5ED
Flat 5e 114 Peckham High Street SE15 5ED
Flat 6f 114 Peckham High Street SE15 5ED
Flat B 117 Peckham High Street SE15 5SE
Ground Floor 110 Peckham High Street SE15 5ED
Unit 15b The Aylesham Centre SE15 5EW
Flat 3c 114 Peckham High Street SE15 5ED
Flat 1 119 Peckham High Street SE15 5SE
Flat 2 119 Peckham High Street SE15 5SE
Flat 3 119 Peckham High Street SE15 5SE
Flat C 117 Peckham High Street SE15 5SE
Flat A 117 Peckham High Street SE15 5SE
Flat 7g 114 Peckham High Street SE15 5ED
Flat First Floor 118-120 Peckham High Street SE15 5ED
Ground Floor 121-125 Peckham High Street SE15 5SF
Unit D 117 Peckham High Street SE15 5SE
Unit E 117 Peckham High Street SE15 5SE
Flat 4 119 Peckham High Street SE15 5SE
Flat 4 1 Bull Yard SE15 5DH
Flat 5 1 Bull Yard SE15 5DH
Flat 6 1 Bull Yard SE15 5DH
Unit 1 1 Bull Yard SE15 5DH
Unit 2 1 Bull Yard SE15 5DH
Flat 3 1 Bull Yard SE15 5DH
Basement 118-120 Peckham High Street SE15 5ED
Unit 1 121-125 Peckham High Street SE15 5SF
Unit 2 121-125 Peckham High Street SE15 5SF
Unit 3 121-125 Peckham High Street SE15 5SF
Ground Floor 118-120 Peckham High Street SE15 5ED
Unit 5 And Unit 13 The Aylesham Centre SE15 5EW
First Floor 121-125 Peckham High Street SE15 5SF
Flat 7, 114 Peckham High Street London SE15 5ED
By Email

Unit 7 The Aylesham Centre SE15 5EW
First Floor Security Office The Aylesham Centre SE15 5EW
Unit 2 The Aylesham Centre SE15 5EW
Unit 3 The Aylesham Centre SE15 5EW
Flat 7 1 Bull Yard SE15 5DH

Flat 2 114 Peckham High Street SE15 5ED
C/O Members Room 160 Tooley Street SE1 2QH
Cabinet Office 16 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH
Flat 2 Peckham High Street SE15 5ED

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

None

Neighbours and local groups

Cabinet Office 16 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH
C/O Members Room 160 Tooley Street SE1 2QH
Email representation
Email representation
Email representation
Flat 2 Peckham High Street SE15 5ED
Flat 2 114 Peckham High Street SE15 5ED
Flat 2 114 Peckham High Street SE15 5ED
Flat 2b 114 Peckham High Street SE15 5ED
Flat 3c 114 Peckham High Street SE15 5ED
Flat 6f 114 Peckham High Street SE15 5ED
Flat 7, 114 Peckham High Street London SE15 5ED
Flat 7g 114 Peckham High Street SE15 5ED