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Item No. 7.1	Classification: Open	Date: 30 March 2021	Meeting Name: Planning Sub Committee B
Report title:	Development Management planning application: Application 20/AP/0489 for: Full Planning Application Address: 46-48 GRANGE WALK, LONDON SOUTHWARK, SE1 3DY Proposal: Construction of a part 2/part 3 storey rooftop extension, remodeling of existing building facades and associated works to provide 5 residential units (Use Class C3) including cycle and refuse storage		
Ward(s) or groups affected:	London Bridge & West Bermondsey		
From:	Director of Planning		
Application Start Date	17/02/2020	PPA Expiry Date	
Earliest Decision Date			

RECOMMENDATIONS

1. That planning permission is granted subject to conditions, the applicant entering into an appropriate legal agreement.
2. In the event that the requirements of paragraph 1 above are not met by 3 July 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 105.

EXECUTIVE SUMMARY

3. The initial proposal for six dwellings was considered by planning officers to be inappropriate in terms of scale. There has been considerable local interest in this application with objections on a number of matters including potential phased development to avoid an affordable housing contribution, the impact on local residents' amenity and design and massing, including the impact on the Bermondsey Street Conservation Area. Amendments to the massing were made to reduce the scale as follows:

Changes to scale, height and mass

4.
 - Reduction in mass to south elevation
 - A further reduction in massing to the west elevation (6th and 7th Floors)
 - Removal of the lift overrun

Changes to 7th floor

5.
 - East elevation set back 2m from lower floors
 - Incorporates 34.5sqm of external communal amenity space
 - Replacement of two one bed dwellings on the seventh floor with a two bed dwelling
 - Removal of 6sqm balcony to north elevation
 - Enlargement of balcony to south elevation with partial wrap around to east elevation
 - Removal of lift access

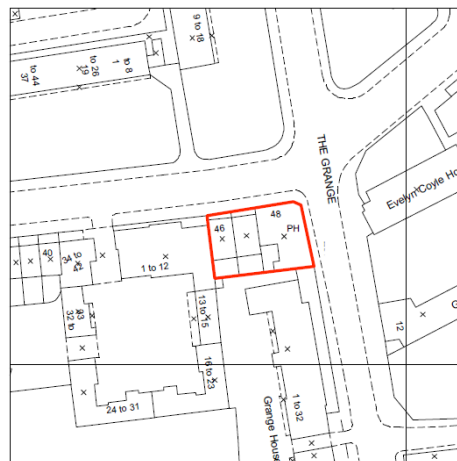
Changes to 6th floor

6.
 - Unit D changed from 2 bedroom 4 person to a 1 bedroom 2 person flat
 - Balcony to Unit D changed from 7sqm to 10sqm on the west elevation
7. Officers consider that the scale, massing and detailed design, allows the proposed 8 storeys on the corner of Grange Walk and The Grange to respond appropriately to the modern townscape. As the scheme would gradually step down to 5 storeys towards the West, it would be sympathetic to the historic properties within the locality and the neighbouring conservation area.
8. The proposed units would meet the national and local space standards, providing good-sized units that benefit from sufficient daylight, sunlight and ventilation. Units would be afforded outdoor amenity space in the form of balconies. The existing and proposed units would benefit from 34.5sqm of communal amenity space. Whilst this falls short of the 50sqm requirement, a financial contribution of £3,177.50 is sought to mitigate the 15.5sqm shortfall.
9. Concerning the impact on the amenity of neighbouring properties, the daylight and sunlight test concludes that the proposal would have some adverse impacts on neighbouring properties though not unusual for an urban location. Where there would adverse impacts, the effect would be mitigated by the provision of secondary windows serving a particular habitable room or the rooms are bedroom windows where daylight has less importance to other habitable rooms as noted in the Building Research Establishment (BRE) guidelines "Site Layout Planning for Daylight and Sunlight". It is not considered that the proposal would result in a loss of privacy to neighbouring properties, as it would retain 12.5m separation distance from the front elevation of Corio House (12 The Grange), 34m from St Vincent house and would present views across the roof scape of the other neighbouring properties.
10. With regards to phasing and affordable housing, officers have consulted the council's legal team. It is considered that the applicant has not deliberately phased the development to avoid an affordable housing contribution. The applications across the site were brought forward at times and in the sequence, they were due to the advice from officers reflecting the change in the streets context and the policy position on the largest development possible at each time.

BACKGROUND INFORMATION

Site location and description

11. The application site is on the southern side of Grange Walk, close to the junction with The Grange and comprises two buildings, No.46-47 Grange Walk and No.48 Grange Walk.
12. No.46 – 47 Grange Walk consists of a recently completed development of 5 storeys above ground plus basement with 9 residential; it was granted permission on 18 May 2017 under application reference number 16/AP/3224. No.48 Grange Walk consists of a 5 storey building containing 8 residential units, granted permission on 23 November 2009 under application reference number 08/AP/3022, completed in 2010.



13. The site is bounded to the north by the highway of Grange Walk and the 7 storey council flats at St Vincent House 34m away. To the east the Corio House, a 7 storey comprehensive residential development occupying a large perimeter block forming opposite the site. To the south, the 5 storey block of flats at No.1 to No.12 Grange House and to the west a 4 storey building at No.1 to No.12 Grange Walk.
14. The site forms part of an archaeological priority zone, the urban density zone, a wider consultation zone (strategic views) and an Air Quality Management Area. The buildings are not listed and the site is not situated within a conservation area however, the Bermondsey Street Conservation Area is situated 50m to the west.

Details of proposal

15. The proposal is for a part 2 to 3 storey roof extension across No.46 - No.47 and No.48 to provide 5 new residential units distributed across floors 5 to 7 as follows:

16.	Unit name	Floor Level	Unit type	Gross Internal Area (GIA) (sqm)	External Amenity Space (sqm)
	Unit A	5 th	2 Bedroom 3 Person (2B3P)	62	11.2

Unit B	5 th	2 Bedroom 3 Person (2B3P)	75.3	15
Unit C	6 th	Studio (1B1P)	41.4	15
Unit D	6 th	2 Bedroom 3 Person (2B3P)	66.3	12.2
Unit E	7 th	2 Bedroom 4 Person (2B4P)	73.8	6.5
Communal Amenity				34.5

17. The proposal would include the remodelling of the existing building facades to provide a single consistent façade across, 46 – 47 Grange Walk and 48 Grange Walk. The proposed materials would include brick ‘infill type’ panel and aluminium horizontal banding, with vertical bricks used to emulate vertical columns.
18. The site would see changes to the waste and recycling provision. The existing site is served with 1,100 Litres of refuse storage accessible from The Grange, 1300 Litres of waste refuse and 940 Litres recycling provision accessible from Grange Walk. The existing general waste provision is 2,400 Litres with 940 Litres allocated to recycling. The proposal would remove the Grange Walk refuse store and enlarge the store accessed from The Grange to provide a total of 2,760 Litres of general waste storage and 1,100 Litres of recycling. This would result in an increase of 360 Litres of general waste storage and 160 Litres in recycling. The bin stores would be communal, to be shared across the existing and proposed flats.
19. Additional cycle spaces are sought as part of the application. There are 11 existing cycle spaces for folding bikes serving No.46 to No.47 Grange Walk and 5 bike stands serving No.48 Grange Walk. The proposal would introduce 10 additional folding bike spaces, distributed across that site at ground floor. 17 cycle space would be accessible from the highway of Grange Walk, while the remaining 9 would be accessed through the entrance of No.46 to No.47 Grange Walk. A total of 26 cycle spaces would be provided as part of the proposal.

Consultation responses from members of the public and local groups

20. There were 52 objections and 27 comments in support from members of the public. Summarised below are the material planning considerations raised.
 - Design quality and layout

Increasing the height by a further three storeys would be out of keeping with the area

Overdevelopment of the site

The elevations would not be in keeping with the street scene having a negative visual impact

Heritage implications and impact on the conservation area

- Impact on neighbouring amenity

Loss of daylight, sunlight and overshadowing to neighbouring properties

Loss of privacy to neighbouring properties

Creating a sense of enclosure to fourth floor properties of No.46 to No.48 Grange Walk

- Transport, parking, highways, deliveries and servicing matters

The development would have an impact on the existing parking and traffic

Parking intensification and no parking on site

- Environmental impacts

Noise due to past and future construction

Poor management of construction vehicle siting

Issues with connection to existing sewer

- Phased development and Affordable Housing

21. The following table sets out a summary of issues raised recently by legal representatives of objectors, with Officer responses in consultation with the Council's legal services included.

Objection	Response
Ownership 46 and 47/48 Grange Walk have been in the control of the same owner since the development of 46 Grange Walk so 47/48 Grange Walk should be seen as a phase of the same development	<ul style="list-style-type: none">• The current application is for the roof extension which is what needs to be considered.• No objections on phasing were made at time of the 2017 permission for the development of 46/47 which would have been the appropriate time to raise this issue on the basis of ownership.• In any event, 48 and 46/47 were separate planning units (each site containing separate buildings that had previously been developed as separate units) and single

	<p>ownership of separate planning units is not determinative of phasing – case law has established that adjacent but distinct planning units developed by the same owner does not necessarily constitute phased development or subdivision of a site (<i>Brandlord</i>). So any consideration of phasing / subdivision at the time of the development of the 2017 permission would likely have concluded that there was none.</p>
<p>Ongoing intention to build higher The applicant always intended to build a taller building with more units and only brought forward a smaller building with 9 units initially at 46/47 in order to avoid triggering the affordable housing threshold</p>	<ul style="list-style-type: none"> • The council is aware that the applicant's intention was to build a taller building as it sought pre-application advice on a taller building prior to the 2017 permission. However, the council's advice was that a taller building was not policy compliant at the time and the development of 46/47 was as tall as it could be at the time of the 2017 permission. • The developer was free to choose to design the building to be extendable in the event that the policy position would change, which in fact it did with the development of the Corio building leading to the submission of the application for the extension. This cannot be viewed as evidence of artificial phasing when the reason for building a smaller building initially was to comply with council advice on what would be policy compliant.
<p>Façade shows intention of phasing The façade treatment will increase the coherence of 48 and 46/47 Grange Walk, showing that the intention was always to have a single development and it has been phased</p>	<ul style="list-style-type: none"> • It is speculation to say this is evidence of intention to phase development. As an objective factor it does not individually or cumulatively establish phasing or subdivision. See above on ownership as to why 46/47 is not considered a phase of the overall 46-48 site. • The façade treatment is a logical design proposal in the new context of a roof extension spanning both units.
<p>The developments are interconnected The roof extension will be physically and operationally interconnected with</p>	<ul style="list-style-type: none"> • This would always be the case with a roof extension. It is not a factor that is relevant to the consideration of whether the roof extension constitutes artificially phased development

46/47 and 48	
This is all one planning unit The extension is part of the same planning unit as 46/47 and 48	<ul style="list-style-type: none"> Even if so, nothing turns on this. The relevant question in the case of the roof extension is whether it is a phase of a wider development that has been artificially held back to avoid the affordable housing threshold, and it is not so considered for the reasons given above (in particular that the council advised the developer that a taller development was not policy compliant at the time of the 2017 permission).

Planning history of the site and adjoining or nearby sites.

22. Any decisions, which are significant to the consideration of the current application, are referred to within the relevant sections of the report. A fuller history of the relevant decisions relating to this site, and other nearby sites, is provided below:

Address	Reference	Decision	Description
No.46-47 Grange Walk	19/AP/1246	Granted 20 May 2019	Non Material amendment of Condition 2 to LBS Variation Application 18AP2947 granted 16/04/2019 - replacing of approved plans.
46-47 Grange Walk	18/AP/2947	Granted 16 April 2019	Variation of Condition 2 (Plan Numbers Condition) of planning permission 16/AP/3224 for: Demolition of the existing building and the erection of a 5 storey plus basement building comprising 9 residential units (2 x beds, 4 x 1 beds and 3 x studio units).
46 – 48 Grange Walk	17/EQ/0430	Closed 7 February 2018	Two storey and part three and four storey roof extension and recladding of 46-48 Grange Walk and the provision of 5 new Residential units above.
46-47 Grange	16/AP/3224	Granted 18 May	Demolition of the existing building and the erection of a 5 storey plus

Walk		2017	basement building comprising 9 residential units (2 x 2 beds, 4 x 1 beds and 3 x studio units).
46-47 Grange Walk	15/EQ/0281	Closed 08 January 2016	9 Residential units.
Corio House, No.12 The Grange	14/AP/2102	Granted 06 October 2014	Demolition of existing buildings and redevelopment to provide 167 residential units with basement car and cycle parking.
48 Grange Walk	08/AP/3022	Granted 23 November 2009	Demolition of public house and redevelopment to provide a building on ground, first, second, third and fourth floors to provide 8 flats (2 x 2bed, 5 x 1bed and 1 studio flat)
46-47 Grange Walk	08/AP/0632	Withdrawn 19 August 2008	Demolition of existing buildings and erection of a four storey building comprising a 1x 2 bed flat at ground floor, 4 x 1 bed flats at first and second floors and 1 x 2 bed flat (penthouse) at third floor level.
48 Grange Walk	06/AP/2153	Granted 8 May 2007	Demolition of existing public house and redevelopment to provide a new 5 storey building comprising 7 self-contained flats (4 x 1 beds, 3 x 2 bed units).
48 Grange Walk	06/AP/0622	Withdrawn 14 November 2006	Redevelopment of the site for a 5-storey building comprising 7 self-contained flats (4 x 1 bed units and 3 x 2 bed units)
48 Grange Walk	05/AP/1656	Withdrawn 30 November 2005	New five-storey building containing a public house on ground floor and lower ground floor and two 2-bedroom flats and four 1-bedroom flats above, with garden and bike

			parking space at rear ground floor level.
48 Grange Walk	02/AP/1406	Refuse 17 September 2002	Conversion of public house and accommodation above to 3 x 1 bedroom flats and 3 x 2 bedroom flats.
46 Grange Walk	02/AP/0758	Granted 28 May 2002	Proposed loft conversion
48 Grange Walk	98/AP/0741	Refuse 11 June 1998	Construction of first & second floor rear extension and rear conservatory.
13 The Grange & 48 Grange Walk	96/AP/1126	Granted 19 December 1996	Construction of new second floor extension for financial and professional services (Class A2) use, with the ground and first floor remaining as a public house.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

23. The main issues to be considered in respect of this application are:
- Principle of the proposed development in terms of land use
 - Phased development and potential avoidance of an affordable housing contribution
 - Design, including conservation and heritage assets
 - Quality of accommodation
 - Impact of proposed development on amenity of adjoining occupiers and surrounding area, including privacy, daylight and sunlight
 - Transport and highways, including servicing, car parking and cycle parking
 - Environmental matters, including construction management, flooding and air quality
 - Archaeology
 - Planning obligations (S.106 undertaking or agreement)
24. These matters are discussed in detail in the 'Assessment' section of this report.

Legal context

25. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the development plan comprises the London Plan 2016, the Core Strategy 2011, and the Saved Southwark Plan 2007. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers determining planning applications for development within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Section 66 of the Act also requires the Authority to pay special regard to the desirability of preserving listed buildings and their setting or any features of special architectural or historic interest which they possess.
26. 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

27. The statutory development plans for the Borough comprise the London Plan 2021, Southwark Core Strategy 2011, and saved policies from The Southwark Plan (2007 - July). The National Planning Policy Framework (2019) and emerging policies constitute material considerations but are not part of the statutory development plan. A list of policies which are relevant to this application is provided at Appendix 1. Any policies, which are particularly relevant to the consideration of this application, are highlighted in the report.

ASSESSMENT

Principle of the proposed development in terms of land use

28. The premises is a residential building and the land use is established on the site. The principle of the land use is therefore acceptable.

Phased development and potential avoidance of an affordable housing contribution.

29. Strategic Policy 6 of the Southwark Core Strategy 2011 requires such an affordable housing contribution as part of development of 10 or more residential units. It is also Council policy to require such a contribution in the case of development that has been artificially phased or subdivided in order to avoid trigger the 10 unit threshold (e.g. 7.3.1 of the Draft Affordable Housing SPD 2011 and Development Management Policy P1 of the emerging New Southwark Plan).
30. The proposed roof extension is an extension to a previous development of 9 residential units (16/AP/3224). If the full eight storeys have been delivered in the first instance, more than 11 units could have been provided and an affordable housing contribution would have been required. As such officers have considered whether the development, having been brought forward as

first a five storey building and then a three storey extension, represents an instance of development that has been phased in order to avoid an affordable housing contribution.

31. Following careful consideration, officers have concluded that, for the reasons given in the table at paragraph 21 above, the development is not phased in a way to avoid an affordable housing contribution.

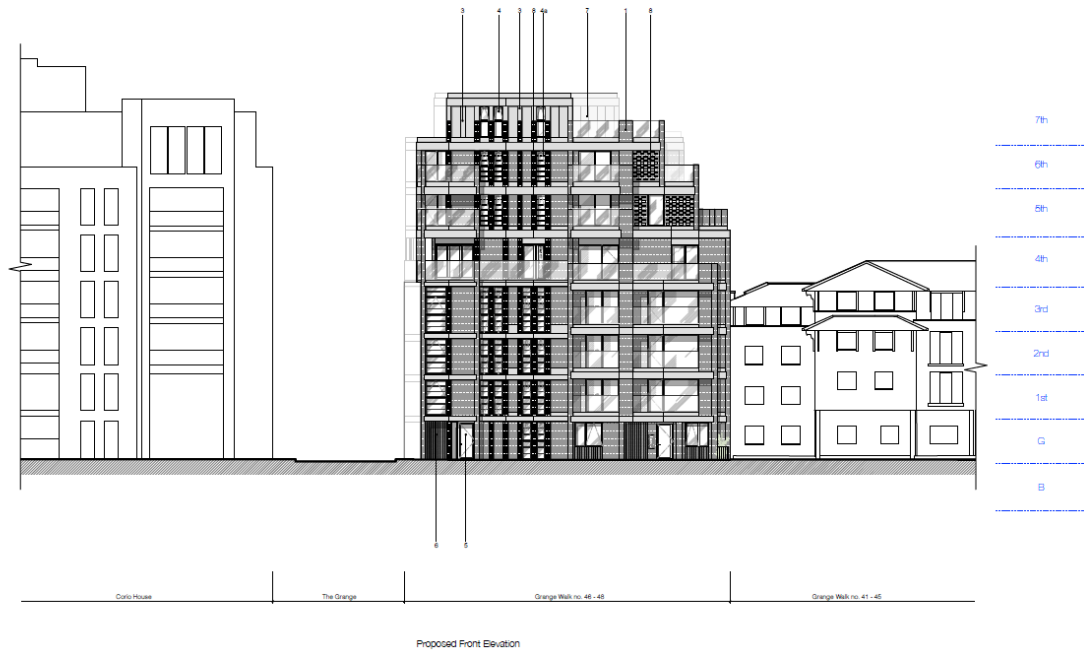
Design

32. Saved Policy 3.12 'Quality in design' of the Southwark Plan asserts that developments should achieve a high quality of both architectural and urban design, enhancing the quality of the built environment in order to create attractive, high amenity environments people will choose to live in, work in and visit. Saved Policy 3.13 of the Southwark Plan asserts that the principles of good urban design must be taken into account in all developments.

Site context

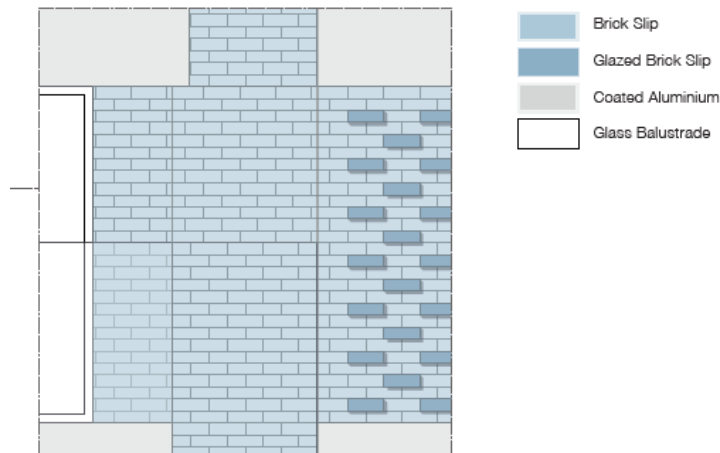
33. The proposal seeks to construct a part 2 part 3 storey roof extension. The massing would step down to the west (towards No.41 – No.45 Grange Walk) and would step up three additional storeys to the east approximately in line with the height of Corio House. Corio House extends to a maximum height of 23.9m, and the proposal would project to 24m, a difference of 10cm, though when viewed from street level and key views, the overall difference in height would be negligible, and the buildings are complementary in scale. Further to this, the top storey of the proposal is set back, mitigating the visual impact of the height, whereas Corio House is more pronounced on the junction.
34. The proposal would seek to include a new façade to present a consistent appearance of one building across No.46 – 48 Grange Walk. The materials proposed include brick 'Infill type' panels and lightweight powder coated aluminium lintels.

Height, scale and massing



35. The current proposal with subsequent amendments has addressed officers' concerns by setting back the roof extension in a number of locations, adding articulation and responding to the local context. This includes setting the mass back from Grange Walk and the Grange; stepping down to 5 storeys to maintain the existing relationship between No.46 – No.47 and the neighbouring No.41 – 45 Grange Walk and responding to the height of Corio |House.
36. A number of objections have been received in relation to the design of the proposal. Concerns were raised about the scale, height and massing being out of keeping with the character of the area.
37. The wider area is characterised by a mixture of buildings of varying heights. Adjoining the site is the four storey block at No.1 to No.12 Grange Walk, following that a two storey terrace encapsulating No.34 to No.40 Grange Walk. Notably, across the road on the other side of The Grange is the 7 storey Corio House (12, The Grange) development.
38. This development would sit at eight storeys on the corner of Grange Walk and the Grange, stepping down to 5 storeys towards the lower buildings to the west. This is reflective of the modern townscape but sympathetic to the historic properties by reason of the gradual reduction in mass across the roof scape.
39. When viewed from the west, the Corio House development would present a backdrop to the proposal, reducing its prominence in the street scene. When viewed from the north, it would continue to be read in conjunction with the modern townscape established by the presence of the adjacent Corio house.
40. The proposal would have an acceptable relationship with the other larger residential blocks in the immediate context. As noted above, setback has been

provided at the upper levels having regard to the context and reducing the perceived massing at street level and across roof level. The design and massing responds to the surrounding context, both in terms of the Corio House development and residential blocks at St Vincent.



41. The proposal includes a new facade across 48 Grange Walk to match the more recently approved facade at No.46-47 Grange Walk and the proposed extension. This provides an improvement over the existing appearance of number 48 Grange Walk and responds to the emerging character of the local area. The proposed materials palette, including brick 'infill' panel and aluminium horizontal banding, complements the facade and provides visual interest when viewed within the surrounding area.

Conservation and heritage assets

42. London Plan (2021) Policy Policy D3 [Optimising site capacity through the design-led approach] stated that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions. and Policy HC1 [Heritage conservation and growth], seeks to conserve the significance of London's heritage assets in order to utilise their potential within the community. It states that development should conserve the significance of any heritage asset it affects. Southwark Core Strategy Strategic Policy 12, Design and Conservation, states that development should ensure that the significance of built heritage assets should be conserved. Saved Policy 3.15, [Conservation of the Historic Environment] of the Southwark Plan 2007 states that development should preserve or enhance the special interest or historic character or appearance of buildings or areas of historical or architectural significance and Policy 3.18, Setting of Listed Buildings, Conservation Areas and World Heritage Sites states that the immediate or wider settings of designated heritage assets must be preserved.
43. The existing properties on the site are not listed and the site is not located in a conservation area, although the edge of the Bermondsey Street Conservation Area is around 50m to the west. Grange Walk is a narrow characterful road

which includes a number of listed buildings, albeit some distance to the west within the conservation area.

44. The nearest listed buildings include the Grade II* listed 67 Grange Walk (around 150m to the west of the site), and the Grade II listed Schoolhouse at No 15 and Nos 2-11 (around 250m to the west of the site).
45. The proposed building would be seen in the context of the terrace on Grange Walk (which is in the conservation area) but part of a larger scale townscape with Corio House in the background and in this context, the development would not have a harmful impact on the setting of the conservation area.
46. The main dominating built form in the views west along Grange Walk is St Vincent House, followed by Corio House, which terminates such views. The proposal would be read in conjunction with these context and setting of these buildings.
47. The proposed development is separated from the conservation area by the intervening modern townscape. The conservation area would not be adversely impacted by the proposed increase in height of the buildings on the application site. The proposed development nevertheless incorporates a stepped form to the west, which acts as a visual transition between the taller corner form and the modern building at Nos. 41-45 Grange Walk.
48. The proposal would preserve the setting of the conservation area and comply with the Framework and design and heritage policies of the Development Plan.

Quality of accommodation

Room Sizes

49. The London Plan 2021 and the council's 2015 Technical Update to the adopted Residential Design Standards SPD 2011 sets out the minimum space standards for all new residential units.
50. The schedule of accommodation for the proposal for the proposed 5th floor (Units A and B) is as follows:

Unit A (2 Bedroom, 3 Person)			
Room	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
Living/Kitchen/Dining	27	27	Yes
Double Bedroom	12.3	12	Yes
Single Bedroom	7.4	7	Yes
Bathrooms	3.7	3.5	Yes
Built-in Storage	1.75	2	No
External Amenity	15	10	Yes

Space			
Dwelling	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
Gross Internal Area (GIA)	62	61	Yes

51. **Unit B (2 Bedroom, 3 Person)**

Unit B (2 Bedroom, 3 Person)			
Room	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
Living/Kitchen/Dining	30.2	27	Yes
Double Bedroom	15.3	12	Yes
Single Bedroom	8	7	Yes
Bathroom	4.1	3.5	Yes
Built-in Storage	2.1	2	Yes
External Amenity Space	11.2	10	Yes
Dwelling	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
GIA	73.3	61	Yes

52. The schedule of accommodation for the proposal for the proposed 6th floor (Units C and D) is as follows:

Unit C (Studio)			
Room	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
Living/Kitchen/Dining	N/A	N/A	N/A
Bedroom	N/A	N/A	N/A
Bathroom	3.8	3.5	Yes
Built-in Storage	1	1	Yes
External Amenity Space	15	10	Yes
Dwelling	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
GIA	41.4	37	Yes

53. **Unit D (2 Bedroom, 3 Person)**

Room	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
Living/Kitchen/Dining	27.1	27	Yes
Double Bedroom	12	12	Yes
Single Bedroom	8	7	Yes
Family Bathroom	3.5	3.5	Yes
Built-in Storage	2.1	2	Yes
External Amenity Space	11.2	10	Yes
Dwelling	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
GIA	66.3	61	Yes

54. The schedule of accommodation for the proposal for the proposed 7th floor (Unit E) is as follows:

Unit E (2 Bedroom, 4 Person)

Room	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
Living/Kitchen/Dining	27	27	Yes
Double Bedroom	12.6	12	Yes
Double Bedroom	12	12	Yes
Bathroom	4.4	3.5	Yes
Built-in Storage	2.8	2	Yes
External Amenity Space	6.5	10	No
Dwelling	Floor Area (sq.m)	Minimum Floor Area Requirement (sq.m)	Complies?
GIA	73.6	70	Yes

55. The proposals have been designed to meet or exceed the space standards within the London Plan and the 2015 Update to the Residential Design Standards 2011 SPD. It is considered that the spaces would be able to reasonably accommodate furniture with access sufficient to the needs of future

occupants.

Quality of Outlook and Receipt of Daylight to Proposed Rooms

56. Each unit would be either dual or triple aspect, having access to windows in receipt of an acceptable level of natural daylight and ventilation. All habitable rooms are served with windows providing a form of outlook similar to the existing residential units on site and in the surrounding area. As such, it is considered that the quality of outlook and the receipt of daylight to each unit are acceptable.

External Amenity Space

57. The 2015 Technical Update to the Residential Design Standards SPD 2011 notes that all flatted development must provide some form of outdoor amenity space. This must include communal amenity space and where possible private amenity space.
58. For new flatted development, the scheme must seek to provide the following minimum standards:
- 59.
- 50sqm of communal amenity space per development;
 - Ideally 10sqm of private amenity space for units contain two or less bedrooms. Where this is not possible, the remaining amount should be added towards the communal amenity space requirement.
60. The proposal incorporates 34.5 sqm of communal amenity space at 7th floor, served by a shared staircase giving access to all occupants of the building. As set out in the Councils Section 106 Planning Obligations and Community Infrastructure Levy (CIL) SPD 2015, mitigation will be sought where schemes do not meet the on-site amenity standards set out in Southwark Council's Residential Design Standards SPD. Any shortfall in the required provision of amenity space will be charged at £205 per square metre. £205 per square metre represents the cost in Southwark for improving open space, taking into account all costs including fees and construction costs.
61. In this case, a S106 agreement has been devised to secure a financial contribution of £3,177.50 (15.5 x £205) in order to mitigate the shortfall in communal amenity space.

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

Outlook and privacy

St Vincent House

62. This building is located to the north of the site however; it is separated from the

site by 34m, more than the 12m recommended in the Residential Design Standards SPD for separation across a street so no harmful overlooking would occur.

Nos 46 ,47 and 48 Grange Walk

63. The existing building at 46, 47 and 48 grange walk would sit below the proposed roof extension. The proposal would be set in from the existing building line and it is not envisaged that these existing occupiers would experience overlooking or a loss of privacy.

Nos 1 to 32 Grange House

64. Concerning overlooking, the new windows of the proposal would be the same distance as the existing buildings below and present views over the rooftops of Grange House. As such, it is not envisaged that there would be a loss of privacy or undue overlooking to habitable rooms of this neighbour.

Nos 41 to 45 Grange Walk

65. This adjoining property's windows face on to the highway of Grange Walk and to a courtyard at the rear of the building. The openings and external amenity space to the side elevation of the proposal, would present views over the roof top of the neighbouring property. It is not considered that the proposal would cause undue overlooking or a loss of privacy to habitable room windows at this neighbour.

Corio House (No.12 The Grange)

66. The Residential Design Standards SPD recommends a minimum of 12m where properties would face each other across a highway or other public realm. The proposal would be 12.5m from Corio House. In addition, the existing relationship between No.48 Grange Walk and Corio House sees balconies facing windows opposite the Grange. This established relationship would be maintained through the extension and therefore is not significantly different to the existing. Therefore, in all, it is not considered that the proposal would result in a detrimental impact on the privacy of occupants at 12 The Grange.

Daylight and Sunlight

67. The application is accompanied by a Daylight and Sunlight Study prepared by Right of Light Consulting. The following tests have been taken:

Test	Description	BRE Criteria
Vertical Sky Component (VSC)	The amount of skylight reaching a window expressed as a percentage	A window may be adversely affected if the VSC measured at the centre of the window is less than 27% and less than 0.8 its former value.
No-Sky Line (NSL) or daylight	The area of a room at desk height that can see the sky	A room may be adversely affected if the daylight distribution (no skyline) is reduced to less than 0.8 its existing area.

distribution		
Annual Probable Sunlight Hours (APSH)	The probable number of hours that sunlight would shine on unobstructed ground.	<p>An adverse impact would occur where for a window is within 90 degrees of due south if as a result of the development it would:</p> <ul style="list-style-type: none"> • Receive less than 25% of the APSH or less than 5% of APSH between 21 September and 21 March and • Receive less than 0.8 it former sunlight hours during either period and • Has a reduction in sunlight of greater than 4% APSH

St Vincent House

68.	Vertical Sky Component (VSC)				
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
13	13	100%	0	0	0
No Sky Line (NSL) – Not undertaken, room layouts not known					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +

Given the separation distance between this property and the proposal, all of the windows and rooms meet the BRE recommendations in respect of the Vertical Sky Component (VSC), No Sky Line (NSL)(both daylight) and Annual Probable Sunlight Hours (APSH)(sunlight) assessments.

No.46 to 47 and No.48 Grange Walk

69.	Vertical Sky Component (VSC)				
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
56	59	95%	3	0	2
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
25	25	100%			

The daylight and sunlight assessment identifies that window 205 (5th floor side elevation), window 209 (5th rear elevation) at 46 - 47 Grange Walk and window 48 (8th floor rear elevation); all serving bedrooms would be affected by the development. This result in 55 out of 59 habitable room windows across 46, 47 and 48 Grange Walk would meet the relevant standards and the tests in relation to daylight/sunlight. Two of the windows, which do not meet the VSC test, are secondary window, with primary windows which would meet the VSC test serving the same room, thus the impact here would be to an acceptable degree.

70. As existing, Window 205 has a VSC value of 35.2%; as a result of the development it would have a value of 24.8%. This presents a loss of 29.8% at a ratio of 0.7. There would be no change to the daylight distribution (NSL) for the room served by the window. Window 209 has an existing value of 32.3%, because of the proposal it would have a value of 25.1%. This presents a loss of 22.29%. There would be a 1% loss of daylight of to the room as demonstrated through the daylight distribution tests. Window 48 currently has a VSC value of 35.1%, by reason of the development this would become 20.1%, resulting in a 42.74% loss. There would be no change in daylight distribution to this room.
71. These windows would not meet the BRE targets for VSC being 0.8 their former values. In an inner city urban environment, resultant VSC values in excess of 20% can be considered acceptable. Windows 205, 209 and 48 would exceed 20% once the development is in place. It is recognised that the impact to these windows would be adverse, however the BRE guidance highlights that daylight to bedrooms has less importance than to other habitable rooms such as living rooms..

No.1 to 32 Grange House

72.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
14	8	57%	0	0	6
No Sky Line (NSL) – Not undertaken, room layouts not known					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +

This site comprises a four storey residential building to the south of the site. There are side windows that face north, opposite the site. 14 windows were tested at this property, 10 of those were serving habitable rooms. 6 rooms would not meet the BRE test, though it is noted that 2 of these are non-habitable, and 4 are secondary windows, thus the overall impact on living conditions would not be overly harmful. .

No.41- 45 Grange Walk

73.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
18	18	100%	0	0	0
No Sky Line (NSL) – Not undertaken, room layouts not known					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +

This site comprises a four storey residential building located on the south-west side of the application site and adjoining No.46 – 47 Grange Walk. This property has 4 windows on the eastern elevation that could potentially be affected by the

proposal. These appear to be obscurely glazed indicating the use as a non-habitable room such as a bathroom. In any case, all of the windows and rooms at this property meet the VSC daylight recommendations.

Corio House (No.12 The Grange)

74.

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE compliant	20-30%	31-40%	40% +
105	77	73%	16	8	4
No Sky Line (NSL)					
Room					
Total	Pass	BRE compliant	20-30%	31-40%	40% +
66	63	97%	1	1	1

Corio house is located to the east of the site on the opposite side of The Grange. The submitted daylight/sunlight assessment shows that 77 out of 105 windows would pass the VSC test. In the cases of the transgressions in excess of 40%, these start from low VSCs (between 9.3% and 0.2%) with reductions of VSC mostly 3% and below except for one window which has a reduction of 5%. These relatively small absolute reductions have a proportionately greater impact on the relative VSC. This is also the case for a number of the windows experiencing losses between 20-40%. While some more moderate impacts are noted (for example, window 111 would receive a reduction of 5.5% from 17.1% to 11.6%), such impacts are not so significant as to warrant a grounds for refusal. Overall, the impact on Corio House would be regarded as acceptable,.

75. The BRE Guide acknowledges that in these situations an additional calculation can be undertaken, assessing the impact of the windows without the balconies in place. The daylight and sunlight assessment shows that without these obstructions to the windows, the proposal would cause 6 windows (windows 114/115/131/132/144/145) to fall marginally short of the BRE target (ratios between 0.76-0.79). However, all windows would retain an overall alternative VSC of 23%, which would be good in an urban context. The relevant figures are given below, with excesses of BRE guidance noted in red.

76.

Window	Alternative Vertical Sky Component			
	Before	After	Loss	Ratio
114	29.9%	23.3%	6.6%	0.78
115	30.6%	24.2%	6.4%	0.79
131	34.5%	26.1%	8.4%	0.76
132	34.8%	26.7%	8.1%	0.77
144	38.4%	29.3%	9.1%	0.76
145	38.4%	29.8%	8.6%	0.78

77. Whilst there would be some impact on these windows, it is to be noted that the windows are recessed into the building therefore are obstructed on both sides as well as above. The BRE guidelines account for this and acknowledge that a larger relative reduction in VSC in these instances may be unavoidable.
78. An additional calculation has been carried out; identifying that without the recession of the balconies only 4 windows would fall short of the BRE target. As such, it is recognised that the presence of the inset balconies and the development would have some impact on these windows; however, it is not considered that the proposal would have a detrimental impact that would warrant refusal.
79. In terms of Daylight Distribution, three rooms do not pass the initial test falling short of the 0.8 target and experiencing a loss of more than 20%. The rooms are served by window 69, 87 and 141. Window 69 would have a before value of 27% and after value of 13% resulting in a 51.85% reduction. Window 87 has before value of 35% and after value of 23% resulting in a 34% reduction. Window 141 has a before value of 95% and an after value of 74% resulting in a 22.11% reduction. However, once a second test is undertaken with the balconies and projecting wings removed, all of the rooms at 12 The Grange meet their alternative daylight distribution test with windows 69, 87 and 141 having reductions between 0% and 13%.
80. Similarly, all but 4 windows pass the Sunlight test (APSH). These being windows 113, 130, 143, and 156. It is important to set out the three requirements for failing this test from the BRE guidance:
- receives less than 25% of annual probable sunlight hours, or less than 5% of annual probable sunlight hours between 21 September and 21 March and
 - receives less than 0.8 times its former sunlight hours during either period and
 - has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours

It is noted in the cases of windows 113, 130, 143 and 156 these start from an already low absolute % of 20 or less, and are located at an angle within inset balconies. Thus, while the impact is noted, it is not considered so severe as to warrant a grounds for refusal. The impact on each is given below, with the non-compliance with BRE recommendations highlighted in red.

81.

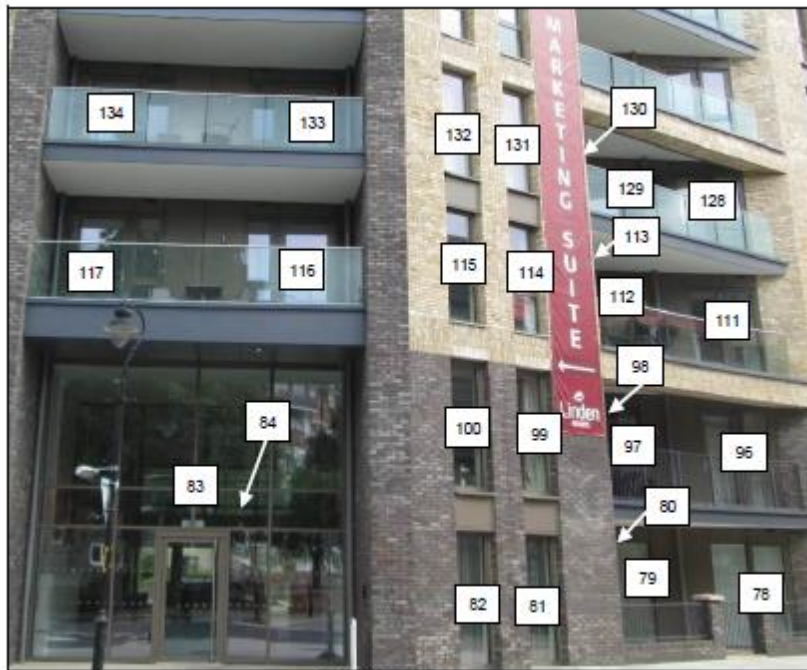
Window	Sunlight Hours							
	Annual Sunlight hours				Winter Sunlight hours			
	Before	After	Loss	Ratio	Before	After	Loss	Ratio
113	11%	5%	6%	0.45	4%	4%	0	1
130	11%	4%	7%	0.36	4%	4%	0	1
143	20%	8%	12%	0.4	9%	7%	2%	0.78
156	10%	4%	6%	0.4	5%	3%	2	0.4

82.



12 The Grange

83.



12 The Grange

Overshadowing of amenity spaces

84. It is recognised that objection have been raised to the proposal in relation to overshadowing. The submitted Daylight and Sunlight Assessment provides an assessment in relation to overshadowing to gardens and opens spaces.
85. The results of the overshadowing test show that sunlight availability after the proposal would be no less than 0.99 times the former value. This exceeds the BRE minimum requirement, which permits sunlight to be reduced by up to 0.8 times. The proposed development therefore passes the BRE overshadowing to

gardens and open spaces test and is therefore considered acceptable.

Sense of enclosure

86. It is acknowledged that there are existing properties at No.48 and No.46 – 47 Grange Walk that occupy the top floors that benefit from private amenity space (balconies) with no projections above. The proposal would over sail these existing balconies. The relationship of the balconies with the proposal would be similar to the established relationship between balconies and other properties on the site. Although the composition would result in a noticeable change to the existing occupiers, these neighbours would benefit would continue to benefit from unobstructed views to the north, south and in some case east , as the bulk of the proposal would be located above. Furthermore, the adjacent neighbouring buildings would be located sufficient distances away from the existing amenity spaces; therefore, it is not considered that the proposal would introduce a detrimental sense of enclosure to the above properties.

Transport and highways

Car parking

87. The application site is located within an area of high public transport accessibility (PTAL rating of 5) and as such, a car free scheme is proposed and supported in this location. The site is however located within a Controlled Parking Zone (CPZ) and as such a condition prohibiting future occupiers (with the exception of those eligible for disability parking spaces) from obtaining parking permits is recommended.

Cycle parking

88. The London Plan requires 1 cycle space per studio and 1-bed units, and 2 spaces per all other dwellings.
89. Concerning cycle parking, the scheme would provide 26 cycle spaces comprising of 10 folding bike spaces on top of the existing storage for 11 folding bikes and 5 full size bike stands. This would be located in the dedicated secure bike storage next to No.48 and is considered in accordance with the London Plan.

Refuse storage arrangements

90. In terms of refuse, provision is made in accordance with the council's 'Waste management Guidance' including both recycling and household waste storage. Waste storage for all existing and proposed units would be consolidated to make the most efficient use of space at ground floor level. This is considered sufficient in terms of capacity and would be easily collected with the bin store having direct access to the street.

Environmental matters

Construction management

91. The application was accompanied by a construction management plan (CMP) setting out details of the impacts through construction and how this will be mitigated.
92. The CMP notes that standard working hours on site would be 8am to 6pm Monday to Fridays and 9am to 2pm on Saturdays. Construction work would not take place on Sundays or Bank Holidays. The CMP also notes that deliveries would take place between 9.30am and 4.30pm Monday to Friday and 9am to 2pm on Saturdays. All deliveries would be scheduled with a system in place that ensures the site manager is contacted in advance of expected deliveries.
93. The CMP highlights that louder works, would take place on a 2 hours on and 2 hours off basis to avoid long periods of excessive noise. The plan sets out that letters would be sent to neighbouring residents and will include contact details for the site to raise concerns. Site details would be erected on the site including 24-hour emergency contact details and details that would allow residents to leave feedback. Monthly newsletters would be distributed to nearby residents and business to communicate progress on site, upcoming works and how areas of concerns will be dealt with.
94. The council's transport planning policy team and the highways development team have reviewed the information submitted and consider the above provisions acceptable in order to mitigate impacts on neighbour properties. The environmental protection team has raised no concerns with these details.
95. The highways development team highlight that the footway and carriageway front No.46-47 has been deteriorating significantly as a result of continuous occupation by construction vehicles due to the previously approved (now completed) development on this site. The proposed extension would extend the occupancy of construction vehicles on this stretch of road affecting its condition further. As such, the applicant will be responsible for all highway works required to bring the footway and carriageway to current standards.
96. If consent is granted, the applicant is required to enter into an agreement to complete the following works:
 - Repave the footways fronting the development including new kerbing on Grange Walk and The Grange in accordance with SSDM materials.
 - Resurface the carriageway fronting the development on Grange Walk in accordance with current SSDM standards.
 - Upgrade the pedestrian crossing facilities on Grange Walk to current standards.
 - Repair any damages to the public highway as part of the development.

Archaeology

97. The site is within the Borough, Bermondsey and Rivers Archaeological Priority Zone. Policy 3.19 of the Southwark Plan (July 2007) requires applicants to supply an archaeological desk-based assessment and evaluation report.

98. Grange Walk is located on the Bermondsey Eyot, and prehistoric and Roman archaeology is recorded from the immediate area. The site is within the precinct of the Cluniac priory (later Benedictine abbey) of St Saviour, known as Bermondsey Abbey (scheduled monument GL165) founded in circa 1089. The abbey and its precinct once occupied an area of approximately 60 acres including 20 acres of meadow. The main abbey buildings and the scheduled monument are located approximately 100m to the west. Although, the application site is outside of the scheduled area, it is within the abbey precinct.
99. Southwark's policy 3.19 says that applications within Archaeological Priority Zones (APZs) should be accompanied by a desk based assessment and the results of an archaeological evaluation. However, on the balance of all the evidence, the works proposed in this application should have a minimal below ground impact and on balance, it can be concluded that these works would not compromise the Archaeological Priority Zone. No further archaeological assessment, fieldwork or conditions are required.

Planning obligations (S.106 undertaking or agreement)

100. The following planning obligations are in the process of being agreed to at the time of completing this report.
- A payment of estimated at £3,177.50 (15.5sqm shortfall x £205 per sqm) in order to mitigate the shortfall in communal amenity space.
101. In the event that an agreement has not been completed by *3 July 2021*, the committee is asked to authorise the director of planning to refuse permission, if appropriate, for the following reason:
102. In the absence of a signed S106 legal agreement there is no mechanism in place to mitigation against the adverse impacts of the development through contributions and it would therefore be contrary to:
- Saved Policy 2.5 Planning Obligations of the Southwark Plan 2007
 - Strategic Policy 14 Delivery and Implementation of the Core Strategy (2011) Policy DF1 Delivery of the Plan and Planning Obligations of the London Plan (2021) and
 - The Southwark Section 106 Planning Obligations and Community Infrastructure Levy SPD (2015).

Mayoral and borough community infrastructure levy (CIL)

103. 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 invests in London as a whole, primarily Crossrail. Southwark's CIL will provide for infrastructure that supports growth in

Southwark. In this instance, based on information provided by the applicant, the scheme is liable to a Mayoral CIL and Southwark CIL payment. The estimated figures would be £ £20,539.98 for Mayoral CIL and £101,057.14 Southwark CIL. This would be calculated in detail when CIL additional Information and Assumption of Liability forms are submitted prior to implementation.

Consultation responses from external and statutory consultees

104. There was no consultation responses from external or statutory consultees received.

Consultation responses from internal consultees

105. Summarised below are the material planning considerations raised by internal and divisional consultees, along with the officer's response.

Environmental Protection Team

106. No objection subject to conditions that ensure that occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources.

Design and Conservation Team

107. Officers acknowledge that the proposal is largely shielded from the Conservation Area by the block that stands between itself and the Conservation Area. It is considered that views of the proposal will be distant and less apparent, considering the view of Corio House forming a strong backdrop.
108. It is also recognised that the proposal would not provide adequate communal amenity space nor community benefit.

Transport Policy Team

109. No objection subject to conditions to secure details of safe storage for cycles.

Highways Development Team

110. The footway and carriageway fronting 46-47 Grange Walk up to the junction with The Grange has been deteriorating significantly as a result of continuous occupation by construction vehicles in respect of the current construction works on 46-47 Grange Walk (previously approved by 16/AP/3224). The construction of the proposed roof extension (if approved) will extend the occupancy of construction vehicles on the above mentioned stretch of road and will impact its condition even further. It is anticipated that the applicant will be responsible for all highway works required to bring the footway and carriageway to current standards.

111. If consent is granted the applicant is required to enter into a s278 agreement to complete the following works:
1. Repave the footways fronting the development including new kerbing on Grange Walk and The Grange in accordance with SSDM materials.
 2. Resurface the carriageway fronting the development on Grange Walk in accordance with current SSDM standards.
 3. Upgrade the pedestrian crossing facilities on Grange Walk to current standards.
 4. Repair any damages to the public highway as part of the development.
 5. The above requirement to enter into s278 agreement should be secured by Condition.

Archaeologist

112. The site is located on the Bermondsey Epot, and prehistoric and Roman archaeology is recorded from the immediate area.
113. Archaeological investigations were carried out by MOLA in 2017-2019 on this site as a part of a section 106 obligation for planning permission 16/AP/3224 which revealed post-medieval domestic features; according to the 2019 watching brief report 'No in situ or residual material from the prehistoric or Roman periods, activity associated with the medieval grange of Bermondsey Abbey and 17th-century Civil War defensives, that were conjectured to have passed close to the site, were seen.'
114. The works proposed in this application should have a minimal below ground impact and on balance it can be concluded that the archaeological resource would not be compromised by these works. No further archaeological assessment, fieldwork or conditions are required.

Community impact and equalities assessment

115. The council must not act in a way which is incompatible with rights contained within the European Convention of Human Rights
116. The council has given due regard to the above needs and rights where relevant or engaged throughout the course of determining this application.
117. 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:
1. The need to eliminate discrimination, harassment, victimisation and any other conduct prohibited by the Act

2. 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

3. 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.

118. The protected characteristics are: race, age, gender reassignment, pregnancy and maternity, disability, sexual orientation, religion or belief, sex, marriage and civil partnership.

Human rights implications

119. 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.

120. This application has the legitimate aim of providing new residential units. 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.

Positive and proactive statement

121. The council has published its development plan and Core Strategy on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

122. The council provides a pre-application advice service that is available to all applicants in order to assist applicants in formulating proposals that are in accordance with the development plan and core strategy and submissions that are in accordance with the application requirements.

123. **Positive and proactive engagement: summary table**

Was the pre-application service used for this application?	YES
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If the pre-application service was used for this application, was the advice given followed?	YES
Was the application validated promptly?	YES
If necessary/appropriate, did the case officer seek amendments to the scheme to improve its prospects of achieving approval?	YES
To help secure a timely decision, did the case officer submit their recommendation in advance of the agreed Planning Performance Agreement date?	YES

CONCLUSION

124. The proposal demonstrates that it conforms with the principles of sustainable development. It complies with current policy; respects the amenity of neighbouring properties; and is of good design. It is therefore recommended that planning permission be granted, subject to completion of a S106 agreement to secure compensation for the shortfall in external communal amenity space. In the event that the S106 is not signed by 3rd July 2021, then a decision to refuse the application would be taken by the council for the following reasons:
125. "In the absence of a signed Section 106 Agreement, there is no mechanism in place to avoid or mitigate the shortfall in on-site communal amenity space and the impact of the proposed development on public realm. Therefore, the proposal would therefore be contrary to Saved Policy 2.5 'Planning Obligations' of the Southwark Plan and Policy 14 - 'Implementation and delivery' of the Southwark Core Strategy, the Southwark Supplementary Planning Document 'Section 106 Planning Obligations' 2015, and Policy 8.2 Planning obligations of the London Plan."

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: 31-46 Application file: 20/AP/0489 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 0207 525 0254 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received.
Appendix 3	Relevant planning policy
Appendix 4	Recommendation (draft decision notice)

AUDIT TRAIL

Lead Officer	Simon Bevan, Director of Planning	
Report Author	Kerri Simpson, Planning Officer	
Version	Final	
Dated	11 March 2021	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance and Governance	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Modernisation	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team		11 March 2021

Consultation undertaken

Site notice date: 11.03.2020

Expiry date of notice: 01.04.2020

Press notice date: A press notice was not published.

Case officer site visit date: 11.03.2020

Internal services consulted

Environmental Protection Team
Archaeologist
Highways Development Management Team
Flood Risk Management and Urban Drainage Team
Transport Planning Policy Team
Design and Conservation Team

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

Recipient Address:

Date Letter Sent:

Flat 18 Grange House The Grange London Southwark SE1 3AF	25.02.2020
Flat 7 Zona Court 48 Grange Walk London Southwark SE1 3FP	
Flat 19 Grange House The Grange London Southwark SE1 3AF	
Flat 15 41 Grange Walk London Southwark SE1 3DY	
Flat 10 41 Grange Walk London Southwark SE1 3DY	
Flat 29 Grange House The Grange London Southwark SE1 3AF	
Flat 12 Grange House The Grange London Southwark SE1 3AF	
Flat 2 Zona Court 48 Grange Walk London Southwark SE1 3FP	
Flat 30 Grange House The Grange London Southwark SE1 3AF	
Flat 27 Grange House The Grange London Southwark SE1 3AF	
Flat 25 Grange House The Grange London Southwark SE1 3AF	
Flat 22 Grange House The Grange London Southwark SE1 3AF	
Flat 13 Grange House The Grange London Southwark SE1 3AF	
Flat 11 Grange House The Grange London Southwark SE1 3AF	
Flat 8 Grange House The Grange London Southwark SE1 3AF	
5 Grange House The Grange London Southwark SE1 3AF	
Flat 2 Grange House The Grange London Southwark SE1 3AF	
Flat 11 41 Grange Walk London Southwark SE1 3DY	
Flat 5 41 Grange Walk London Southwark SE1 3DY	
Flat 2 41 Grange Walk London Southwark SE1 3DY	
Flat 6 Zona Court 48 Grange Walk London Southwark SE1 3FP	
Flat 3 Zona Court 48 Grange Walk London Southwark SE1 3PF	
47 Grange Walk London Southwark SE1 3DY	
Flat 14 41 Grange Walk London Southwark SE1 3DY	
Flat 13 41 Grange Walk London Southwark SE1 3DY	
Flat 12 41 Grange Walk London Southwark SE1 3DY	

Flat 9 41 Grange Walk London Southwark SE1 3DY	
Flat 7 41 Grange Walk London Southwark SE1 3DY	
Flat 4 41 Grange Walk London Southwark SE1 3DY	
Flat 3 41 Grange Walk London Southwark SE1 3DY	
Flat 1 41 Grange Walk London Southwark SE1 3DY	
Flat 32 Grange House The Grange London Southwark SE1 3AF	
Flat 31 Grange House The Grange London Southwark SE1 3AF	
Flat 28 Grange House The Grange London Southwark SE1 3AF	
Flat 26 Grange House The Grange London Southwark SE1 3AF	
Flat 24 Grange House The Grange London Southwark SE1 3AF	
Flat 23 Grange House The Grange London Southwark SE1 3AF	
Flat 21 Grange House The Grange London Southwark SE1 3AF	
Flat 20 Grange House The Grange London Southwark SE1 3AF	
Flat 17 Grange House The Grange London Southwark SE1 3AF	
Flat 15 Grange House The Grange London Southwark SE1 3AF	
Flat 14 Grange House The Grange London Southwark SE1 3AF	
Flat 10 Grange House The Grange London Southwark SE1 3AF	
Flat 9 Grange House The Grange London Southwark SE1 3AF	
Flat 7 Grange House The Grange London Southwark SE1 3AF	
Flat 6 Grange House The Grange London Southwark SE1 3AF	
Flat 4 Grange House The Grange London Southwark SE1 3AF	
Flat 3 Grange House The Grange London Southwark SE1 3AF	
Flat 1 Grange House The Grange London Southwark SE1 3AF	
Flat 8 Zona Court 48 Grange Walk London Southwark SE1 3FP	
Flat 5 Zona Court 48 Grange Walk London Southwark SE1 3DY	
Flat 34 175 Long Ln London SE1 4GS	
Flat 4 Zona Court 48 Grange Walk London Southwark SE1 3FP	
Flat 1 Zona Court 48 Grange Walk London Southwark SE1 3FP	
38 Corio House 12 The Grange London SE1 3GU	25.02.2020
12 CORIO HOUSE 12 THE GRANGE LONDON SE1 3GU	
Flat 16 Grange House The Grange London Southwark SE1 3AF	
Flat 8 41 Grange Walk London Southwark SE1 3DY	
Flat 6 41 Grange Walk London Southwark SE1 3DY	
11 Corio House 12 The Grange London Southwark SE1 3GU	
Flat 9 New Apex Court 47 Grange Walk London Southwark SE1 3DY	26.02.2020
Flat 8 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Flat 7 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Flat 6 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Flat 5 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Flat 4 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Flat 3 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Flat 2 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Flat 1 New Apex Court 47 Grange Walk London Southwark SE1 3DY	
New Apex Court 47 Grange Walk London Southwark SE1 3DY	
Grange House The Grange London Southwark	
Zona Court 48 Grange Walk London Southwark	

Re-consultation: Neighbours and Local Groups

None.

Consultation Letters to Internal Consultees: 26.02.2020

Re-consultation Letters to Internal Consultees: None

Consultation Letters to External Consultees: None

Re-consultation Letters to External Consultees: None

APPENDIX 2

Consultation responses received

Internal services

<p>Highways Development Management Team</p> <p>If consent is granted the applicant is required to enter into a s278 agreement to complete the works that to resurface the carriageway, upgrade the pedestrian crossing facilities and repair any damages to the public highway as part of the development.</p>
<p>Archaeology</p> <p>No objection but recommend permission as the works proposed in this application should have a minimal below ground impact and on balance it can be concluded that the archaeological resource would not be compromised by these works. No further archaeological assessment, fieldwork or conditions are required.</p>
<p>Environmental Protection Team</p> <p>No objection and recommend permission subject to conditions relating to internal noise levels Vertical sound transmission between commercial and residential properties and plant noise.</p>
<p>Transport Planning Policy</p> <p>No objection, the proposal would provide sufficient cycle storage and the servicing will remain as existing. The construction management plan is consider acceptable.</p>
<p>Design and Conservation Team</p> <p>30.03.2020</p> <p>The initial submission fails to conserve or enhance the setting of the Bermondsey Street conservation area and introduces an excessive crude, and incongruous top-heavy feature rising sheer from the back-edge of the Grange Walk pavement contrary to the council's adopted Design and Conservation policies.</p> <p>Amended drawings were received on 14.11.2020 as set out in the officers report.</p>

Statutory and non-statutory organisations

None.

Neighbour and local groups consulted:

Consultation:

The extent of the consultation is unclear;

Design quality and layout:

Increasing the height by a further three storeys would be out of keeping with the area

Overdevelopment of the site

The elevations would not be in keeping with the street scene having a negative visual impact

Impact on neighbouring amenity:

Loss of daylight, sunlight and overshadowing to neighbouring properties

Loss of privacy to neighbouring properties

Creating a sense of enclosure to fourth floor properties of No.46 to No.48 Grange Walk

Transport, parking, highways, deliveries and servicing matters:

The development would have an impact on the existing parking and traffic

Parking intensification and no parking on site

Environmental impacts:

Noise due to past and future construction

Poor management of construction vehicle siting

Issues with connection to existing sewer

Phased development and Affordable Housing:

The proposal would result in a phased development across No.46 to No.47 and No.48 Grange Walk. The proposal has been designed to avoid providing Affordable Housing.

Planning Policies

National Planning Policy Framework (the Framework):

- Chapter 2 - Achieving sustainable development
- Chapter 5 - Delivering a sufficient supply of homes
- Chapter 6 - Building a strong, competitive economy
- Chapter 11 - Making effective use of land.
- Chapter 12 - Achieving well-designed places.
- Chapter 16 - Conserving and enhancing the historic

London Plan 2021:

-
- GG1 Building strong and inclusive communities
- GG2 Making the best use of land
- GG3 Creating a healthy city
- GG4 Delivering the homes Londoners need
- Policy D1 London's form, character and capacity for growth
- Policy D2 Infrastructure requirements for sustainable densities
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D5 Inclusive design
- Policy D6 Housing quality and standards
- Policy D7 Accessible housing
- Policy D8 Public realm
- Policy D11 Safety, security and resilience to emergency
- Policy D12 Fire safety Policy G1 Green infrastructure
- Policy G5 Urban greening
- Policy G6 Biodiversity and access to nature
- Policy H1 Increasing housing supply
- Policy H4 Delivering affordable housing
- Policy H5 Threshold approach to applications
- Policy HC1 Heritage conservation and growth
- Policy HC2 World Heritage Sites
- Policy T1 Strategic approach to transport
- Policy T2 Healthy Streets
- Policy T3 Transport capacity, connectivity and safeguarding
- Policy T4 Assessing and mitigating transport impacts
- Policy T5 Cycling
- Policy T6 Car parking
- Policy T6.1 Residential parking
- Policy T7 Deliveries, servicing, and construction
- Policy DF1 Delivery of the Plan and Planning Obligations

Core Strategy 2011

- Strategic Policy 1 - Sustainable Development
- Strategic Policy 5 - Providing new homes
- Strategic Policy 12 - Design and conservation
- Strategic Policy 13 - High environmental standards

Southwark Plan 2007 (July) - saved policies

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 3.2 - Protection of Amenity
- Policy 3.11 - Efficient Use of Land
- Policy 3.12 - Quality in Design
- Policy 3.13 - Urban Design
- Policy 3.15 - Conservation of the Historic Environment
- Policy 3.18 - Setting of Listed Buildings, Conservation Areas and World Heritage Sites
- Policy 3.19 - Archaeology
- Policy 4.2 - Quality of Residential Accommodation
- Policy 5.3 – Walking and Cycling
- Policy 5.6 - Car Parking

Supplementary Planning Documents:

2015 Technical Update to the Residential Design Standards SPD 2011

Emerging planning policy

New Southwark Plan

For the last 5 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. The New Southwark Plan Proposed Submission Version: Amended Policies January 2019 consultation closed in May 2019. These two documents comprise the Proposed Submission Version of the New Southwark Plan.

These documents and the New Southwark Plan Submission Version (Proposed Modifications for Examination) were submitted to the Secretary of State in January 2020 for Local Plan Examination. The New Southwark Plan Submission Version (Proposed Modifications for Examination) is the

Council's current expression of the New Southwark Plan and responds to consultation on the NSP Proposed Submission Version.

In April 2020 the Planning Inspectorate provided their initial comments to the New Southwark Plan Submission Version. It was recommended that a further round of consultation take place in order to support the soundness of the Plan. Consultation is due to take place on this version of the NSP between June and August 2020. The final updated version of the plan will then be considered at the Examination in Public (EiP).

It is anticipated that the plan will be adopted in late 2020 following the EiP. As the NSP is not yet adopted policy, it can only be attributed limited weight. Nevertheless paragraph 48 of the NPPF states that decision makers may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan, the extent to which there are unresolved objections to the policy and the degree of consistency with the Framework.

RECOMMENDATION

This document shows the case officer's recommended decision for the application referred to below.

This document is not a decision notice for this application.

Applicant	Avison Young	Reg. Number	20/AP/0489
Application Type	Minor application		
Recommendation	GRANT permission with legal agreement	Case Number	

Draft of Decision Notice

Planning permission is **GRANTED** for the following development:

Construction of a part 2/part 3 storey rooftop extension, remodelling of existing building facades and associated works to provide 5 residential units (Use Class C3) including cycle and refuse storage.

46-48 GRANGE WALK, LONDON, SOUTHWARK, SE1 3DY

In accordance with application received on 18 February 2020

and Applicant's Drawing Nos.:

Reference no.:	Plan/document name:	Rev:	Received on:
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301 A/EX/1.01 - PROPOSED GROUND FLOOR PLAN	Plans - Proposed	D	17.02.2020
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301 A/EX/1.05 - PROPOSED FOURTH FLOOR PLAN	Plans - Proposed	D	17.02.2020
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301 A/EX/1.06 - PROPOSED FIFTH FLOOR PLAN	Plans - Proposed	E	17.02.2020
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301 A_PA_1.07 - PROPOSED SIXTH FLOOR PLAN	Plans - Proposed	G	14.11.2020
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301 A_PA_1.08 - PROPOSED SEVENTH FLOOR PLAN	Plans - Proposed	F	14.11.2020
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301 A_PA_1.10 - PROPOSED ROOF PLAN	Plans - Proposed	E	14.11.2020
301 A_PA_2.00 - PROPOSED SECTION A – A	Plans - Proposed	E	14.11.2020
301 A_PA_2.01 - PROPOSED SECTION B – B	Plans - Proposed	E	14.11.2020
301 A_PA_3.00 - PROPOSED FRONT ELEVATION	Plans - Proposed	H	14.11.2020
301 A_PA_3.02 - PROPOSED EAST AND WEST ELEVATION	Plans - Proposed	F	14.11.2020
301 A_PA_3.01 - PROPOSED REAR ELEVATION	Plans - Proposed	H	14.11.2020

Permission is subject to the following Time Limit:

2. The development hereby permitted shall be begun before the end of three years from the date of this permission.
Reason:
As required by Section 91 of the Town and Country Planning Act 1990 as amended.

Permission is subject to the following Condition(s):

COMPLIANCE CONDITION

3. MATERIALS TO BE AS SPECIFIED
The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

Reason:
To ensure that the new works blend in with the existing building in the interest of the design and appearance of the building in accordance with: the National Planning Policy Framework 2019; Strategic Policy 12 (Design and Conservation) of the Core Strategy 2011, and; Saved Policies 3.12 (Quality

in Design) and 3.13 (Urban Design) of the Southwark Plan 2007.

COMPLIANCE CONDITION

4.

REFUSE STORAGE ARRANGEMENTS

Before the first occupation of the building/extension hereby permitted, the refuse storage arrangements shown on the approved drawing 301 A/EX/1.01 REV D PROPOSED GROUND FLOOR shall be provided and made available for use by the occupiers of the [dwellings/premises] and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose.

Reason:

To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2013 and Saved Policies 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

COMPLIANCE CONDITION

5.

CYCLE STORAGE ARRANGEMENTS

Before the first occupation of the building/extension the cycle storage facilities as shown on drawing 301 A/EX/1.01 REV D PROPOSED GROUND

FLOOR shall be provided and thereafter such facilities shall be retained and the space used for no other purpose and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with The National Planning Policy

Framework 2012, Strategic Policy 2 - Sustainable Transport of The Core Strategy and Saved Policy 5.3 Walking and Cycling of the Southwark Plan 2007.

COMPLIANCE CONDITION

6.

CPZ PARKING PERMIT EXCLUSION

No developer, owner or occupier of any part of the development hereby permitted, with the exception of disabled persons, shall seek, or will be allowed, to obtain a parking permit within the controlled parking zone in Southwark in which the application site is situated.

Reason:

To ensure compliance with: Strategic Policy 2 (Sustainable Transport) of the

Core Strategy 2011, and; Saved Policy 5.2 (Transport Impacts) of the

ABOVE GRADE CONDITION

7.

GREEN ROOFS FOR BIODIVERSITY

Before any above grade work hereby authorised begins, details of the biodiversity (green/brown) roof(s) shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity (green/brown) roof(s) shall be:

- Biodiversity based with extensive substrate base (depth 80-150mm);
- Laid out in accordance with agreed plans; and
- Planted/seeded with an agreed mix of species within the first planting season following the practical completion of the building works (focused on wildflower planting, and no more than a maximum of 25% sedum coverage).

The biodiversity (green/brown) roof shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

The biodiversity roof(s) shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Discharge of this condition will be granted on receiving the details of the green/brown roof(s) and Southwark Council agreeing the submitted plans, and once the green/brown roof(s) are completed in full in accordance to the agreed plans. A post completion assessment will be required to confirm the roof has been constructed to the agreed specification.

Reason:

To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with: Policies Policies G1 Green infrastructure, G5 Urban greening, G6 Biodiversity and access to nature,) of the London Plan 2021; Strategic Policy 11 (Design and Conservation) of the Core Strategy 2011, and; Saved Policy 3.28 (Biodiversity) of the Southwark Plan 2007.

PRE – OCCUPATION CONDITION

8.

The dwellings hereby permitted shall be designed to ensure that the following internal noise levels are not exceeded due to environmental noise:

Bedrooms - 35dB LAeq T_{1/2}, 30 dB LAeq T*, 45dB LAFmax T *

Living rooms- 35dB LAeq T_{1/2}

Dining room - 40 dB LAeq T_{1/2}

* - Night-time - 8 hours between 23:00-07:00

T_{1/2} - Daytime - 16 hours between 07:00-23:00

A report shall be submitted in writing to and approved by the LPA. The

approved scheme shall be implemented prior to the commencement of the use hereby permitted and shall be permanently maintained thereafter. The development shall be carried out in accordance with the approval given.

Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample (usual minimum of 10%) of premises. The results shall be submitted to the LPA for approval in writing.

Reason

To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation sources in accordance with strategic policy 13 'High environmental standards' of the Core Strategy (2011) saved policies 3.2 'Protection of amenity' and 4.2 'Quality of residential accommodation' of the Southwark Plan (2007), and the National Planning Policy Framework 2019.

Informatives