

## Planning Committee

Tuesday 3 November 2020

6.30 pm

Online/Virtual: Members of the public are welcome to attend the meeting.  
Please contact [Constitutional.Team@southwark.gov.uk](mailto:Constitutional.Team@southwark.gov.uk) for a link or  
telephone dial-in instructions to join the online meeting

## Supplemental Agenda No.2

### List of Contents

Item No.	Title	Page No.
6.	<b>Development Management</b> Tabled items: Members' pack, addendum report	1 - 42

**Contact:** Gerald Gohler on 020 7525 7420 or email: [gerald.gohler@southwark.gov.uk](mailto:gerald.gohler@southwark.gov.uk)

Webpage: <http://www.southwark.gov.uk>

Date: 3 November 2020

# Welcome to Southwark Planning Committee

03 November 2020

## MAIN ITEMS OF BUSINESS

Item 6.1 20/AP/1302 – Felix Post Unit and Old Age Psychiatry Building, Maudsley Hospital, Denmark Hill, London SE5 8AZ.

Item 6.2 18/AP/4194 – Skipton House, 80 London Road, London SE1 6LH

Southwark Free Wi-Fi Password

**Fr33Wifi!**



Councillor Martin Seaton (Chair)



Councillor Darren Merrill (Vice Chair)



Councillor Richard Livingstone



Councillor Damian O'Brien



Councillor Cleo Soanes



Councillor Dan Whithead



Councillor Kath Whittam



Councillor Bill Williams

## 20/AP/1302 Felix Post Unit And Old Age Psychiatry Building, Maudsley Hospital, Denmark Hill

Demolition of existing buildings and construction of new centre for Children and Young People to include outpatients, inpatients, school, research and clinical floorspace, associated roof terraces, cycle parking, services compound and landscaping

N

# SITE PLAN



# SITE PLAN



# CURRENT SITE



1. View towards Felix Post Unit with SGDP in the background
2. View down Memory Lane with IOPPN on the left hand side and Lyndhurst School to the right
3. View of the CYP site with hospital campus behind
4. View of CYP with Aubrey Lewis House behind

5

# CURRENT SITE



- 5. View towards the entrance of the Felix Post Unit
- 6. View towards Ortus building
- 7. View towards Aubrey Lewis House
- 8. View towards the IOPPN building
- 9. View towards the Foetal Medical Research Centre
- 10. View towards 11 Windsor Walk

o

## SITE DESIGNATIONS

- The site forms part of the NSP33 Denmark Hill Campus East Site Allocation which requires development to: Provide health, research and education facilities or otherwise support the functioning of the Denmark Hill health cluster.
- Within Camberwell Grove Conservation Area
- There are Grade II Listed Buildings in the wider vicinity. These include the Grade II listed Maudsley Hospital buildings and the Grade II listed Cliftonville, associated outbuildings and gate posts on Grove Lane.

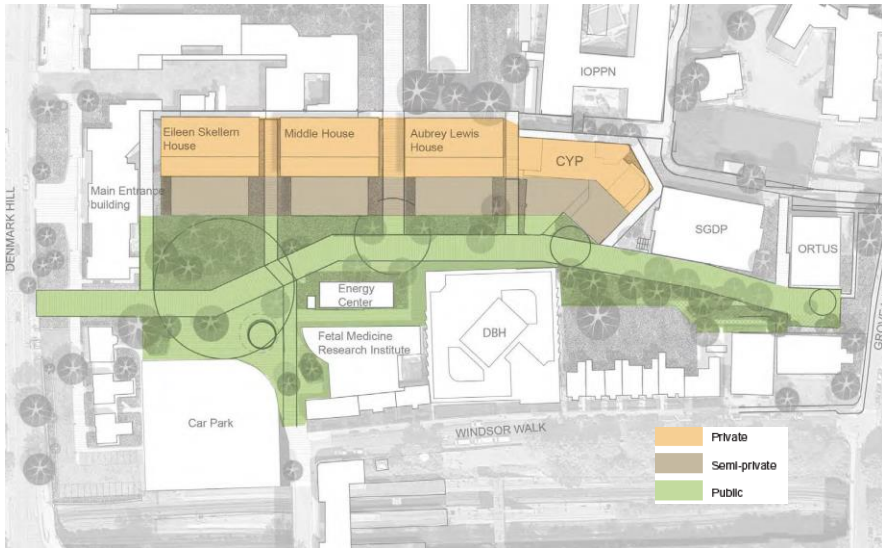


# PHASING STRATEGY



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# MASTERPLAN APPROACH



## PROPOSED SCHEME

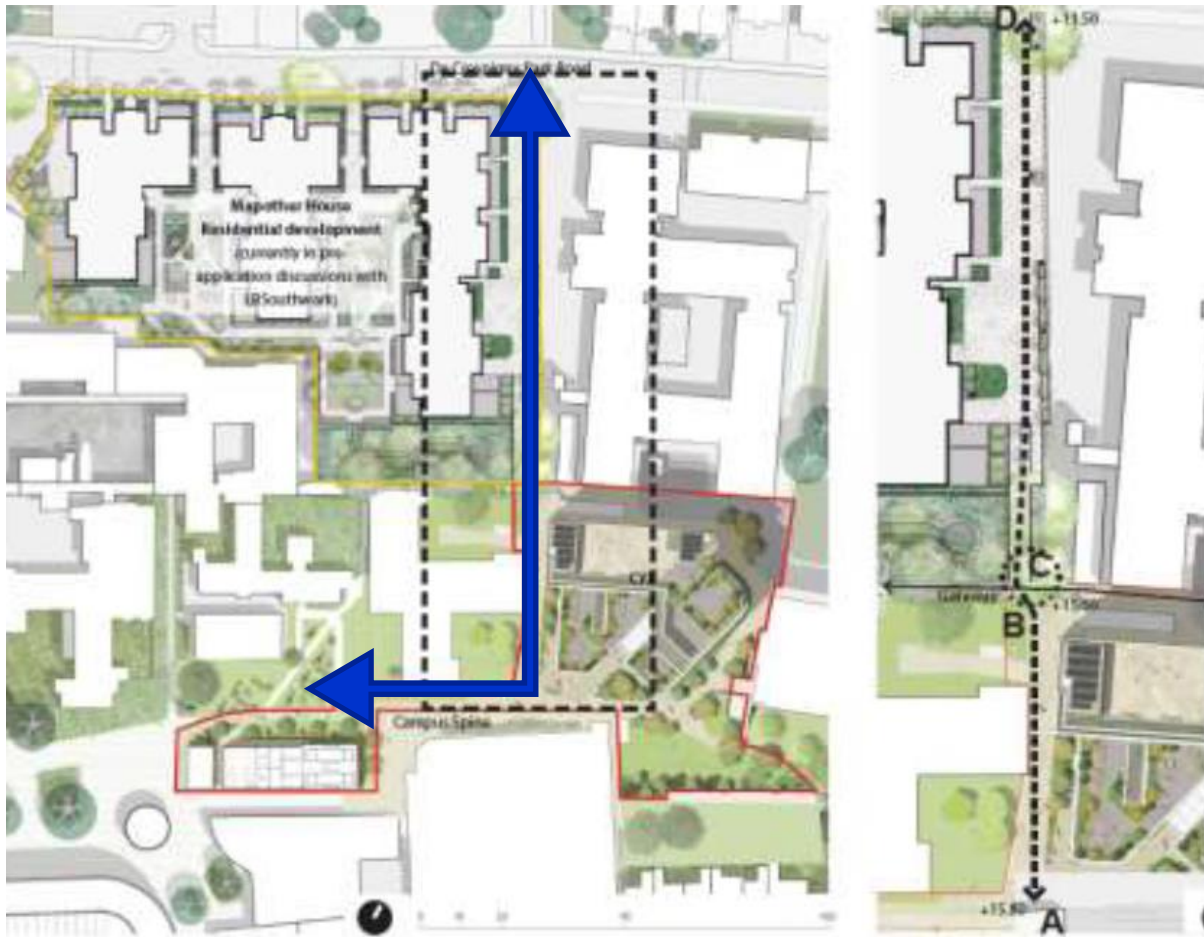
- Demolition of existing buildings
- Erection of a new building ranging 4-9 storeys in height (including roof top terrace) as well as a basement level.
- New building would provide 9,662 sqm of floor space
- Enhancements to public realm and routes through the site.

The centre would provide mental health facilities for children and young people up to the age of 18 years old. The redevelopment would deliver:-

- A 12 bed inpatient ward
- Outpatient Clinic
- Clinical and research facilities
- Relocated Bethlem and Maudsley Hospital School which would be attended by both inpatients and outpatients whilst receiving treatment
- A public café
- Provision of 104 cycle parking spaces
- Provision of 1 disabled car parking space

# PROPOSED SCHEME

Public Realm Enhancements - Provision of new public realm including an enhanced east-west pedestrian route through the site and future provision for a north-south route

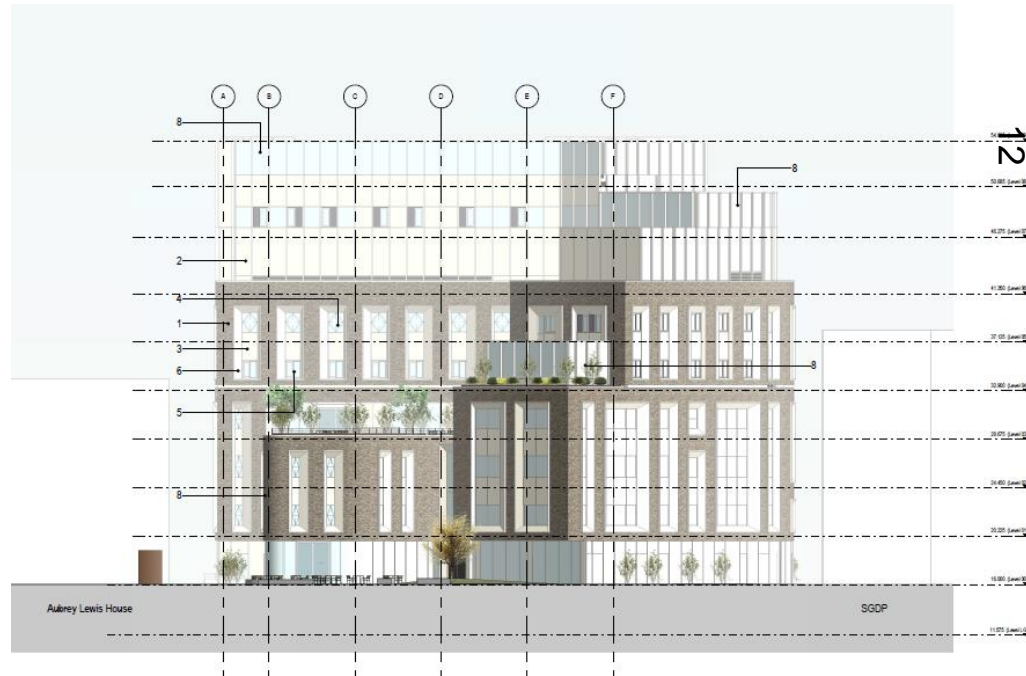


# PROPOSED PLANS



Ground floor layout

South elevation



# PROPOSED SCHEME



# PROPOSED SCHEME



# VIEWS OF THE PROPOSED BUILDING



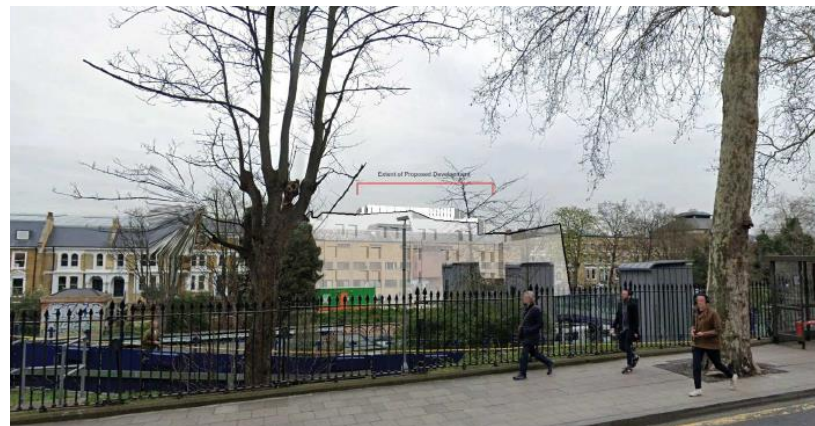
111 Denmark Hill



De Crespigny Park



Junction of Champion Park/Denmark Hill



Champion Park

15



## VIEWS CONTINUED

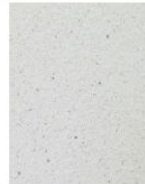
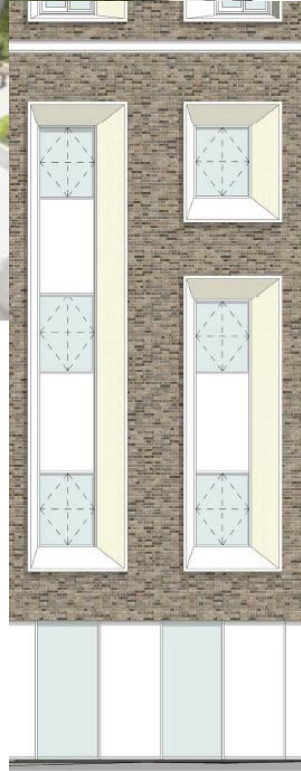


Grove Lane South



Grove Lane North

# MATERIALS



## SUMMARY

- The proposed development would consolidate and enhance essential healthcare facilities on the site which would be a significant positive benefit for Southwark and London. The principle of redevelopment is strongly supported in accordance with existing and emerging development plan policies.

### S106 Obligations

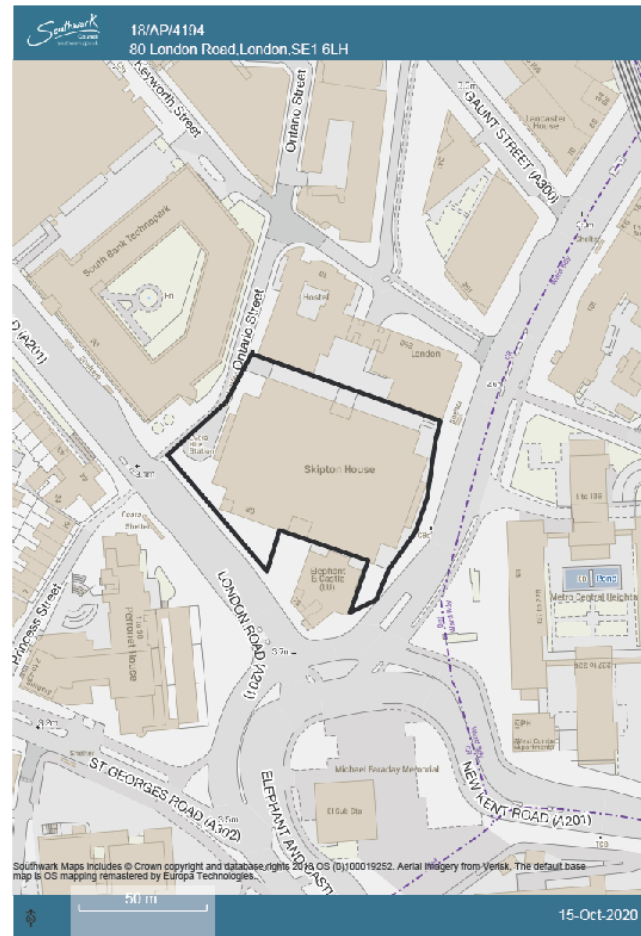
- Construction phase jobs/ contributions
- Construction phase employment, skills and business support plan
- Highway works – s278
- Highways Contribution £40,000
- Connection to (or futureproofing for connection to) district CHP
- Carbon offset fund £108,800
- Precautionary tree loss offset to be secured as a bond that can be used for tree planting across the hospital campus CAVAT: £ 34,803.00 (1,566cm girth).
- Public Realm – delivering an east-west and north-south route through the site

## SKIPTON HOUSE, 80 LONDON ROAD, LONDON, SE1 6LW

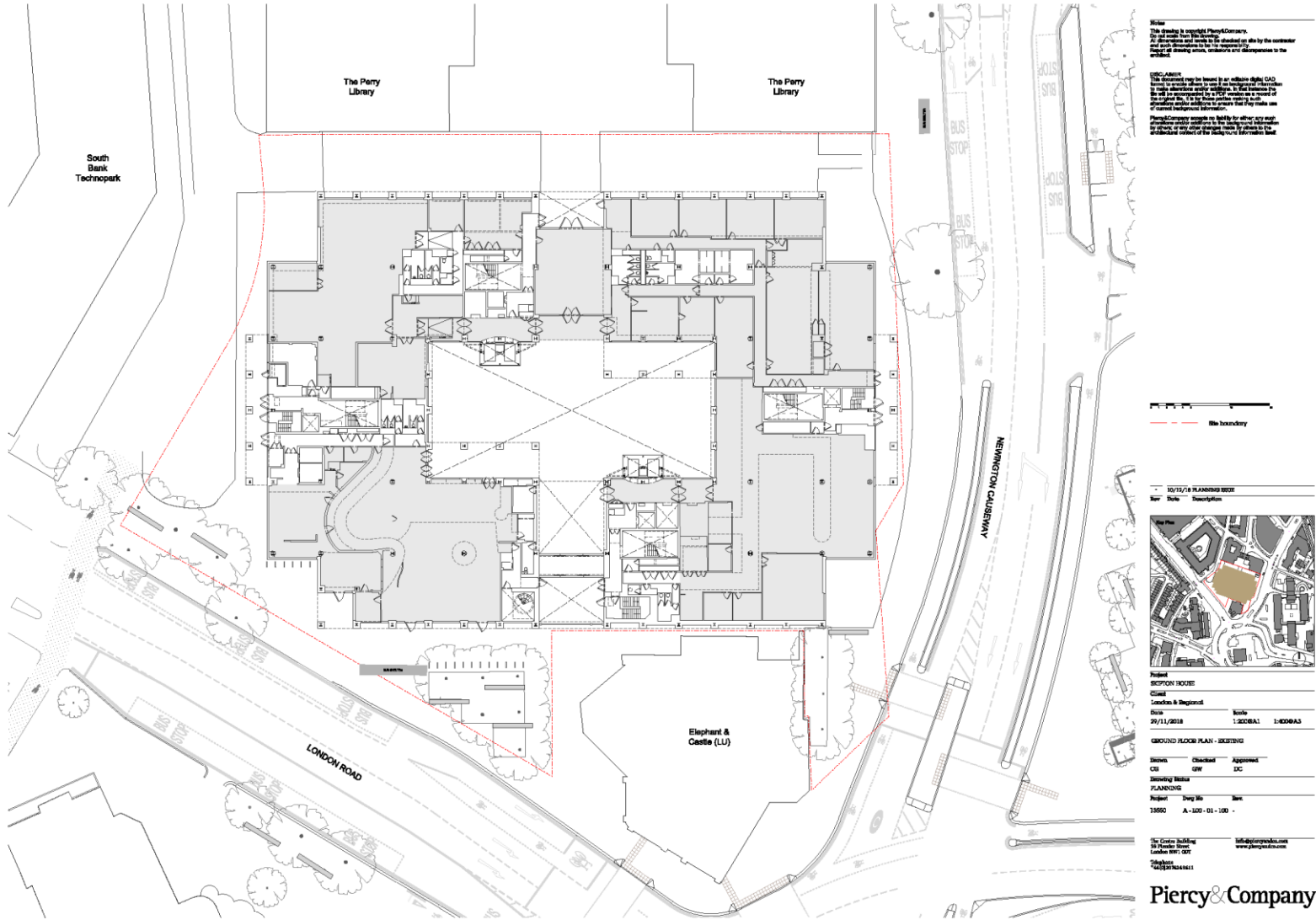
Part retention, part demolition, reconfiguration and re-cladding of existing building and extension to create six additional storeys to accommodate office space (Use Class B1) at upper floor levels, a gym (Use Class D2) and flexible retail/commercial uses (Use Class A1/A2/A3) at ground floor level with associated cycle parking, landscaping, ancillary servicing and plant and all associated works

19

# SITE LOCATION



# EXISTING GROUND FLOOR LAYOUT



**Notes**  
 This drawing is copyright Piercy&Company.  
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 The information on this drawing is to be read in conjunction with the contract documents and should not be construed as a guarantee of any kind.

**DISCLAIMER**  
 This document may be based on an electronic digital CAD file. The information on this drawing is to be read in conjunction with the contract documents and should not be construed as a guarantee of any kind.

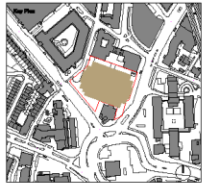
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--- Site boundary

**10/15/16 PLANNING DEPT**

Form Name: Description



**Project**

SCOPION HOUSE

Client: London & Beagood

Date: 29/11/2018

Scale: 1:500 (A1)

1:500 (A1)

**GROUND FLOOR PLAN - EXISTING**

Drawn: Checked: Approved: DCC

Drawn: Checked: Approved: DCC

PLANNING

Project: 10/15/16 Dept: Date: 1/1/2018

1/1/2018 A-101-01-100

1/1/2018 A-101-01-100

1/1/2018 A-101-01-100

1/1/2018 A-101-01-100

1/1/2018 A-101-01-100

1/1/2018 A-101-01-100

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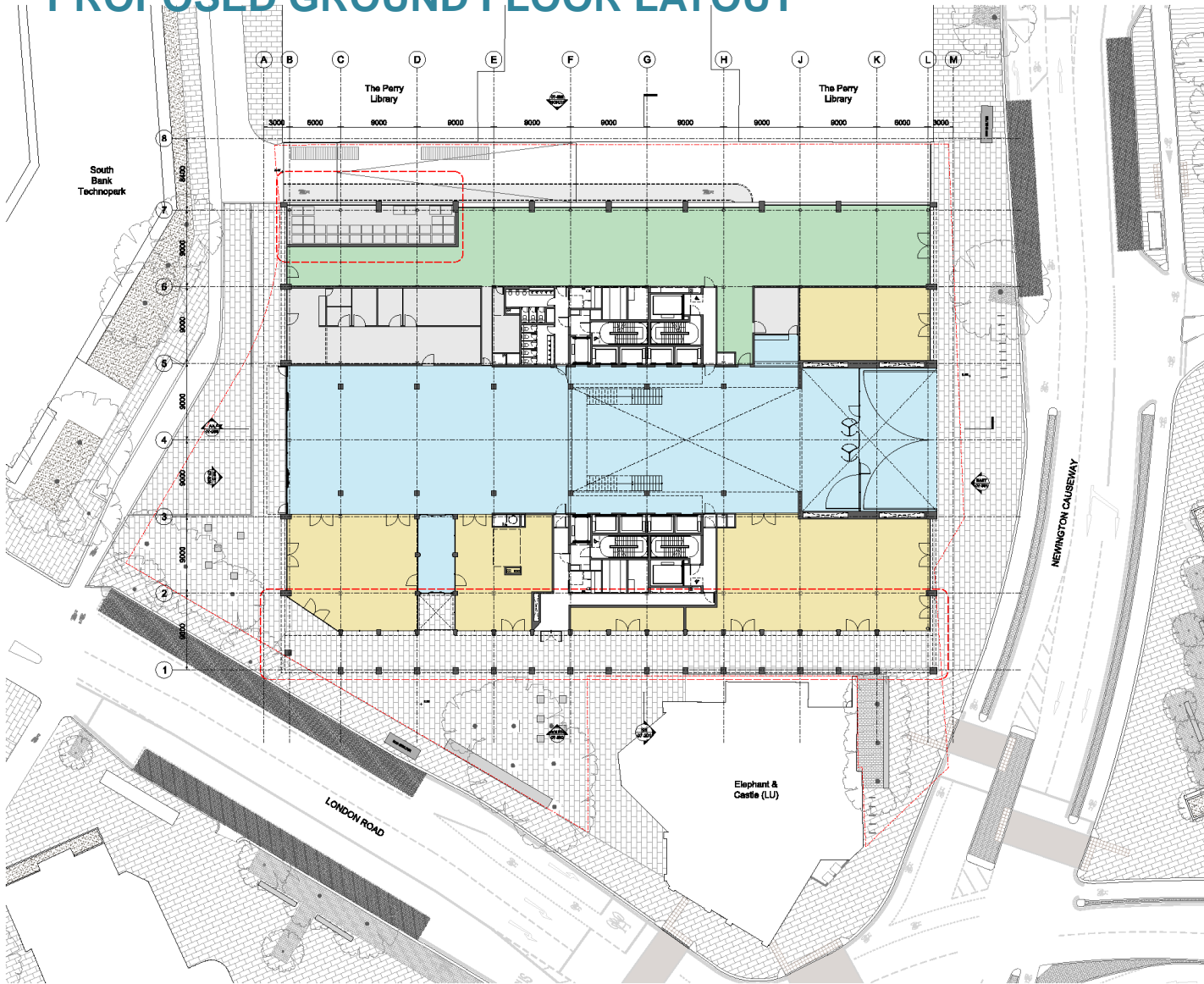
1/1/2018 A-101-01-100

1/1/2018 A-101-01-100

1/1/2018 A-101-01-100

**Piercy&Company**

# PROPOSED GROUND FLOOR LAYOUT

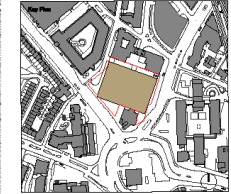


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- KEY**
- Circulation
  - Terrace / Accessory Space
  - Lift
  - Gym
  - Ground Floor Access
  - Back of House & Plant Space
  - Circulation (Commensal Floor)
  - Planning Application site boundary
  - Attached parts following TFL meeting



A 01/04/19 revisions following TFL comments  
 10/10/19 PLANNING PERMIT  
 Rev: Date: Description:



**Project**  
 SECTION HOUSE  
 Client  
 Location & Regional  
 Date 01/04/2019 Scale 1:200RA1 1:400RA3

**GROUND FLOOR PLAN - PROPOSED**

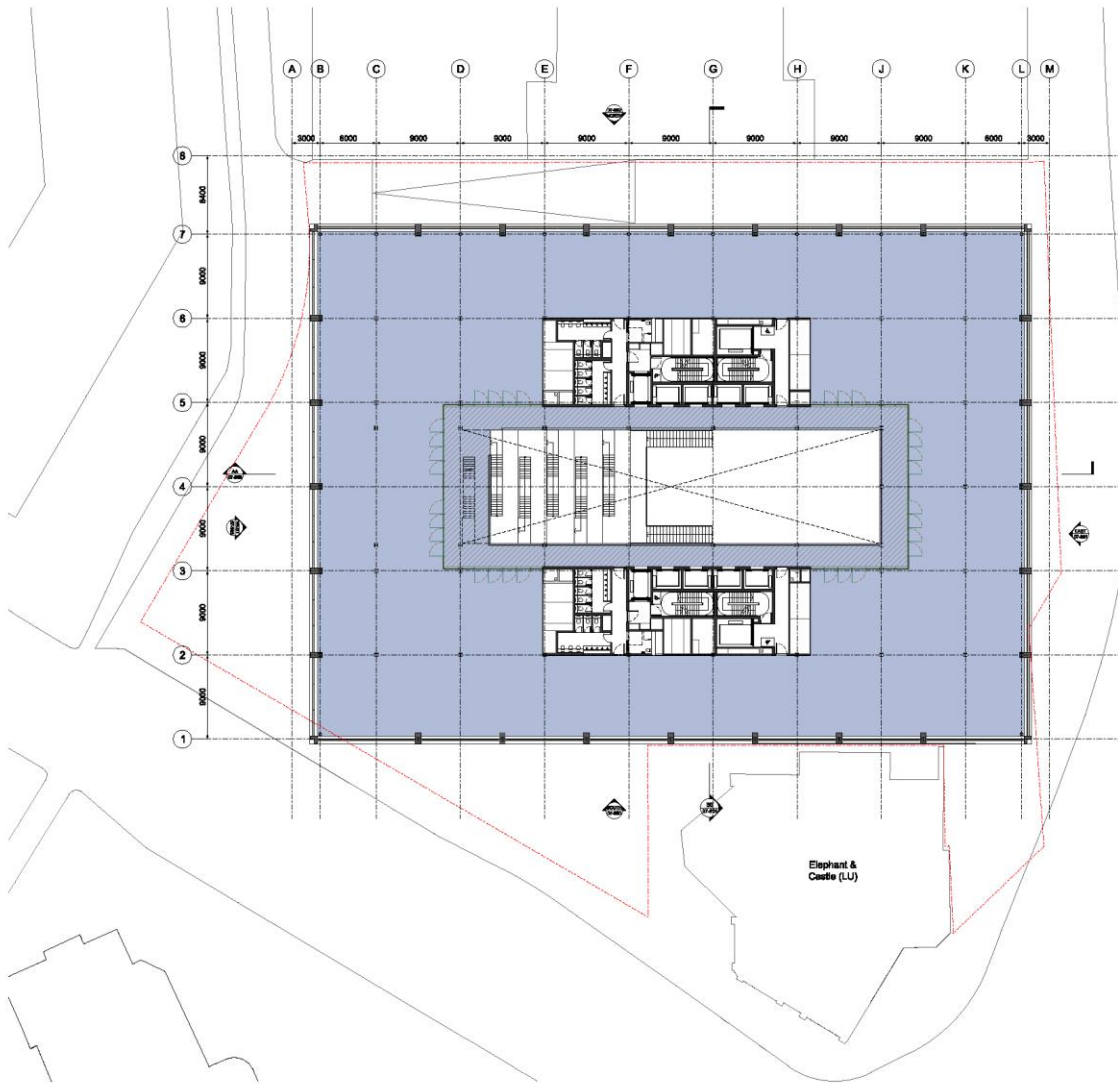
Drawn	Checked	Approved
JP	GW	DC

Issued for  
 PLANNING  
 Project Invig No Date  
 18550 A-100-07-100 A

116 Centre Building  
 18 Waterloo Road  
 London SE1 0DT  
 Tel: 020 7461 4111  
 info@percycorpus.com  
 www.percycorpus.com

**Piercy & Company**

# PROPOSED TYPICAL UPPER FLOOR PLAN



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 arising therefrom, or for any other changes made by others to the  
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- KEY**
- Chamber
  - Terrace / Access Space
  - Ball
  - Core
  - Grand Floor Access
  - Rest of Floor & Paved Space
  - Construction (Commented Floor)
  - Planning Application Site Boundary



1:1000 (1/4" PLANNING SIZE)

Rev	Date	Description
1		



**Project**  
 SHEPPON HOUSE

**Client**  
 London & Regional

**Date**  
 20/11/2018

**Scale**  
 1:500 (A) 1:400 (A)

**SIXTH FLOOR PLAN - PROPOSED**

Issue	Checked	Approved
LP	GW	EC

**Issued by**  
 PLANNING

**Project** **Draw No** **Rev**  
 15500 A-106-07-106 -

1st Floor Building  
 10 Finsbury Square  
 London EC2A 1DU

14th Floor Building  
 10 Finsbury Square  
 London EC2A 1DU

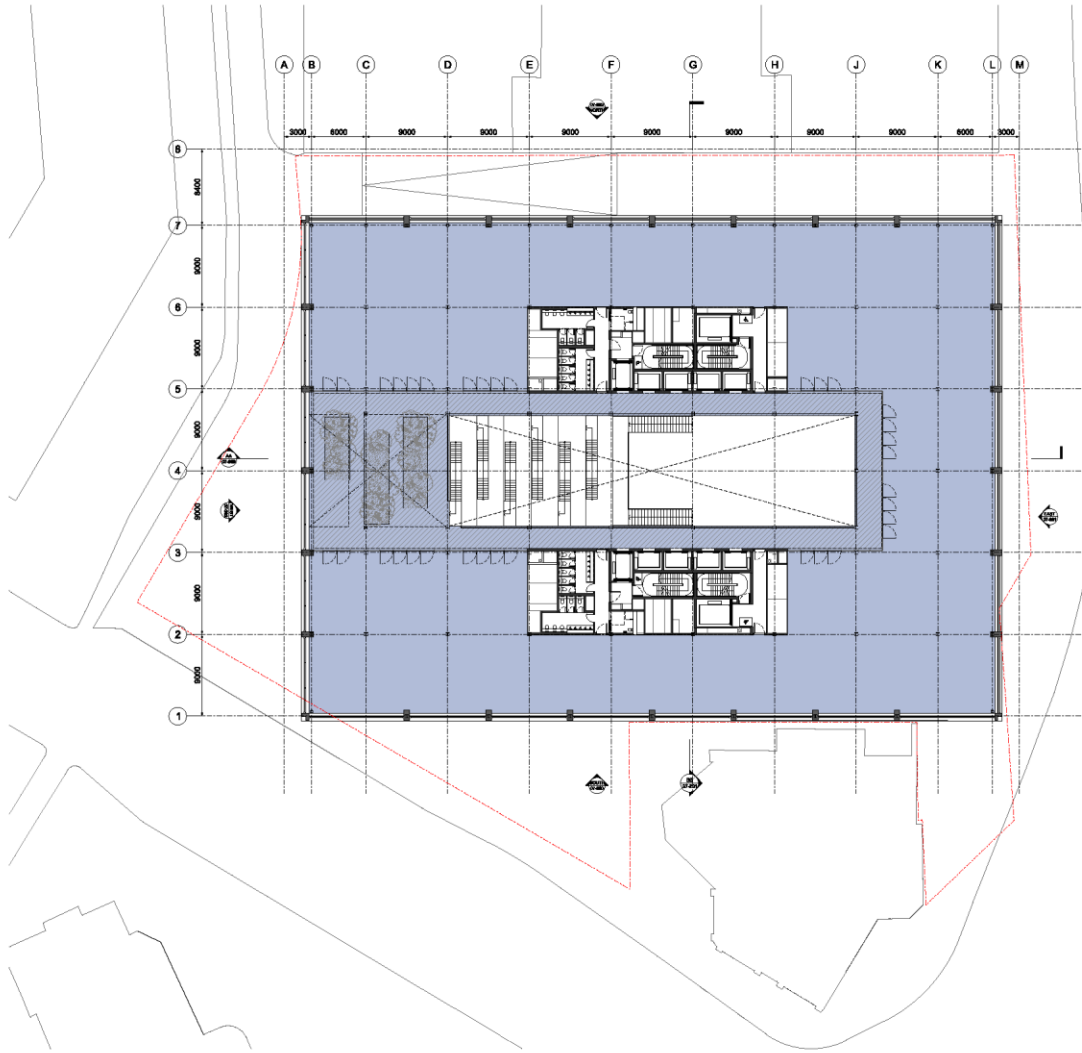
14th Floor Building  
 10 Finsbury Square  
 London EC2A 1DU

14th Floor Building  
 10 Finsbury Square  
 London EC2A 1DU

**Piercy & Company**



# PROPOSED SEVENTH FLOOR PLAN



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This drawing is intended for Planning purposes. All dimensions and levels to be checked on site by the contractor and all dimensions to be consistent with the approved planning application.

**DISCLAIMER**  
The drawings shall be issued by an architect (RIBA) CAD. It is the responsibility of the contractor to ensure that the drawings are used in accordance with the relevant building regulations and to ensure that the drawings are used in accordance with the relevant building regulations and to ensure that the drawings are used in accordance with the relevant building regulations.

Planned/Proposed works to be built by other party must be shown in grey or any other element made by others to be shown in the different color of the background (as indicated here)

- KEY**
- Classified
  - Waste / Access Space
  - Stair
  - Core
  - Classified Area Access
  - Block of Floor & Panel Space
  - Classified (Demolished Floor)
  - Planning Application Site Boundary



10/15/16 PLANNING 0202



**Project SECTION / INDEX:**  
Client: London & Regional  
Date: 15/11/2018 Scale: 1:500 (A) 1:400 (A3)

**SEVENTH FLOOR PLAN - PROPOSED**

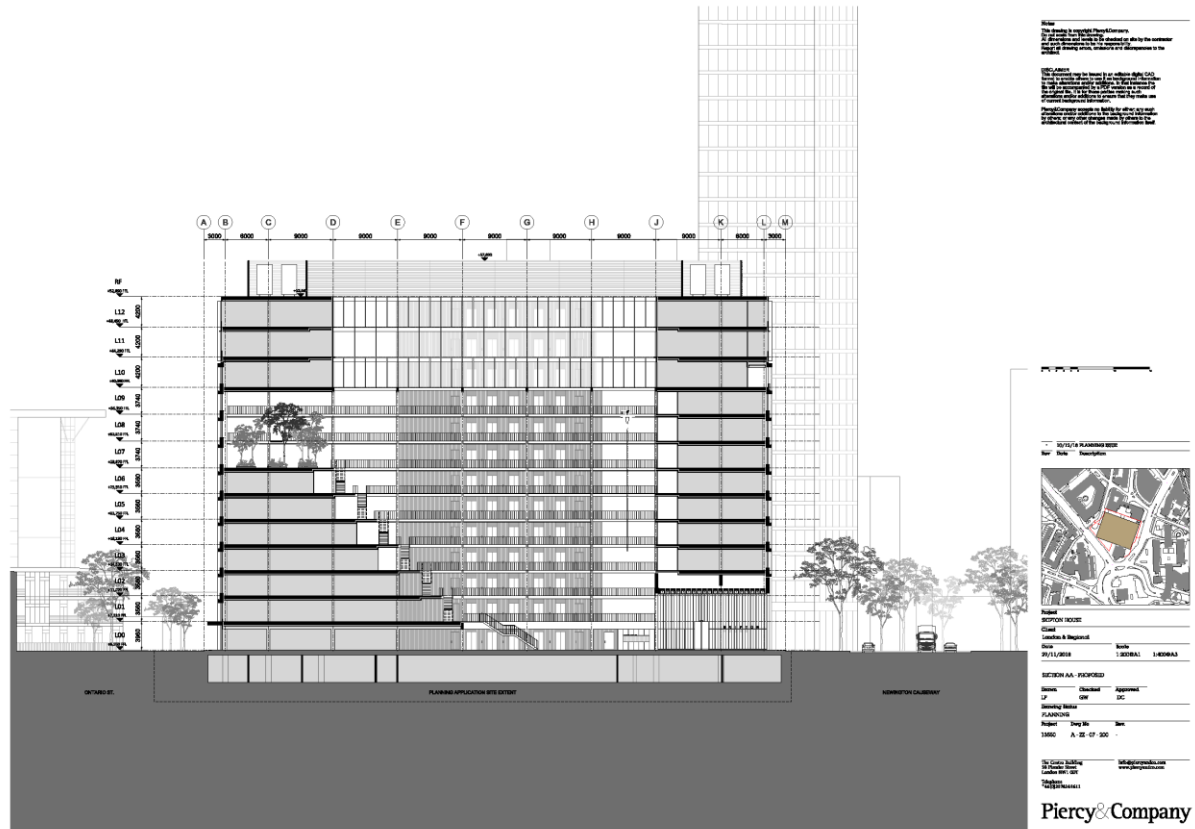
Drawn	Checked	Approved
LP	GW	DC

**Issuing Office:**  
PLANNING  
Project: Dog Ma  
Date: 15/11/2018 A-107-07-107

The Centre Building  
30 Market Street  
London SE1 1QR  
Telephone: 020 7463 7463  
www.piercyandcompany.com

**Piercy & Company**

# LONG EAST-WEST SECTION THROUGH PROPOSED BUILDING



# VIEW OF NEW BUILDING LOOKING NORTH AND SHOWING 251 SOUTHWARK BRIDGE ROAD



## VIEW OF EXISTING GROUND LEVEL FACADE



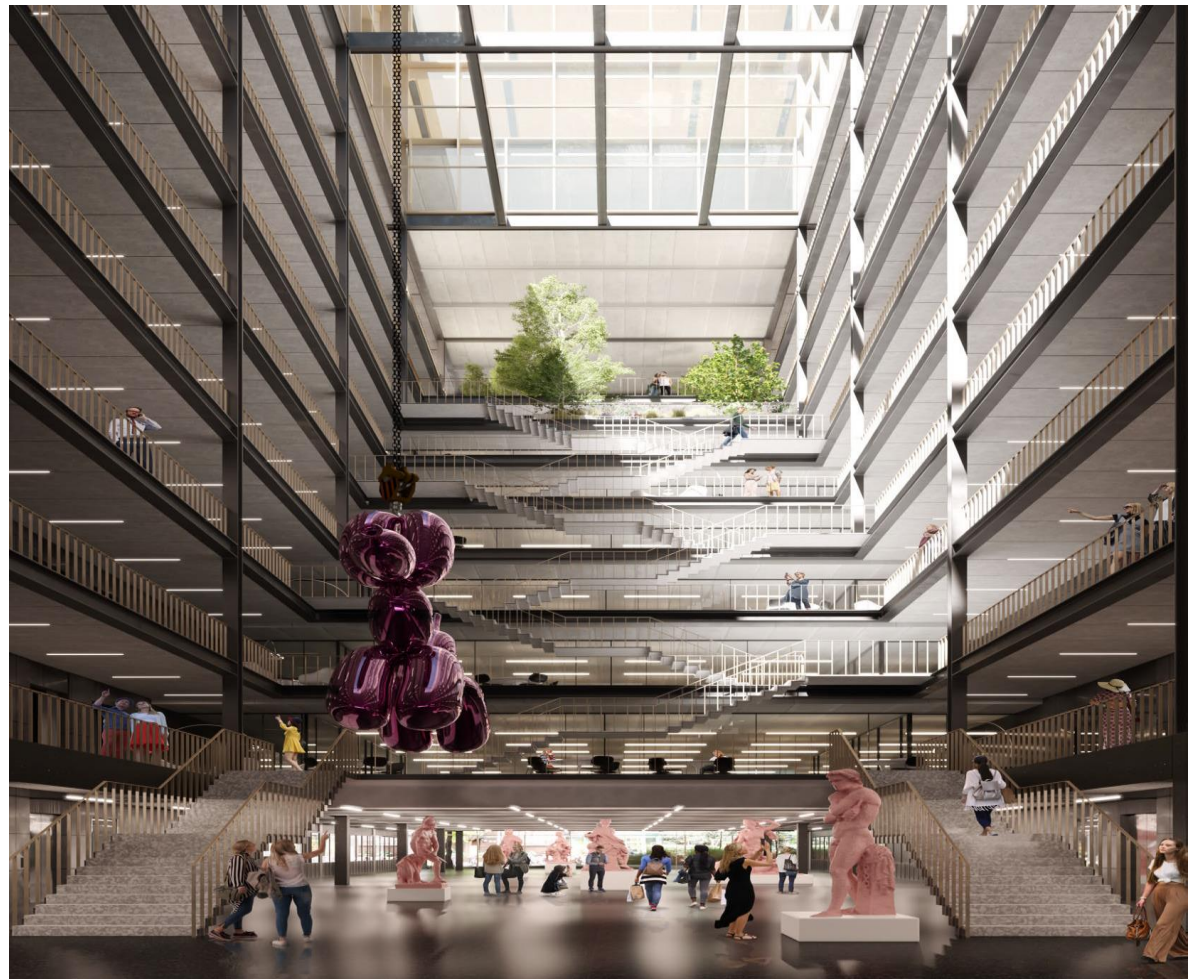
**VIEW OF EXISTING  
BUILDING AND  
251 SOUTHWARK  
BRIDGE ROAD,  
FROM NEWINGTON  
CAUSEWAY**



# METRO CENTRAL HEIGHTS FROM NEWINGTON CAUSEWAY, OPPOSITE 'SKIPTON HOUSE'



# MOCK-UP OF PROPOSED ATRIUM SPACE



30

# VIEW OF PROPOSED BUILDING FROM ELEPHANT AND CASTLE, INCLUDING BAKERLOO STATION ENTRANCE





<b>Item No:</b> 6.	<b>Classification:</b> Open	<b>Date:</b> 3 November 2020	<b>Meeting Name:</b> Planning Committee
<b>Report title:</b> Final		<b>Addendum report</b> Late observations and further information	
<b>Ward(s) or groups affected:</b>		St Giles St George's	
<b>From:</b>		Director of Planning	

## PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

## RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

### **Item 6.1 Felix Post Unit and Old Age Psychiatry Building Maudsley Hospital Denmark Hill, London**

## FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

#### Additional information in respect of the masterplan for the site

4. Following publication of the original report, important information regarding the applicant's redevelopment strategy for the entire Maudsley Hospital Campus was brought to the Members attention.
5. As part of the redevelopment strategy for the Maudsley hospital campus The Trust investment team has assessed the quality of each building, the anticipated investment needed to maintain them and the known projected demands for care that will influence where they invest. This has prompted a phased re-development strategy that identifies the most likely buildings that will need replacement first and the spaces where the maximum development could be unlocked without unduly impacting current clinical

delivery. This has established a hierarchy for phased re-development (shown in the image below) around which a flexible masterplan/ massing potential has been organized.



6. The Design and Access Statement and document titled 'Response to the DRP' submitted as part of the application sets out the masterplan approach. There are various images within the 'Response to the DRP' document which demonstrate the key principles for redevelopment across the site which are:-
- Enhanced permeability by introducing east-west and north-south pedestrian routes throughout the site
  - All hospital buildings to front onto the east-west green spine at the heart of the site
  - Height & mass – the proposed CYP building is intended to be the tallest building on the site
7. The documents referred to above have been available to view in full on the Council's website.

#### Report Correction in Respect of Heritage Assets

8. Paragraph 286 of the committee report incorrectly stated that no further archaeological investigations are required on this site.

9. However, as set out in paragraph 239 of the committee report the site is located outside archaeological priority zones established in the Southwark plan. The GLHER records the presence of a historic garden and the footprint of the WW1 Period hospital, both of which are outside the area proposed for redevelopment. The Heritage statement includes some detail of the Felix Post Unit, which will be impacted by the proposals here. It is recommended, as this is part of the historic hospital, its pre WW2 development phase, this building is subject to building recording, including archive research to determine the functional changes of the building over time.
10. Two conditions are considered to be necessary in respect of heritage protection. Those conditions are numbers 4 and 9 as set out in the original committee report.

#### Updated Air Quality Assessment

11. Paragraph 185 of the original committee report identifies the need for a further Air Quality Assessment to be submitted. Following publication of the committee report a revised AQA was submitted to address the potential air quality impacts of the proposed CHP. This assessment has been reviewed by the Councils EPT.
12. The Following comments have been provided

*"I am satisfied that the Air Quality Assessment by Stroma demonstrates a negligible impact from the installation of micro CHP plant at this development in line with GLA SPG requirements. However, the assessment has used a different CHP model (albeit indicating that it will be a less polluting model so a worse case assessment) and does not cover details such as maintenance, etc.*

*I accept the assessment but would recommend a pre occupation condition be included in an approval to cover the details and management of the plant"*

13. An appropriate condition is recommended.

#### Carbon Offset Contribution

14. Paragraph 181 of the original committee report states that a carbon offset contribution of £100,800 is required to mitigate the shortfall of onsite carbon savings from the proposal. This figure was calculated using SAP2012. However, it is now appropriate to use SAP10 which would mean a lower onsite shortfall and therefore a lower contribution.

15. The correct calculation should be based on a shortfall of 46 tonnes

$$46 \times 30 \times 60 = \text{£}82,800$$

#### Minor Amendments to Recommended Planning Conditions

16. Following publication of the original committee report the applicant has sought to provide additional/further information to address the requirements of some of the recommended conditions. This has resulted in the need for some minor amendments to the published conditions in the following respects.
17. Condition 4 – A report has been submitted and is currently being reviewed by the Councils Heritage Officers. If the report is acceptable this condition will be reworded as a compliance condition before the planning permission is issued.
18. Condition 6 – sufficient landscaping details have been submitted to negate the need for further submissions consequently Condition 6 will be re-worded as a compliance condition.
19. Condition 8 - further details regarding the location and technical specification for the electric vehicle charging point have now been submitted and therefore the wording of this condition will be amended to be a compliance condition.
20. Condition 21 – further construction logistics information has been submitted. The wording of this condition will be amended to refer to the most up to date documents that have been reviewed by the Councils Highways Officer.

#### **Conclusion of the Director of Planning**

21. Having taken into account the additional public response, and following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

## **PURPOSE**

22. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

## **RECOMMENDATION**

23. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

## **FACTORS FOR CONSIDERATION**

### **Item 6.2 – Skipton House, London Road, London SE1 6LH**

24. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

#### **Additional consultation responses:**

25. Two additional objections have been received, one from a resident of 251 Southwark Bridge Road. The objector comments that there will be no need for additional offices given the working and life style changes as a result of Covid-19, therefore the scheme, which is too close to neighbouring buildings, should not be allowed. The other objection is from a resident who wants to make sure concerns raised in their original objection to the scheme are considered.

#### **Corrections within the report and recommendation:**

26. Paragraph 3 – The proposed floorspace figure is 41,625sq. m  
 Paragraph 24 – The existing B1 floorspace is 24,085 sq m  
 Paragraph 138, 140 and 145 - there are printing errors where the paragraphs are incomplete. The following paragraphs should read:

Paragraph 138:

27. 'E&COA SPD14 states that a transport assessment is required for all major applications. This should detail the likely impact on all the transport networks, including walking and cycling, and demonstrate how development can mitigate those impacts.'

Paragraph 140:

28. 'The development would provide a new main entrance onto Newington Causeway. Secondary pedestrian entrances would be provided onto London Road and Ontario Street. Vehicular access to the site would remain unchanged, from Ontario Street, however the existing basement parking would be removed and the site would be car free, except for a wheel chair car parking space, The basement would accommodate some on site servicing, waste storage, cycle parking and staff shower facilities.'

Paragraph 145:

29. 'Officers are satisfied that subject to a comprehensive and robust Delivery and Servicing management plan being secured, vehicular trip generation from the proposed development would not have a negative impact on traffic movements in the opportunity area.'

30. Paragraph 194 - amendment to table  
Employment in the development Provide 132 sustained jobs for unemployed Southwark residents made up of (125 B1) (7 A1) or make a payment of £567,600.

31. Paragraph 195: reference to drawing 13550-A-L01-SK2 should be omitted – this plan is illustrative only, and a final plan will be agreed for the s106 agreement delineating the agreed level of affordable workspace.

32. The following conditions should be added to any permission, these conditions were referenced in the officers report and have been previously agreed with the applicant;

Time Limit

33. The development hereby permitted shall be begun before the end of three years from the date of this permission.

SITE CONTAMINATION

34. In the event that potential contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing.

#### Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with saved policy 3.2 'Protection of amenity' of the Southwark Plan (2007), strategic policy 13' High environmental standards' of the Core Strategy (2011) and the National Planning Policy Framework 2019.

#### FINAL DELIVERY AND SERVICING MANAGEMENT PLAN

35. Before first occupation of the development hereby consented, a Final Delivery and Servicing Management Plan (DSP) detailing how all parts of the site are to be serviced shall be submitted to and approved in writing by the Local Planning Authority. The Final DSP shall be based on the principles set out in the Outline Delivery and Servicing Management Plan (Delivery and Servicing Plan - ref. no. T&PPB7918R001F0.1 - dated December 2018 - produced by Royal Haskoning DHV)
36. The Final DSP shall incorporate meaningful measures to reduce freight traffic over time and collective procurement, including consolidation of deliveries through this development's Facilities Management and/or off-site consolidation centres plus 'just in time' deliveries, in accordance with Transport for London's guidance, for instance through consolidation and collaboration

The development shall be carried out in accordance with the approval given and shall remain for as long as the development is occupied.

#### Reason

To ensure compliance with: the National Planning Policy Framework 2019:

Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and Saved Policy 5.2 (Transport Impacts) of the Southwark Plan 2007.

#### TRAVEL PLAN AND TRANSPORT METHODS SURVEY

37. a) Before the first occupation of any part of the development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out the measures to be taken to encourage the use of modes of transport other than the car by all users of the building. Active travel measures should be the focus of the Travel Plan.

38. b) At the start of the second year of operation of the approved Travel Plan a detailed survey showing the methods of transport used by all those users of the development to and from the site and how this compares with the proposed measures and any additional measures to be taken to encourage the use of public transport, walking and cycling to the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be carried out otherwise in accordance with any such approval given.

Reason:

In order that the use of non-car based travel is encouraged in accordance with: the National Planning Policy Framework 2019; Strategic Policy 2 (Sustainable Transport) of the Core Strategy 2011, and; Saved Policies 5.2 (Transport Impacts), 5.3 (Walking and Cycling) and 5.6 (Car Parking) of the Southwark Plan 2007.

Noise

39. The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc., is in use as measured at any adjoining or nearby premises in separate occupation; or (in the case of any adjoining or nearby residential premises) as measured outside those premises; or (in the case of residential premises in the same building) as measured in the residential unit.

Reason

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance from plant and machinery in accordance with the National Planning Policy Framework 2019, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of the Southwark Plan (2007).

#### EXTERNAL LIGHTING – STANDARD

40. Any external lighting system installed at the development shall comply with the Institute of Lighting Professionals (ILE) Guidance for the Reduction of Obtrusive Light (January 2012).

Reason

In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with The National Planning Policy Framework 2012, Strategic Policy 12 Design and Conservation and Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policies 3.2 Protection of Amenity and 3.14 Designing out crime of the Southwark Plan 2007.



## SERVICING HOURS

41. No Heavy Goods Vehicles (HGV's) shall attend Skipton House for deliveries or collections on weekdays before 09:30 or after 17:00 and not at all on Saturdays, Sundays or Public Holidays.

## Reason

To safeguard the amenity of neighbouring residential properties in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High environmental standards of The Core Strategy 2011 and Saved Policy 3.2 Protection of Amenity of The Southwark Plan 2007.

## RESTRICTIONS ON USE

42. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order and any associated provisions of the Town and Country Planning General Permitted Development Order (including any future amendment or enactment of those Orders), the proposed D2 gym shall be used as a gym only and for no other purpose within Class D2.

## Reason:

In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over use, in accordance with: the National Planning Policy Framework 2019; Strategic Policy 13 (High environmental standards) of the Core Strategy 2011, and; Saved Policy 3.2 (Protection of Amenity) of the Southwark Plan 2007.

## COMPLIANCE WITH AIR QUALITY - STANDARD

43. Prior to occupation this development shall achieve full compliance with the air quality assessment mitigation measures as detailed in WYG Air Quality Assessment report (ref: A111413 Issue 2, dated: 3rd December 2018).

## Reason

To protect future occupiers from poor external air quality in accordance with The National Planning Policy Framework 2012, Strategic Policy 13 High Environmental Standards of the Core Strategy 2011 and Saved Policy 3.6 Air Quality of the Southwark Plan 2007.

## PLANT NOISE - STANDARD

44. The Rated sound level from any plant, together with any associated ducting shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and

Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014.

**Reason**

To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant.

**Conclusion of the Director of Planning**

45. Having considered the additional information, including the additional objection, the recommendation remains that planning permission be granted, subject to conditions, including the additional conditions listed above, completion of a s106 agreement, and referral to the Mayor of London.

**REASON FOR URGENCY**

46. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the Planning Committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

**REASON FOR LATENESS**

47. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the committee agenda was printed. They all relate to an item on the agenda and Members should be aware of the objections and comments made.

**Conclusion of the Director of Planning**

48. Having taken into account the additional public response, and following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report, completion of a s106 agreement, and referral to the Mayor of London.

**BACKGROUND DOCUMENTS**

<b>Background Papers</b>	<b>Held At</b>	<b>Contact</b>
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403