

Planning Sub-Committee B

Tuesday 14 June 2022

7.00 pm

Ground Floor Meeting Room GO2 - 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

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7.	Development management items	1 - 58

TABLED ITEMS:

Addendum report and members pack

Item No: 7.1	Classification: Open	Date: 14 June 2022	Meeting Name: Planning Sub-Committee B
Report title:		Addendum report	
Address:		Late observations and further information	
Ward(s) or groups affected:		North Bermondsey	
From:		Director of Planning and Growth	

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.

KEY ISSUES FOR CONSIDERATION

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

**Item 7.1 – Application for: Full Planning Application;
21/AP/3577, 153-159 Abbeyfield Road, Southwark, London,
SE16 2BS**

Further information

Energy

4. The development would incorporate Air Source Heat Pumps (ASHPs), Photovoltaic Panels (PVs) and high levels of insulation. For connection to the existing and proposed local district heat network, a district heat network substation would be required at ground floor level. This would occupy valuable residential space which is already at a premium given the small footprint of the site, meaning a proposed home would be lost. Air Source Heat Pumps (ASHP) which are proposed as an alternative are to

be located at roof level and do not require the use of any space at ground floor.

5. The distribution of communal pipework to connect to the district heating network would require additional design measures to mitigate corridor overheating, such as mechanical ventilation systems to lobby areas to provide cool fresh air and draw hot air away, interfaced with temperature sensors and actuated dampers between the corridor and ventilation shafts. The design of the building allows for only a single smoke shaft which would have to be used as the exhaust shaft, and cool make up air could only enter via the Automatic Opening Vent (AOV) at the head of the stair opening. If a second make up air shaft were to be added to the building, this would require use of more residential floor area.
6. Due to the low number of 13 units proposed, the operational energy use from heat losses of communal pipework and pumping energy represents a much higher proportion of total energy use than that of a larger (40+ units) scheme, and therefore tenants could be penalised by higher bills to cover these losses.
7. The energy efficiencies of ASHPs alongside the low carbon factor of grid electricity are such that they would represent a significant carbon saving compared to connecting to the district heat network. Individual ASHPs allow residents independent control of their heating and hot water system, protecting them from any issues arising within the network, and giving them freedom to move between energy suppliers as opposed to being locked in to a single heating and hot water supplier.

Housing need

8. There are currently 17,025 applications on the general register for social rented housing. The development would offer a local lettings policy of 50% or 100%. The lettings policy will be assigned once the building has been completed.

Consultation

9. The following consultation events have been held:

Date	Event	Description
11/12/2018	Meet the Architects Drop-in	In person drop-in event to introduce architects
16/12/2019	Ward member briefing	Bell Philips presentation to ward councillors
19/04/2020	Resident/Project Introduction Meeting	In person meeting with local residents
01/06/2020	Poster promotion	Poster exercise to encourage feedback on consultation hub
04/06/2020	Second Consultation	In person event with architects with

	Event	recent update
10/06/2020	Letter to Residents	Letter reminding deadline for consultation hub exercise
30/06/2020	Consultation Hub feedback closed	End of consultation hub exercise
05/08/2020	Third Consultation Event	In person event with architects with recent update
05/08/2020	Letter to Residents (RPG)	Letter inviting residents to join/attend RPG
24/08/2020	Resident Project Group Meeing #1	Local residents project group meeting
28/01/2021	Resident Project Group Meeing #2	Local residents project group meeting
01/05/2021	Pre-planning submission presentation	Presentation to local ward councillors/internal stakeholders
28/05/2021	Letter to Residents	Letter to all residents letting them know about commonplace
01/06/2021	CommonPlace Feedback Exercise	Commonplace Launch with feedback facility - https://formerabbeyfieldareahousingoffice.commonplace.is/
27/06/2021	Letter to residents	Reminder letter to provide feedback on commonplace
13/10/2021	Planning application submitted	Date of submission of planning
14/10/2021	Start of formal planning consultation	Planning portal open for direct feedback from the the public.
24/02/2022	Residents Newsletter	Update on progress to local residents. Reminder that still possible to provide comment on the planning application.
14/06/2022	Planning Committee meeting	Comment function still available to the public on planning portal.

REASON FOR LATENESS

- 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 comments made.

BACKGROUND DOCUMENTS

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

Welcome to Southwark Planning Sub-Committee B

14 June 2022

MAIN ITEMS OF BUSINESS

ITEM 7.1- 21/AP/3577

153-159 ABBEYFIELD ROAD, SOUTHWARK,
LONDON, SE16 2BS

ITEM 7.2- 22/AP/0966

MARLBOROUGH CRICKET CLUB, DULWICH
COMMON, LONDON S21 7EX

ITEM 7.3- 22/AP/1227

DULWICH PARK CAFÉ, DULWICH PARK,
COLLEGE ROAD, LONDON SE21 7BQ



Councillor Cleo Soanes (Chair)



Councillor Richard Livingstone



Councillor Sandra Rhule



Councillor Emily Hickson



Councillor Esme Hicks



Councillor Emily
Tester (Vice-Chair)



Councillor Adam Hood



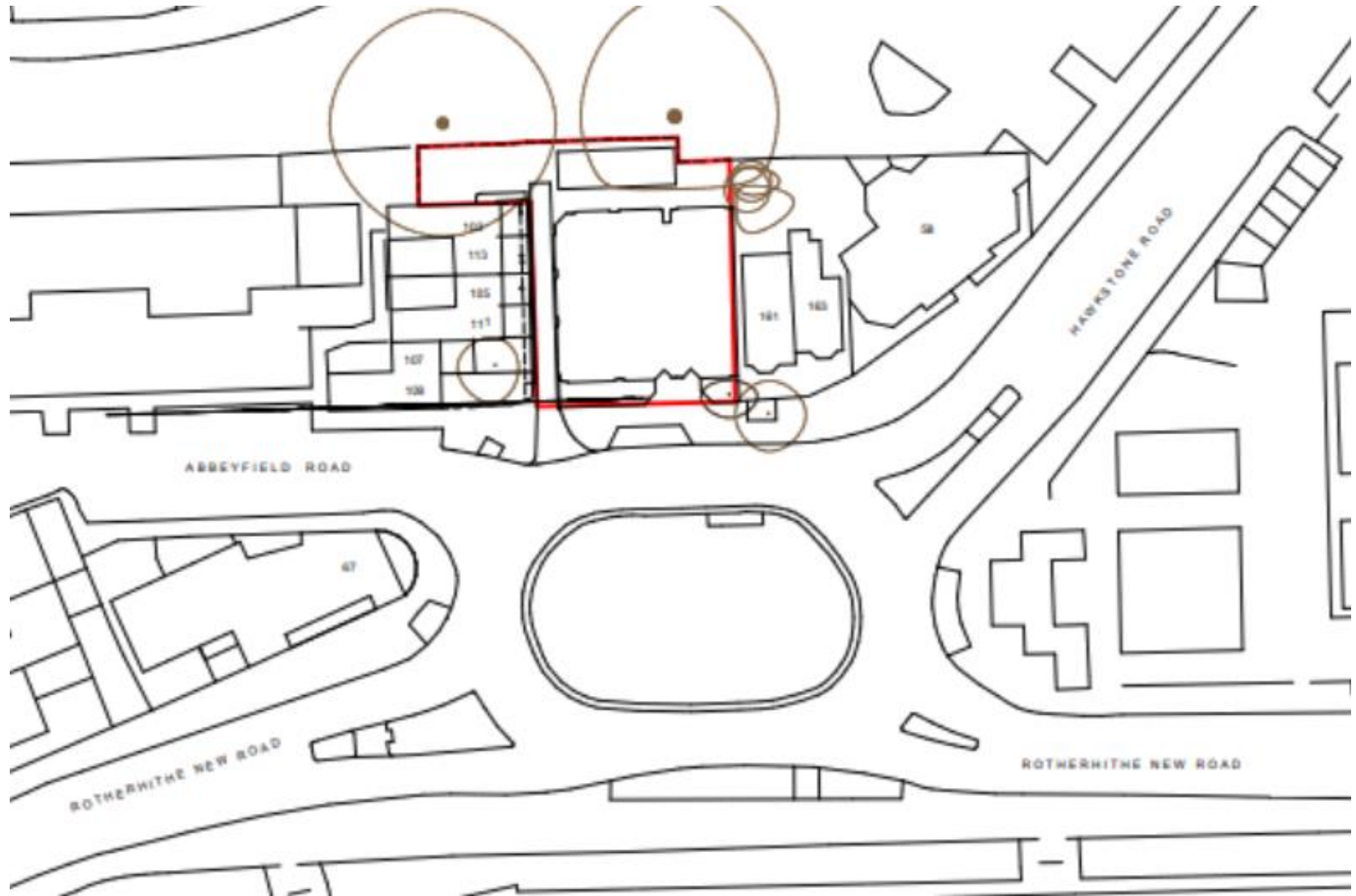
ITEM 7.1- 21/AP/3577

153-159 ABBEYFIELD ROAD, SOUTHWARK, LONDON, SE16 2BS

Demolition of a two storey former council office buildings and a temporary structure to rear and erection of part three, part six storey residential building containing 13 social rented affordable homes with associated landscaping works

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EXISTING SITE PLAN



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AERIAL VIEW OF THE SITE



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PROPOSED SITE PLAN



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OVERVIEW

OVERVIEW

Existing site	Vacant two storey council housing office
Proposal	13 new social rented council homes
Design	Part three and part six storey building
Dwelling mix	3 x 1 bedroom homes (23%) 3 x 2 bedroom homes (23%) 7 x 3 bedroom homes (54%)

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PHOTOS OF THE SITE



PUBLIC CONSULTATION RESPONSES

CONSULTATION RESPONSES: SUMMARY TABLE

No. of comments: 5

In objection: 5

Neutral: 0

In support: 0

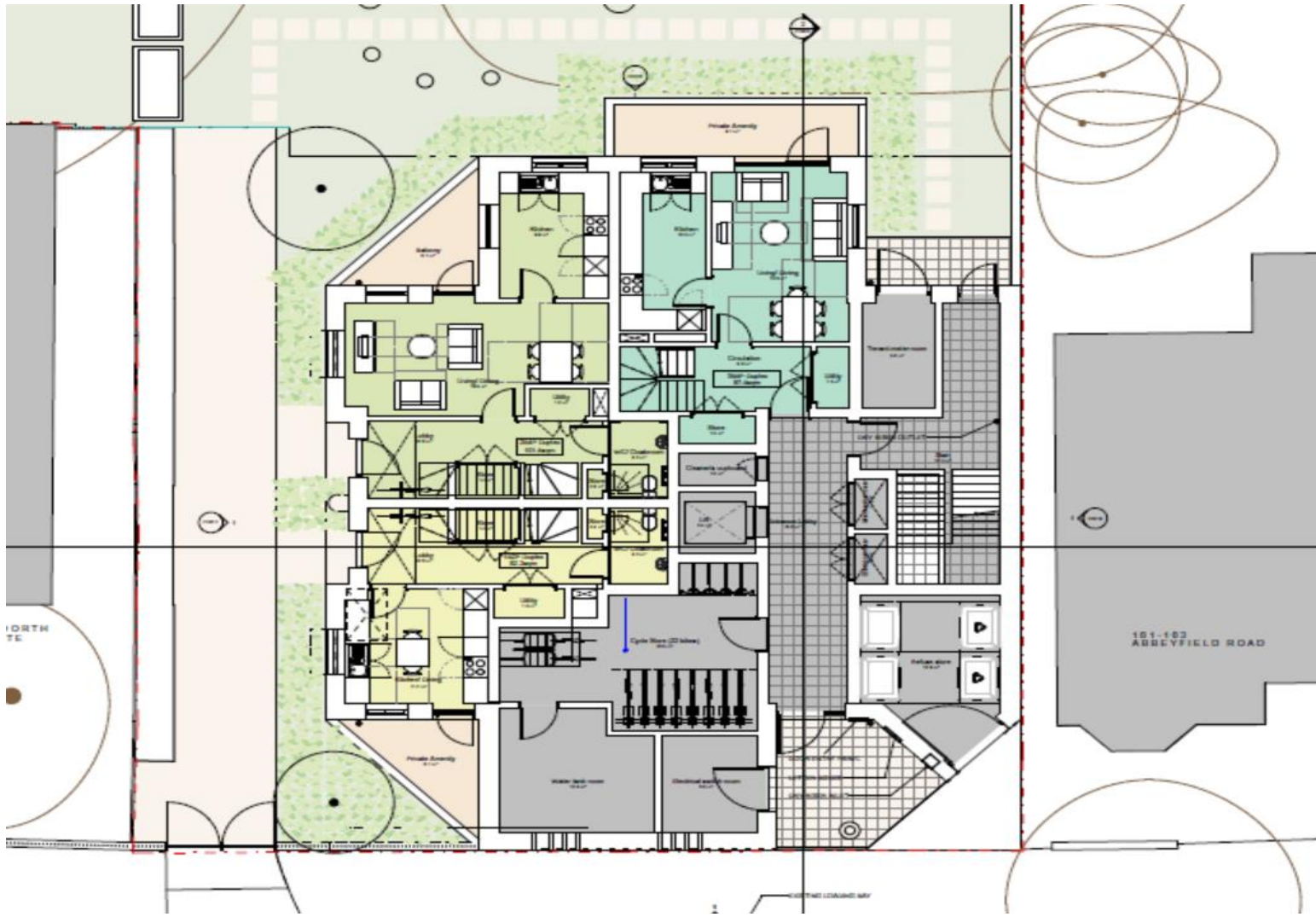
- Height
- Out of character with surrounding area
- Density
- Small size of flats
- Lack of family homes
- Lack of outdoor amenity space
- Affordability
- No wheelchair accessible homes
- Loss of privacy
- Impact of overshadowing
- Loss of daylight and sunlight
- Noise and vibration impacts
- Construction impacts
- Impacts on parking

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QUALITY OF ACCOMMODATION

- 13 new social rented council homes
- 77% 2 bedroom + homes
- 54% 3 bedroom homes
- All dwellings meet or exceed minimum space standards
- All dwellings at least dual aspect – all 3 bedroom homes triple aspect
- No wheelchair accessible homes - £40,000 offsite financial contribution
- All homes have private balconies (3 beds all have 10 sq. m.) and 66.5 sq. m. communal amenity space provided to the rear
- 116.5 sq. m. playspace on site

PROPOSED GROUND FLOOR PLAN

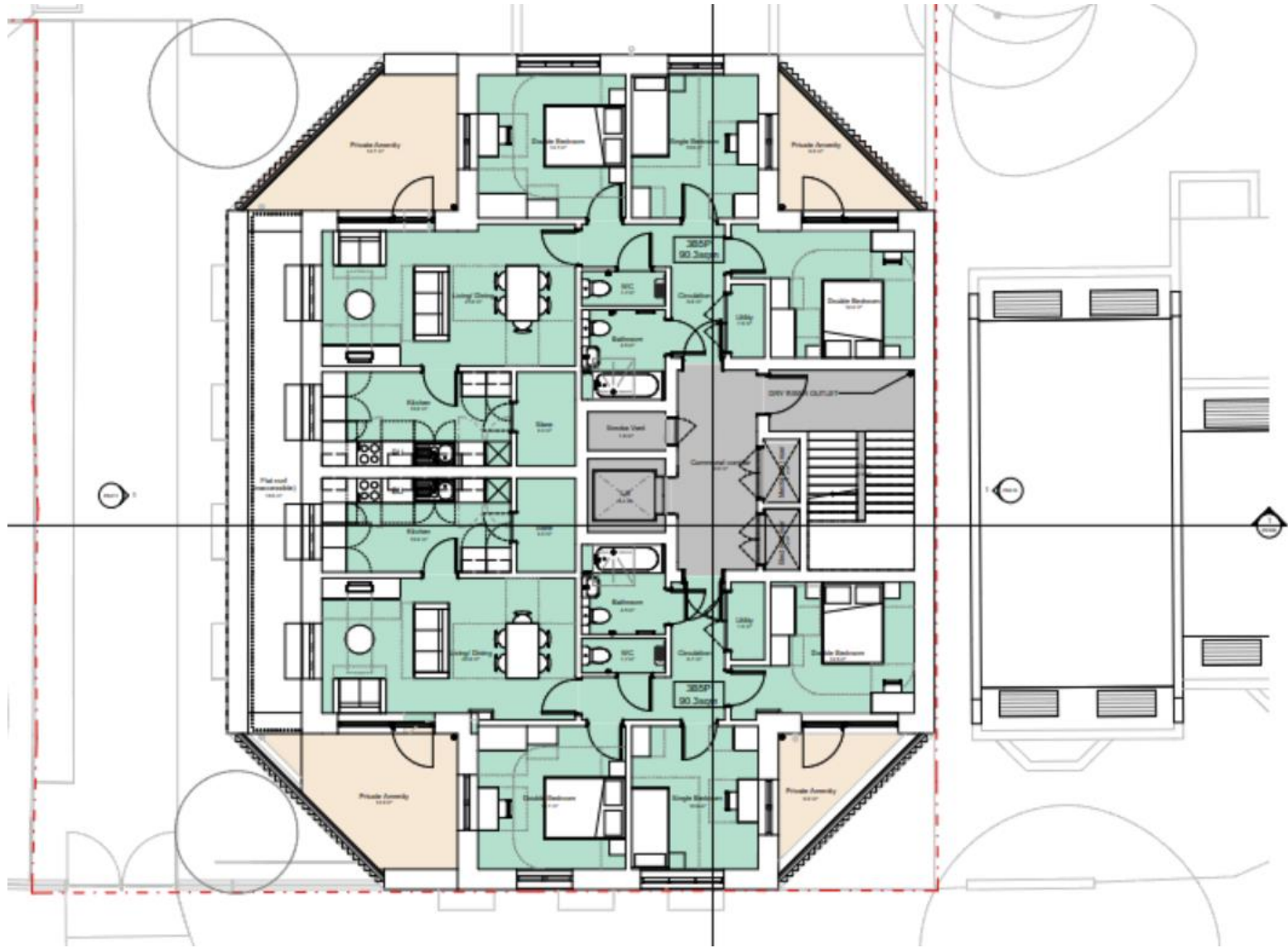


PROPOSED SECOND FLOOR PLAN

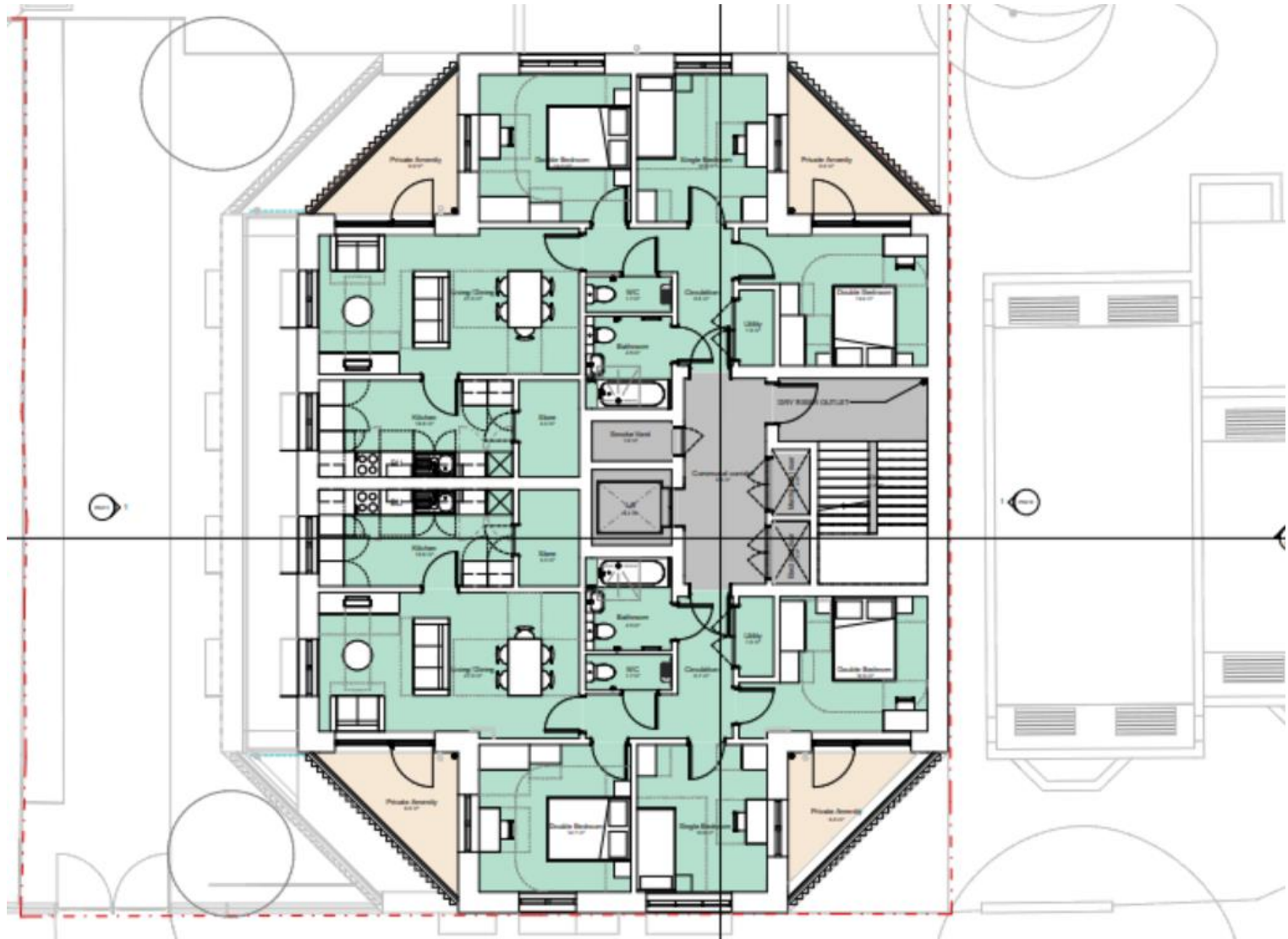


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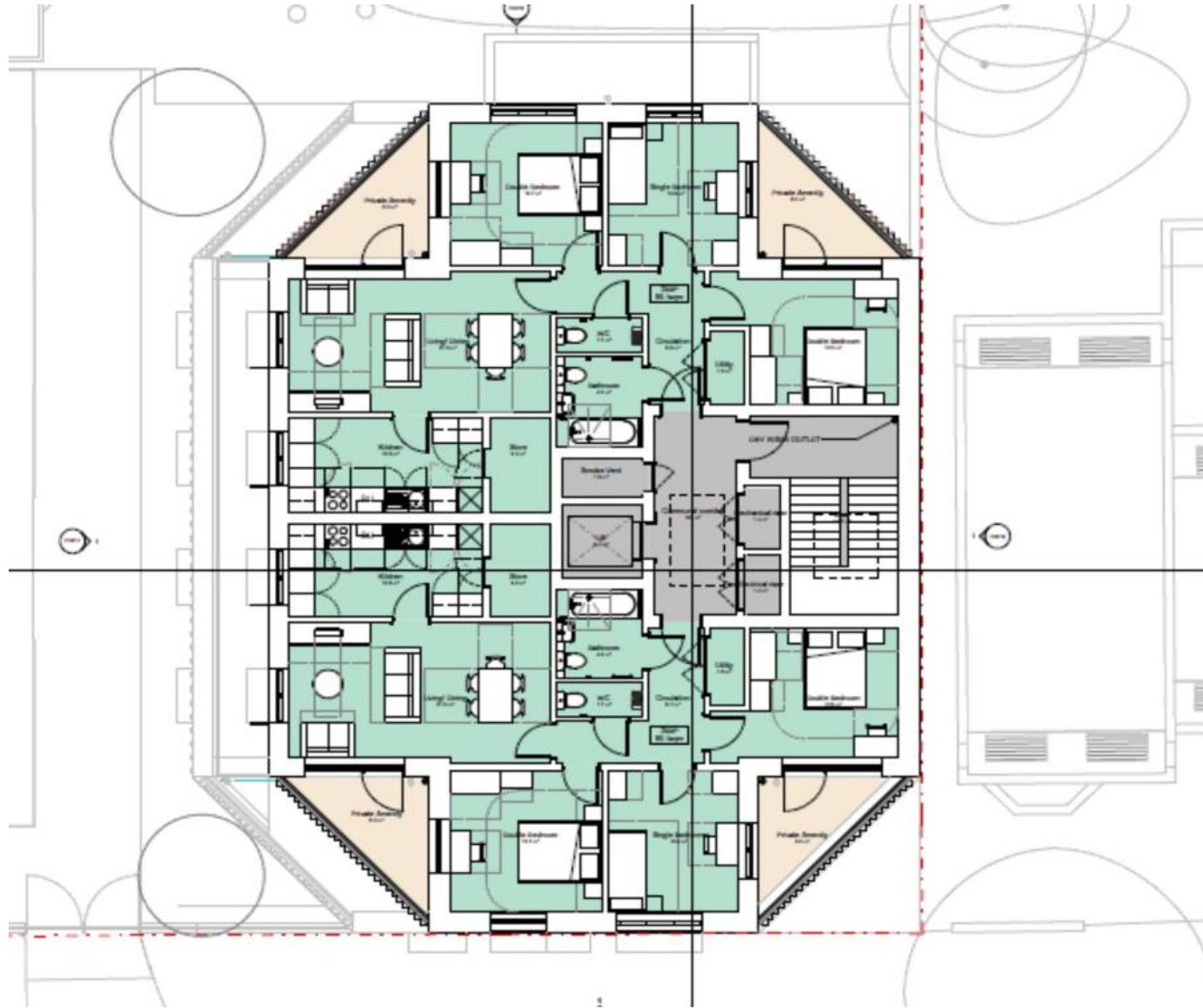
PROPOSED THIRD FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN



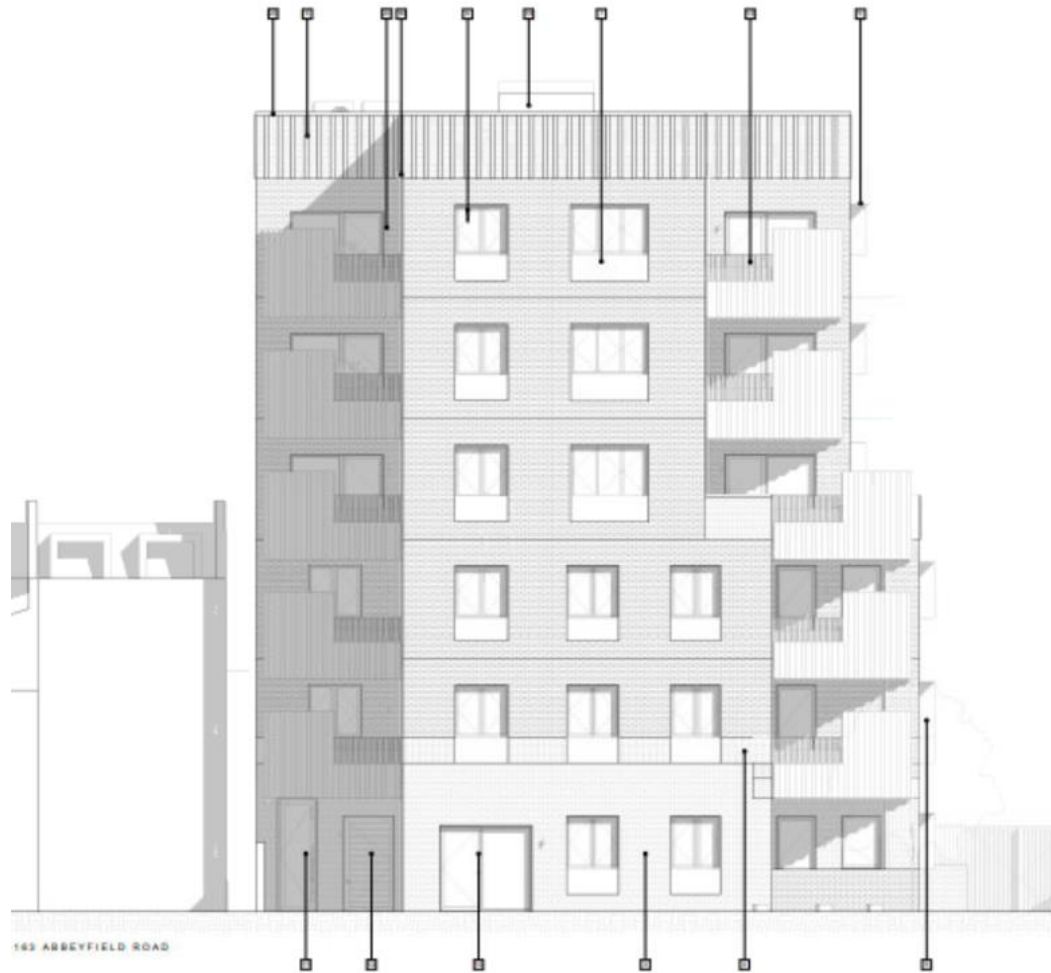
PROPOSED FIFTH FLOOR PLAN



DESIGN

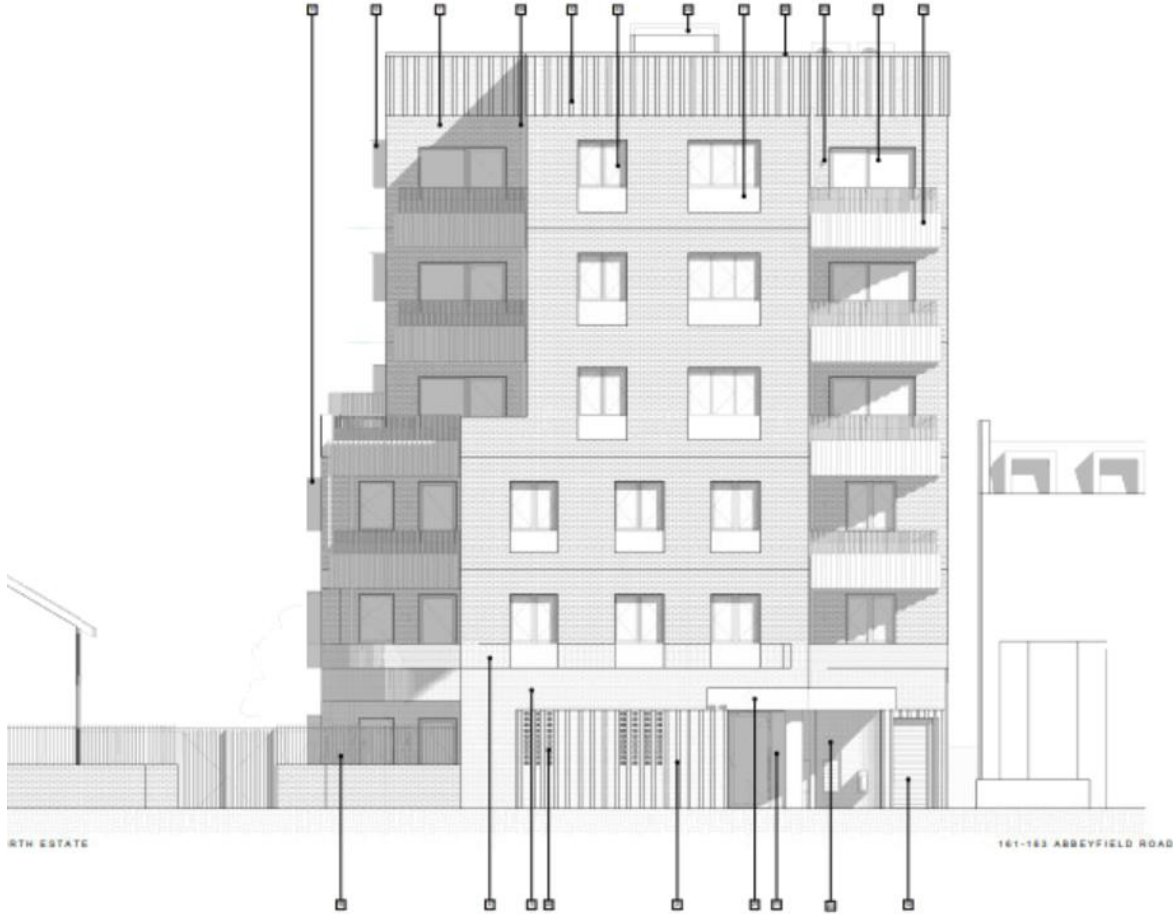
- Follows existing building lines
- Chamfered plan form would ease the transition between the terrace to the west and Victorian buildings to the east
- Overall height of six storeys sits well within varied townscape and opposite Westlake House at five storey
- Stepping down to three storeys reduces impacts on the terrace

PROPOSED NORTH ELEVATION



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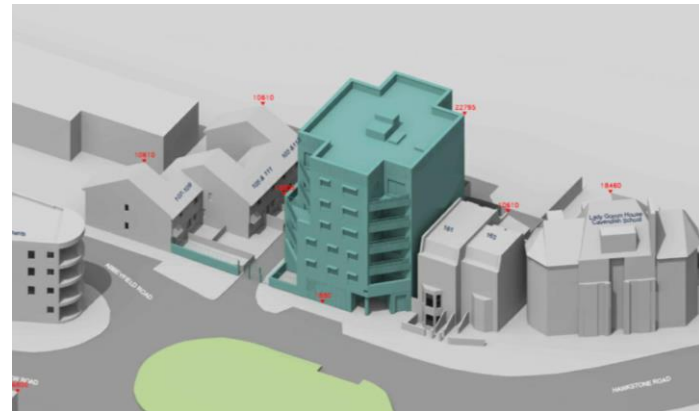
PROPOSED SOUTH ELEVATION



IMPACT ON AMENITY OF NEIGHBOURS

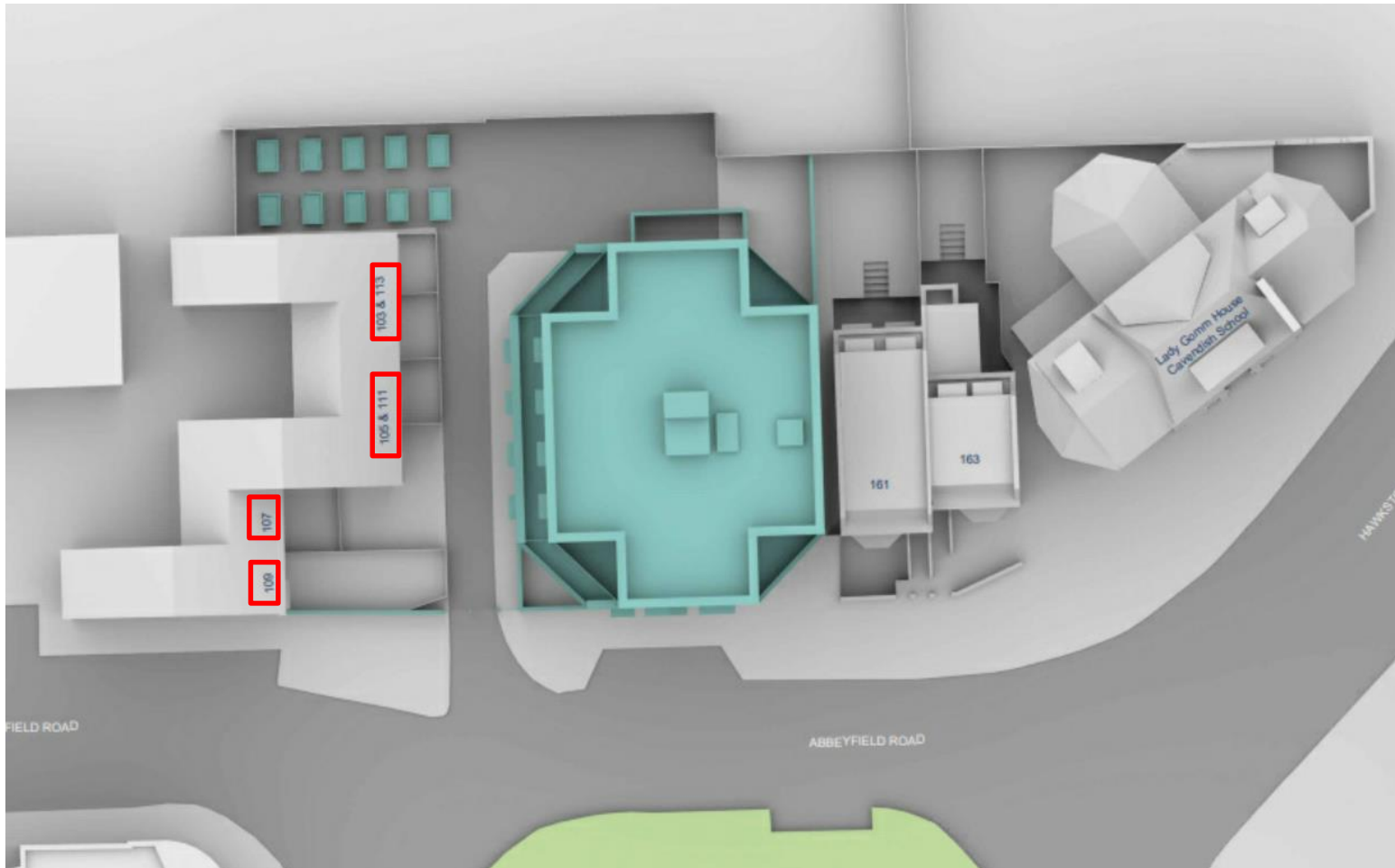
PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

- Follows adjacent building lines with chamfered building lines minimising any sense of enclosure
- No windows proposed on the eastern elevation which ensures there would be no overlooking impacts to the adjacent Villas
- To the west, high level windows are proposed at ground to second floor to limit overlooking to the adjacent terrace properties. The upper floors of the building include windows on the west elevation, however these would be sufficiently set back from the building line edge by 2.5m and from the neighbouring properties by 8.5m – the neighbouring properties are two storeys so there is no direct line of sight



DAYLIGHT AND SUNLIGHT

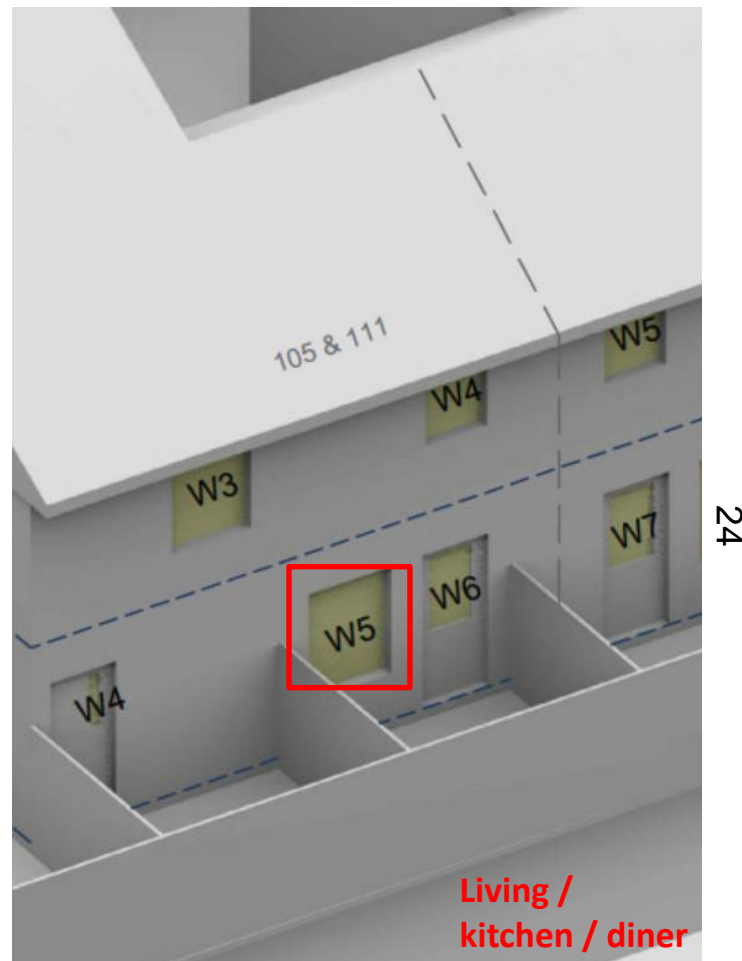
- All neighbouring properties would comply with BRE guidance in terms of VSC / NSL, with the exception of the following:



105 Abbeyfield Road

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
4	3	75%	1	0	0
No Sky Line (NSL)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
1	1	100%	0	0	0

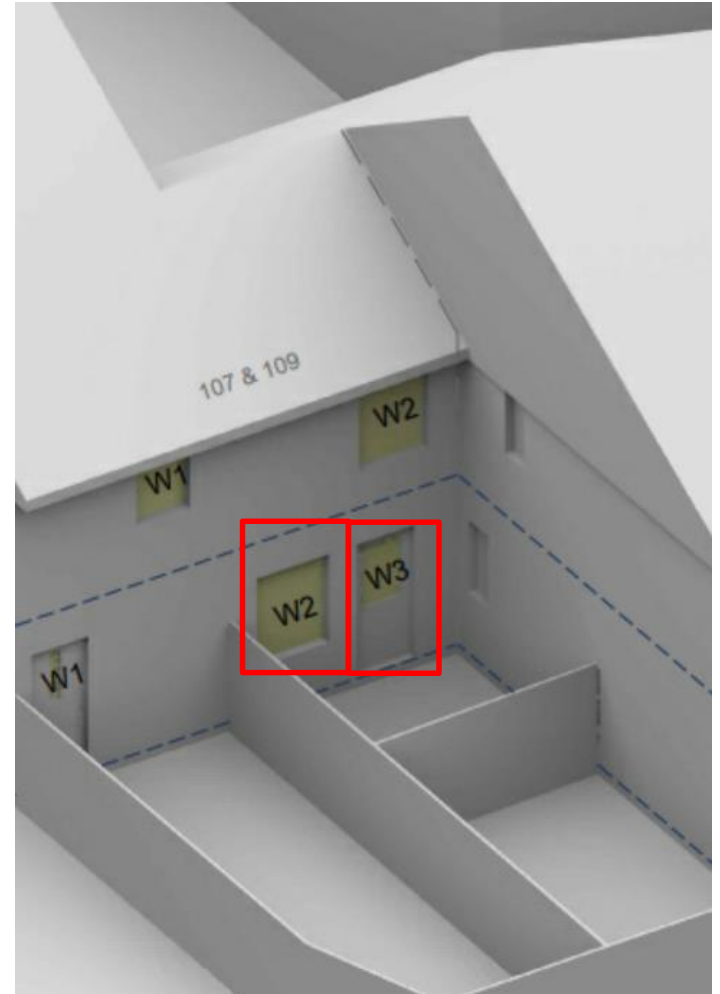
- One window would fail to meet BRE guidance at 0.78
- NSL of the room would actually improve



107 Abbeyfield Road

Vertical Sky Component (VSC)					
Window	Pass	BRE Compliant	Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
4	2	50%	2	0	0
No Sky Line (NSL)					
Room	Pass	BRE Compliant	Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
1	1	100%	0	0	0

- Two windows would fail to meet BRE guidance at 0.77 and 0.79
- NSL of the room would meet BRE guidance

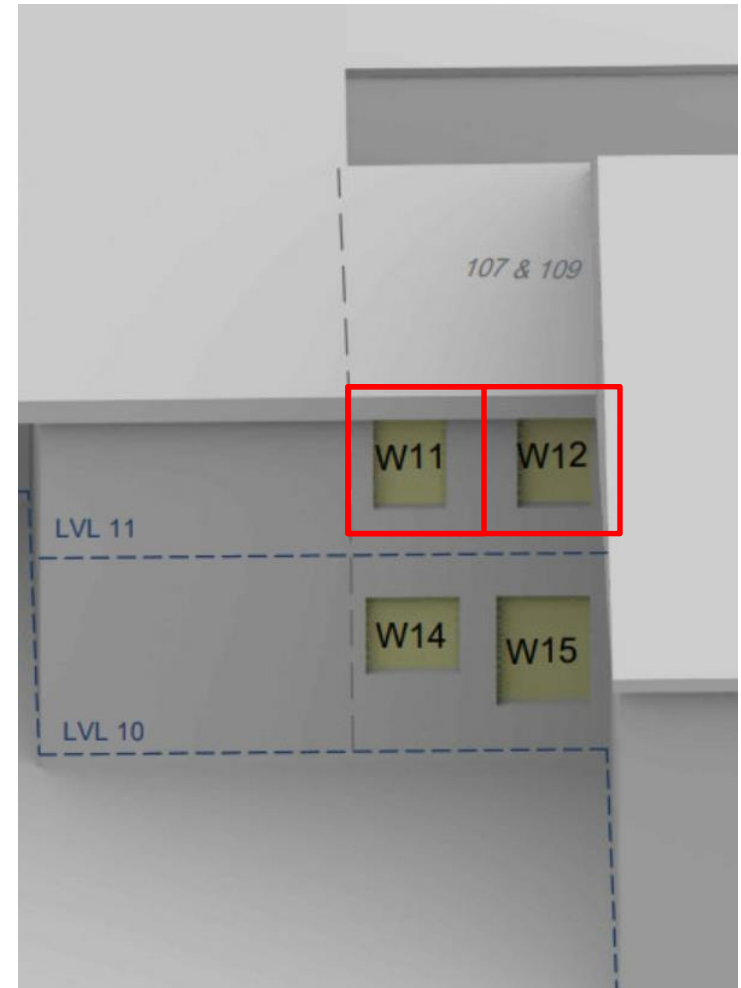


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109 Abbeyfield Road

Vertical Sky Component (VSC)					
Window	Pass	BRE Compliant	Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
4	2	50%	2	0	0
No Sky Line (NSL)					
Room	Pass	BRE Compliant	Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
1	1	100%	0	0	0

- One window would fail to meet BRE guidance at 0.78 (VSC value 17.8%) – with effect of overhangs removed 0.75 (VSC value 22.7%)
- One window would fail to meet BRE guidance at 0.77 (VSC value 14.2%) – with the effect of overhangs removed 0.79 (VSC value 16.4%)
- NSL of the room would meet BRE guidance

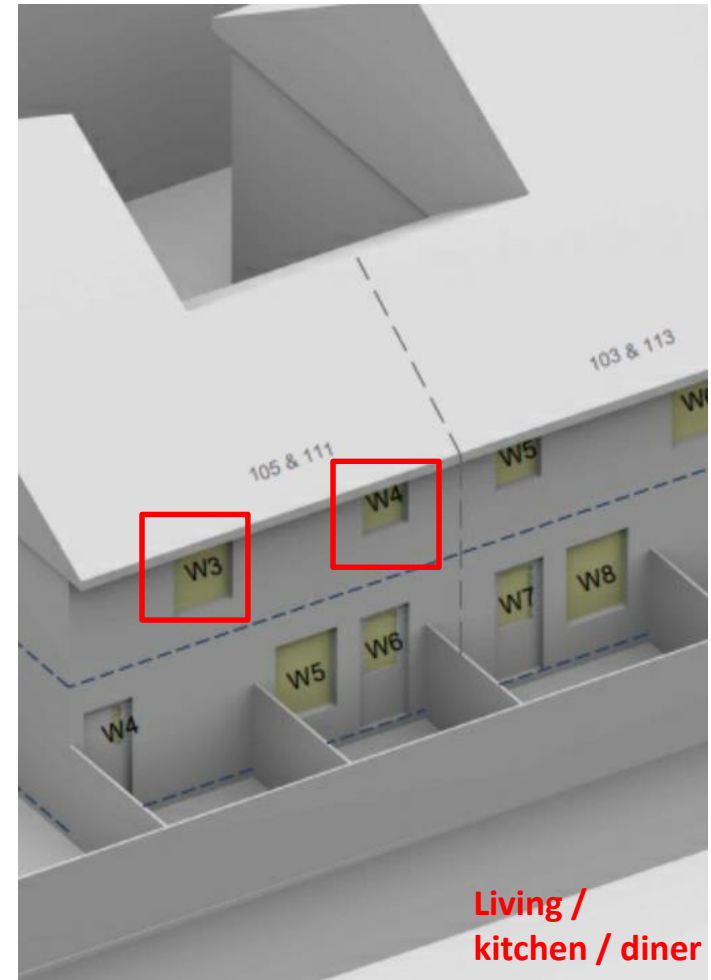


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111 Abbeyfield Road

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
4	2	50%	0	2	0
No Sky Line (NSL)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
1	1	100%	0	0	0

- One window would fail to meet BRE guidance at 0.43 (VSC value 7.9%) – with effect of overhangs removed 0.57 (VSC value 14.4%)
- One window would fail to meet BRE guidance at 0.45 (VSC value 8.8%) – with the effect of overhangs removed 0.57 (VSC value 15.3%)
- NSL of the room would improve



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113 Abbeyfield Road

Vertical Sky Component (VSC)					
Window	Pass	BRE Compliant	Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
4	2	50%	1	1	0
No Sky Line (NSL)					
Room	Pass	BRE Compliant	Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
2	2	100%	0	0	0

- One window would fail to meet BRE guidance at 0.53 (VSC value 9.5%) – with effect of overhangs removed 0.64 (VSC value 17.2%)
- One window would fail to meet BRE guidance at 0.64 (VSC value 15.1%) – with the effect of overhangs removed 0.72 (VSC value 21.6%)
- NSL of the room would meet BRE guidance



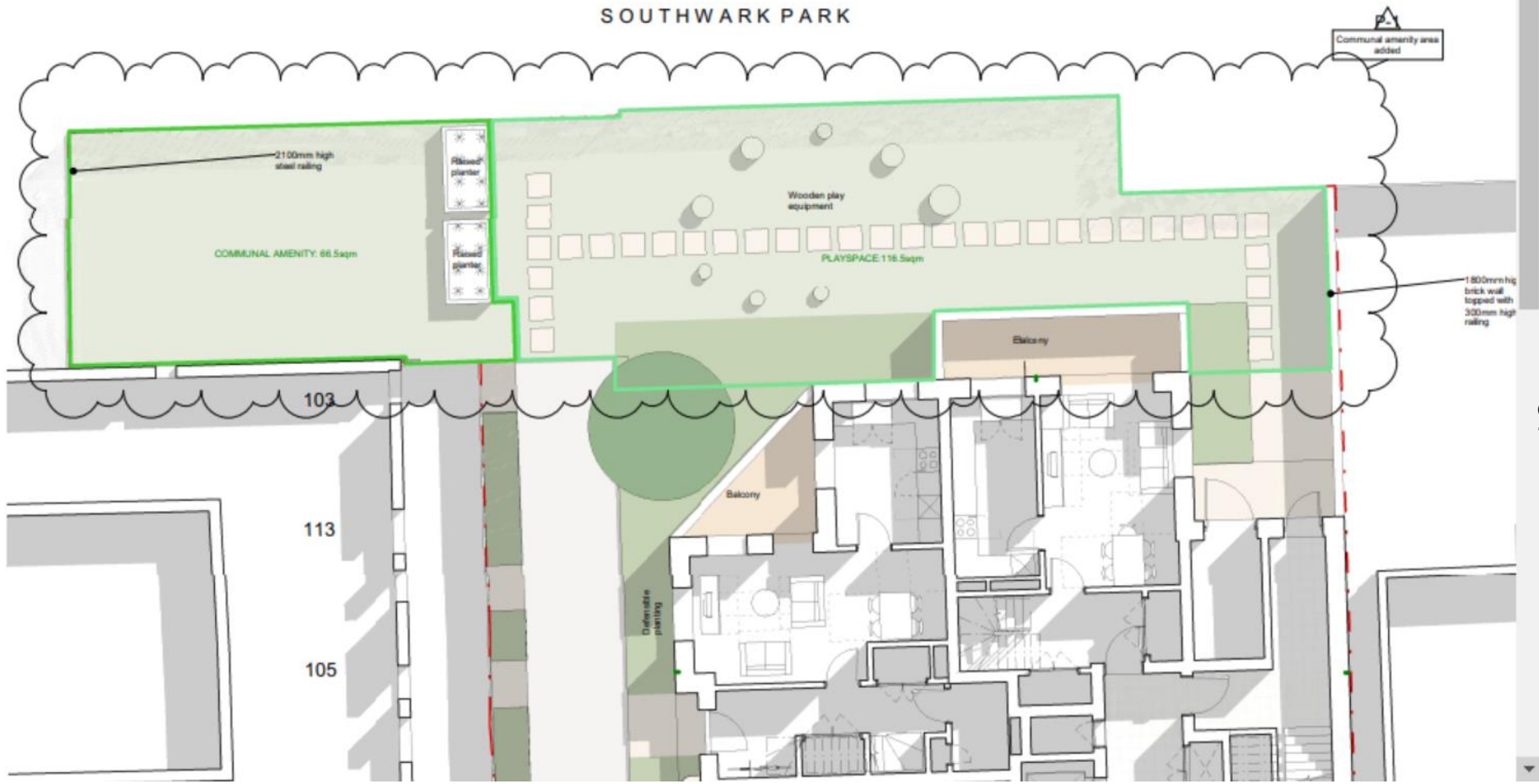


LANDSCAPING, AMENITY SPACE AND PLAYSPACE

- One small Category C tree to be removed mitigated by on site planting
- Condition recommended for details of landscaping
- Green roof
- Urban Greening Factor (UGF) of 0.4 meets policy requirements
- 66.5 sq. m. communal amenity space (meets 50 sq. m. requirement and offsets the smaller balconies for 1 and 2 bedroom homes)
- 116.5 sq. m. children's playspace on site (shortfall of 65.8 sq. m. would be offset by a financial contribution of £9,935.80)

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LANDSCAPING PLAN



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TRANSPORT

- Car-free development
- Parking would be unaffected – none being lost and future occupiers would be restricted from obtaining parking permits in the CPZ
- Net reduction of vehicle movement during AM and PM peak hours in comparison to previous use on site (daily trip rates to reduce from 22 to 10)
- 25 long-stay cycle parking spaces on site and 4 Sheffield stands for short-stay
- Refuse storage at ground floor
- Condition recommended for CEMP

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ENERGY

- Designed to reduce energy demand through an enhanced building fabric, minimising heat loss through air infiltration, reducing reliance on artificial lighting, utilising low energy lighting and ensuring adequate levels of ventilation are maintained whilst reducing heat loss through the use of Mechanical Ventilation Heat Recovery (MVHR)
- Design of the building and the use of ASHPs and PVs would reduce the development's CO2 emissions to 59.8% over Part L 2013 Regulations
- In order to achieve zero carbon as required by policy, 7.5 tonnes per annum of regulated CO2, equivalent to 226 tonnes over 30 years, from the development would need to be offset
- Financial contribution of £95 per tonne, totalling £21,470 would be secured via legal agreement

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PLANNING OBLIGATIONS

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable housing Provision	100% social rented homes	Agreed
Wheelchair accessible housing	£40,000 financial contribution	Agreed
Children's playspace	£9,935.80 financial contribution	Agreed
Transport and Highways		
Parking permit restriction	Removal of all parking permit rights in CPZ except blue badge permits	Agreed
Energy, Sustainability and the Environment		
Carbon offset fund	Off-set contribution of £21,470	Agreed
'Be Seen'	Monitoring, reporting and verifying of energy performance	Agreed
Other		
Administration fee	Payment to cover the costs of monitoring these necessary planning obligations calculated as 2% of total sum.	Agreed

VISUAL



VISUAL – FROM SOUTH EAST



VISUAL – FROM SOUTH WEST



VISUAL – FROM SOUTHWARK PARK



SUMMARY

The proposal would provide the following public benefits:

- 13 new social rented council homes (including 7 x 3 bedroom homes)
- Make use of a vacant site
- Appropriate height, scale, massing and design that would not adversely impact on amenity of neighbours

It is recommended that the application is approved subject to conditions and the completion of a legal agreement.

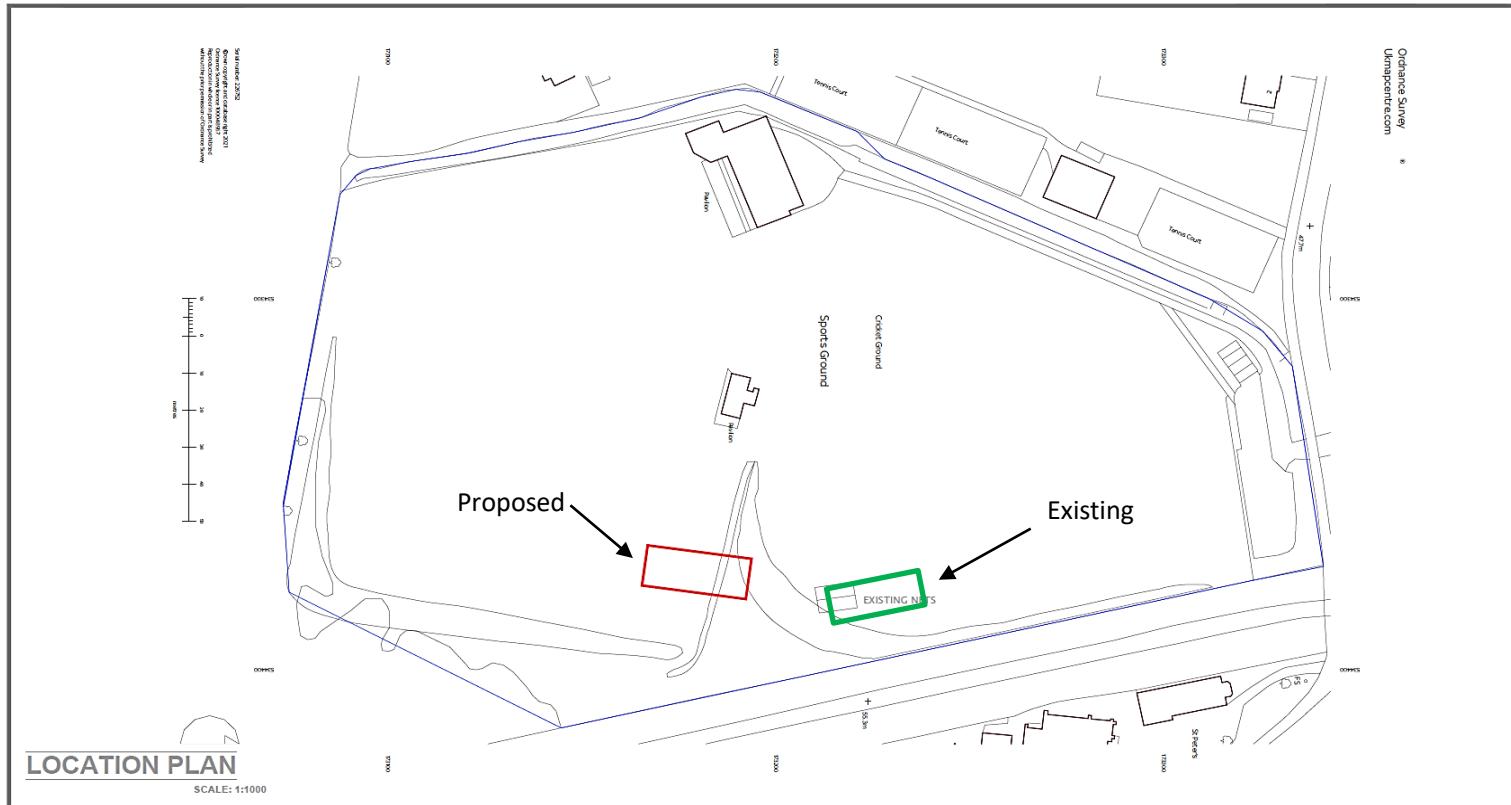
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ITEM 7.2 - 22/AP/0966

MARLBOROUGH CRICKET CLUB, DULWICH COMMON, LONDON S21 7EX

Replacement of existing nets and erection of a new three lane cricket net facility located approximately 30 metres to the south of the of the existing nets

SITE LOCATION PLAN



SITE AERIAL VIEW



Existing

Proposed

CONSULTATION RESPONSES

Neighbours consulted via letter	Site notice date of display	Press notice date	Public comments received	Support	Objection
184	25/03/2022	31/05/2022	19	16	3

Support	Objection
<ul style="list-style-type: none"> • The current net is at the end of its useable life • The current net is in a poor location • This is a needed facility for a community club 	<ul style="list-style-type: none"> • Nets should only be used in normal daylight hours and lights at night should not be allowed • Nets will increase noise for Ashdown Court residents • Too near ancient woodland and will effect plants and local wildlife

EXISTING SITE LAYOUT



EXISTING NETS

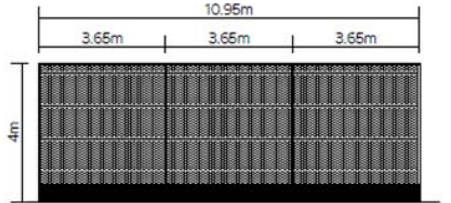
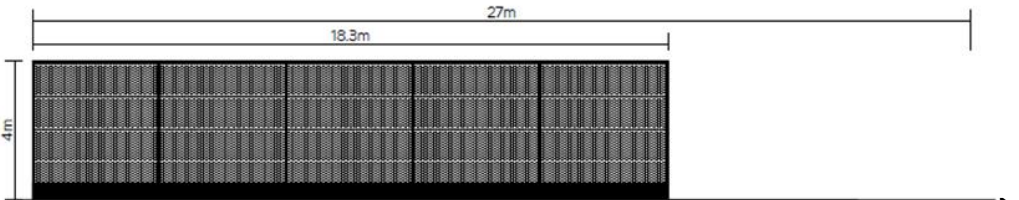
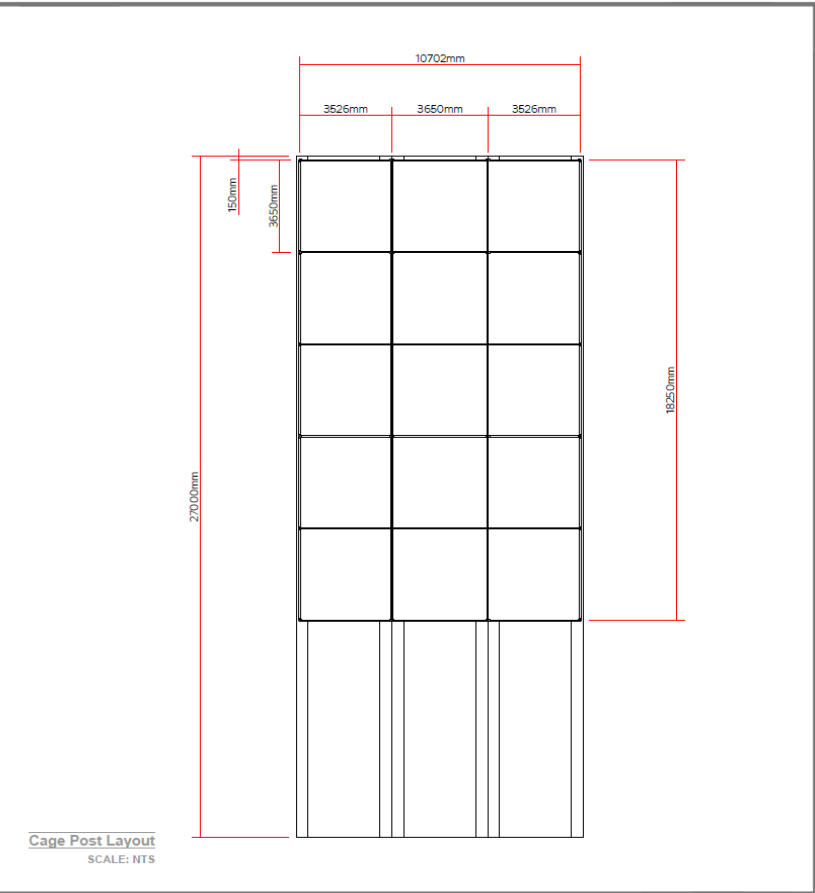


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PROPOSED SITE LAYOUT



PROPOSED LAYOUTS AND ELEVATIONS OF NEW NETS



Proposed Elevations - Front and Side
SCALE: NTS

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IMPACTS ON OPENNESS OF MOL

- Southwark Plan P57 and NPPF allows for development on MOL where it is for the provision of outdoor sport and recreation
- The new nets are 18.3m (length) x 10.7m (width) x 4m (height) and are common features on sports facilities of this type
- Replacement nets in a large playing field so no significant impact on openness of MOL

IMPACTS ON AMENITY



Existing distance to nearest neighbour (approx. 34m)



Proposed distance to nearest neighbour (approx. 44m)

ECOLOGY AND IMPACTS ON TREES

- No trees would be lost. The Urban Forester is satisfied that the materials used and the means of construction would not affect trees.
- The Ecologist has reviewed the submission and is satisfied that there would be no impacts on ecology or biodiversity as a result of the development.

SUMMARY

The proposed development has been assessed in accordance with current Development Plan policies and remains acceptable in planning policy terms:

- Principle of development in MOL is acceptable;
- Not considered to harm openness of MOL or detract from its character;
- Replacement community facility that is more functional to the needs of the users of the site;
- No intensification of the existing use and therefore no impact on neighbouring amenity;
- No negative impact on biodiversity or trees

It is therefore recommended that planning permission be granted, subject to conditions.

ITEM 7.3 - 22/AP/1227
DULWICH PARK CAFÉ, DULWICH PARK,
COLLEGE ROAD, LONDON SE21 7BQ

Installation of a pre-fabricated single storey retail kiosk unit in association with existing cafe.

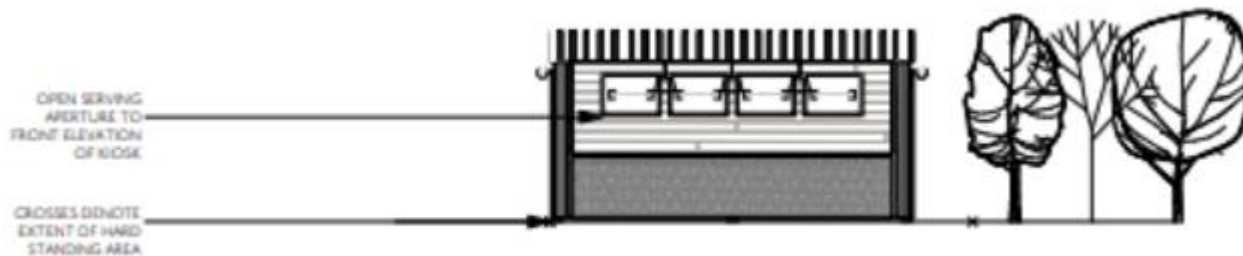
SITE EXISTING LOCATION PLAN



PROPOSED ELEVATION AA & BB

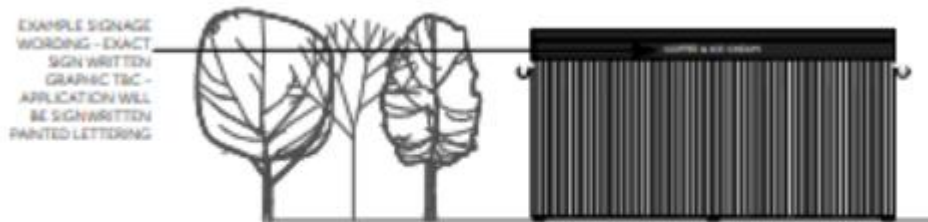


1 PROPOSED ELEVATION AA
Scale: 1:100



2 PROPOSED ELEVATION BB
Scale: 1:100

PROPOSED ELEVATION CC & DD

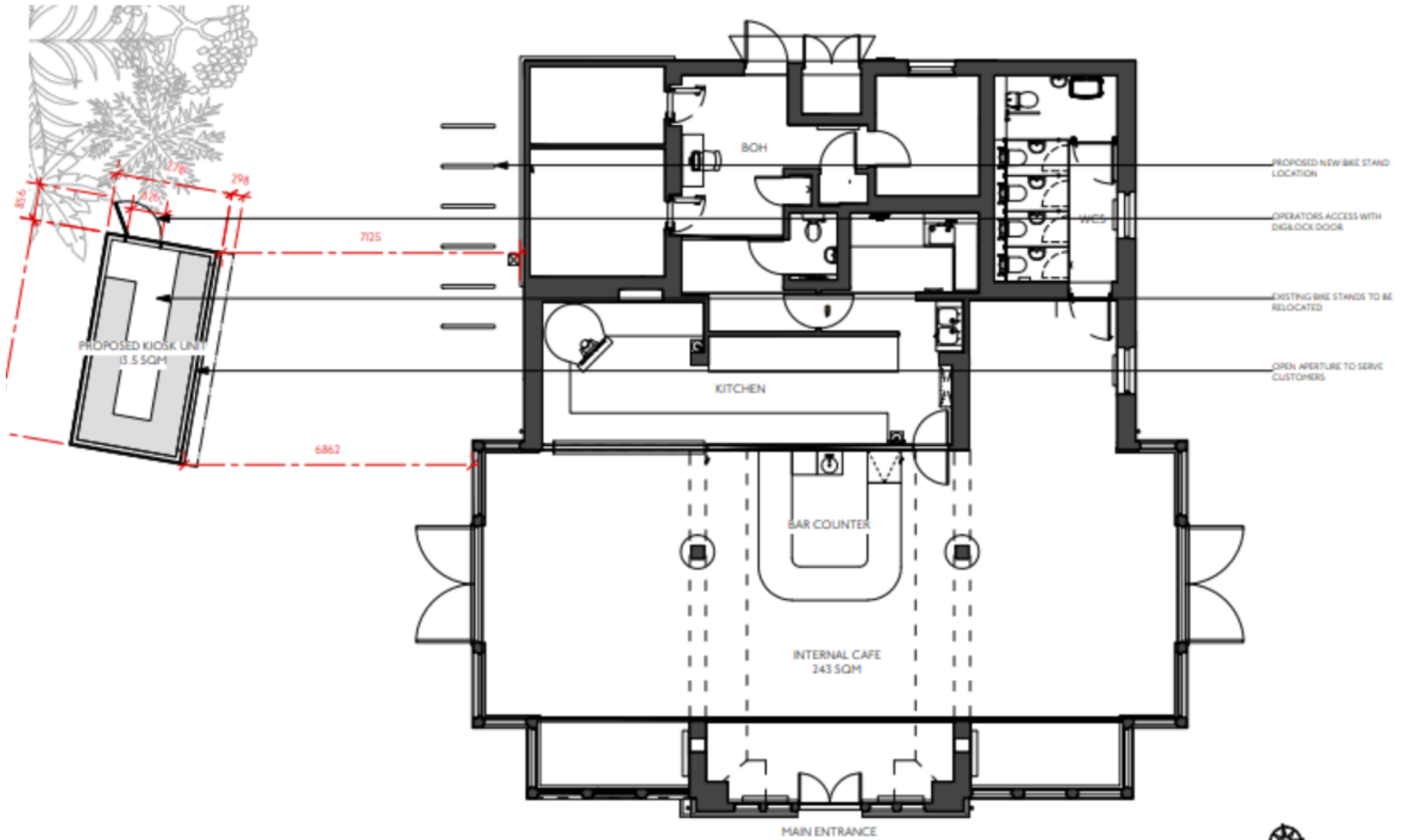


4 ELEVATION DD
Scale: 1:100

EXISTING AND PROPOSED RELOCATION OF CYCLE STANDS



PROPOSED KIOSK LOCATION PLAN AND EXISTING CAFÉ FLOOR PLAN



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PROPOSED KIOSK LOCATION PHOTOGRAPH



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