

Planning Sub-Committee A

Wednesday 21 September 2022

6.30 pm

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

Supplemental Agenda No.1

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Item No: 7.1 and 7.2	Classification: Open	Date: 21 September 2022	Meeting Name: Planning Sub-Committee A
Report title:		Addendum report Late observations and further information	
Wards or groups affected:		Champion Hill and Borough and Bankside	
From:		Director of Planning and Growth	

PURPOSE

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

RECOMMENDATION

2. That members note and consider the additional information and consultation responses in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

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

ITEM 7.1: APPLICATION 22/AP/0174 – SEAVINGOTN HOUSE, CHAMPION HILL, SOUTHWARK, LONDON

Additional information

Updated internal daylight and sunlight assessment

4. An updated internal daylight and sunlight assessment in line with 2022 BRE Guidelines has been provided for the homes within the proposed development. The new BRE Guidelines replace the Average Daylight Factor (ADF) methodology with Climate Based Daylight Modelling (CBDM), which takes into consideration how the amount of daylight received varies depending on the time of day, the time of year and weather conditions. BRE Guidelines provides minimum illuminance recommendations of:
 - 100 Lux in bedrooms;
 - 150 Lux in living rooms; and,
 - 200 Lux in kitchens.

5. Within the proposed development, 93 habitable rooms have been assessed including 53 bedrooms, 1 study, 9 kitchen / dining rooms, 9 living rooms, 9 living / kitchen / dining rooms, 6 kitchens and 6 living / dining rooms. The assessment finds that 86 out of the 93 rooms would comply with BRE Guidelines, achieving the respective target illuminance value appropriate for the rooms' usage over at least 50% of the area. 92% of the proposed development would comply with BRE Guidelines in terms of internal daylight levels received. The shortfall is predominantly due to the rooms being deep rather than wide. The homes are all at least dual aspect in orientation. Overall, the internal quality of accommodation for future occupiers would be acceptable in terms of daylight.

Additional representation received

Comments on behalf of Land Edition (the applicant for 10/AP/1891 and 20/AP/0359 – 1A Dog Kennel Hill)

6. The representation raises the following points:
 - Concern at the lack of overlook mitigation on the upper rear windows of Seavington House
 - Separation distances do not meet those set out within the 2015 Technical Update to the Residential Design Standards SPD 2011
 - Concern around the boundary wall affecting daylight to habitable rooms close to the boundary – request that Condition 9 is amended to require any boundary treatment to not exceed 1.8m
7. These material planning considerations have been addressed in the main committee report. The proposed development has been appropriately set back from the site boundary with 1A Dog Kennel Hill to mitigate overlooking and ensure a reasonable separation distance, whilst the schemes at 1A Dog Kennel Hill are designed less than one metre from the boundary. It is acknowledged that the boundary treatment may have some impacts on daylight and sunlight levels received by the schemes at 1A Dog Kennel Hill, however the final boundary treatment would be subject to condition and the height and finish of the treatment would be carefully considered. An informative has been recommended for the applicant to work collaboratively with the applicant of the application at 1A Dog Kennel Hill with regard to the boundary treatment.

Corrections and clarifications on main report

Update to Paragraph 50 (Design and Heritage Assets)

8. The application site is close to the boundary of Camberwell Grove Conservation Area and 47 Champion Hill, a Grade II listed building. The proposed development would impact the significance of these heritage assets by affecting their setting. Setting is defined by the National Planning Policy Framework (NPPF) glossary as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the

asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”

9. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires special regard to be given in considering to grant planning permission to the desirability of preserving the listed building, or its setting or any special features of architectural or historic interest. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 requires special regard to be given in considering to grant planning permission to the desirability of preserving and enhancing the conservation area.
10. Paragraph 199 of the NPPF states:
“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”
11. Policies P19 (Listed Buildings) and P20 (Conservation Areas) of the Southwark Plan 2022 are also of consideration.
12. To assist decision makers in matters of setting, Historic England has produced best practice guidance on setting titled “The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)” This guidance advocates a stepped approach to assessment and officers have followed this guidance in assessing the impact on the heritage assets:

Camberwell Grove Conservation Area

- Step 1: Identify which heritage assets and their settings are affected

The heritage asset affected is Camberwell Grove Conservation Area. The site is approximately 15m from the conservation area boundary which is located at the junction of Grove Lane, Dog Kennel Hill and Champion Hill.

- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Camberwell Grove Conservation Area is a planned area of 19th century suburban expansion characterised by large terrace and villa houses set back from the street with mature gardens and the Maudsely Hospital Campus. Grove Lane forms an historic thoroughfare within the conservation area, and is partially lined with Georgian and Victorian terraces which form an integral part of the significance of the conservation area. The properties closest to the site (which are within the conservation area) however are 20th century block of flats - Karen Court and Springfield Lodge. These are set

back from the street and partially shielded from the development by planting and separated physically from the site by the junction with Dog Kennel Hill. The age, architectural style and general detail of these closest blocks, plus their experience over a busy junction, contributes in a neutral manner to the significance of the conservation area.

The wider setting of the conservation area is mixed; the primary school and apartment block developments in Dog Kennel Hill, including Mary Seacole House, Langford Green, Walcot House and Seavington House include 20th century medium to large apartment blocks or buildings in landscaped gardens. This latter development pattern is change from the close knit character of the terraces and villas in the Camberwell Grove Conservation Area. The conservation area is experienced in a limited manner from the site and on the approach from Dog Kennel Hill. This wider area has a neutral impact on the significance of the conservation area.

The dwellings of 122 to 172 Grove Lane are mostly Victorian and Edwardian semi-detached villas, set back from the street behind mature gardens. This suburban development pattern and scale contributes positively to the significance of the conservation area.

- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

The proposed development would be in keeping with the prevailing wider neighbourhood character and would not harm the significance of the conservation area. While the proposed development would be experienced within the setting of the conservation area, by virtue of being of a similar development pattern and scale, it would not cause harm to the significance of the conservation area as a 19th century suburban development pattern.

- Step 4: Explore ways to maximise enhancement and avoid or minimise harm

A larger previous application was withdrawn and the pre-application process and public consultation exercise explored the scale, bulk and architectural design of the proposals. The corner of the development facing the junction has been chamfered to have a lesser impact on the street, and thus improve the wider experience of the conservation area, and the overall scale and height has been reduced. The facing material of brick is found widely in the conservation area and details of materials are recommended to be secured via condition.

- Step 5: Make and document the decision and monitor outcomes

Conditions for landscaping and materials are proposed to help monitor the quality of the development.

In conclusion, the proposed development meets the requirements to preserve or enhance the significance of the conservation area and would comply with Chapter 16; Conservation of the Historic Environment

(Paragraphs 197 and 199) of the NPPF and Policy P20 (Conservation Areas) of the Southwark Plan 2022.

47 Champion Hill

- Step 1: Identify which heritage assets and their settings are affected

47 Champion Hill is a Grade II listed early Victorian villa with classical detailing set in a mature garden with listed boundary wall of a similar period. It sits back from Champion Hill in a mature garden and is a good example of classical architectural from this period.

- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset or allow significance to be appreciated.

This buildings' setting has been substantially altered by the 20th century development of Langford Green around it, and to the south the 5 storey block of flats (Appleshaw House) set in a mature landscape. The architectural style of Langford Green buildings is loosely classical, however as the area immediately surrounding this Grade II listed building has been substantially altered, and now includes large 20th century development, the wider setting, including the development site, contributes little to the significance of the grade II listed building.

- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

The proposed development of up to 5 storeys in a terrace and apartment block would relate to the wider urban setting of Appleshaw House and Langford Green. The ability to appreciate the significance of 47 Champion Hill would remain and therefore the impact would be neutral.

- Step 4: Explore ways to maximise enhancement and avoid or minimise harm

A larger previous application was withdrawn and the pre-application process and public consultation exercise explored the scale, bulk and architectural design of the proposals.

- Step 5: Make and document the decision and monitor outcomes

Conditions for landscaping and materials are proposed to help monitor the quality of the development.

In conclusion, the proposed development meets the requirements to preserve or enhance the significance of the listed building and would comply with Chapter 16; Conservation of the Historic Environment (Paragraphs 197 and 199) of the NPPF and Policy P19 (Listed Buildings) of the Southwark Plan 2022.

Update to Appendix 1 (Recommendation)

13. Condition 13 requires compliance with 'Air Quality Assessment T3700.2 V1.1 prepared by Temple Group Ltd dated 08/12/2022'. The date of the report should be corrected to 08/12/2021.
14. Removal of Condition 15 which restricts developers, owners and occupiers from obtaining a parking permit as this is to be secured through a planning obligation.

Clarification of representations

15. Appendix 5 of the committee report sets out the consultation responses received in response to the application. The responses are split into objections, support comments and neutral comments below:

SUPPORT

31 Abbotswood Road London London SE22 8DJ
 2 Beaulieu Close London SE5 8BA
 7 Beaulieu Close London SE5 8BA
 11 Beaulieu Close London SE5 8BA
 12 Beaulieu Close London SE5 8BA
 17 Beaulieu Close London SE5 8BA
 17 Beaulieu Close London SE5 8BA
 18 Beaulieu Close London SE5 8BA
 18 Beaulieu Close London SE5 8BA
 16 Bramham House East Dulwich Estate London SE22 8BJ
 8 Buxted Road London SE22 8DQ
 1 Champion Grove Camberwell SE5 8BW
 Apartment 4 8 Dog Kennel Hill London SE22 8AA
 13 Evesham Walk Camberwell SE5 8SJ
 5 Grove Hill Road London SE5 8DF
 28 Grove Lane London SE5 8ST
 45 Grove Lane London SE5 8SP
 56 Grove Lane London SE5 8ST
 56 Grove Lane London SE5 8ST
 153 Grove Lane London SE5 8BG
 153 Grove Lane London SE5 8BG
 158 Grove Lane London SE5 8BP
 158 Grove Lane London SE5 8BP
 158 Grove Lane London SE5 8BP
 158 Grove Lane London SE5 8BP
 197-199 Grove Lane London SE5 8BP
 65 Ivanhoe Rd Camberwell SE5 8DH
 Flat 2 Karen Court 203 Grove Lane London SE5 8DA
 23 Langford Green London SE5 8BX
 45 McNeil Road London SE5 8PL
 Flat 32 Melbreak House East Dulwich Estate London SE22 8AL
 Flat 6 Morris Court Denmark Hill Estate London SE5 8HS

34 Northway Road London SE5 9AN
 25 Richmond Road London N11 2QR
 95 Ruskin Park House Champion Hill London SE5 8TH
 124 Ruskin Park House London SE5 8TL
 152 Ruskin Park House London SE5 8TL
 Flat 97 Ruskin Park House Champion Hill London SE5 8TH
 97 Ruskin Park House Champion Hill London SE5
 165 Ruskin Park House London SE5 8TL
 1245 Ruskin Park House London SE5 8TL
 165 Shardeloes Road London SE14 6RT
 1 Springhill London SE5 8AJ
 21 Sunnymead Road London SW15 5HY
 7 The Hamlet London SE5 8AW
 7 The Hamlet London SE5 8AW
 25 The Hamlet London SE5 8AW
 Flat 14 Wilton House East Dulwich Estate London SE22 8AE
 No address

OBJECTIONS

29 Ashbourne Grove East Dulwich London SE22 8RN
 Anderton Close London SE5 8BU
 3 Beaulieu Close London SE5 8BA
 39 Burrow Rd London SE22 8DU
 20 The Hamlet Champion Hill London SE5 8AW
 31B Champion Hill London SE5 8BS
 33 Champion Hill London Southwark SE5 8BS
 34 Champion Hill SE5 8AP
 47 Champion Hill London SE5 8BS
 47 Champion Hill London SE5 8BS
 25 Birdsall House Champion Hill London SE5 8DP
 164 Camberwell Grove London SE5 8RH
 164 Camberwell Grove London SE5 8RH
 165 Camberwell Grove London SE5 8JS
 Flat 9 184 Camberwell Grove London SE5 8RJ
 193 Camberwell Grove London SE5 8JU
 214 Camberwell Grove London SE5 8RJ
 51 Champion Grove London SE5 8BN
 3 Close Lea Rastrick Brighouse HD6 3AR
 3 Close Lea Brighouse West Yorkshire HD6 3AR
 60 Grove Lane London SE5 8ST
 61 Grove Lane London SE5 8BG
 166 Grove Lane London SE5 8BP
 201 Grove Lane Camberwell SE5 8BP
 168 Grove Lane Camberwell London SE5 8BP
 1A Grove Park London SE5 8LT
 81A Grove Park London SE5 8LE
 124B Grove Park London SE5 8LD
 9 Ivanhoe Road London SE5 8DH
 47 Ivanhoe Road Ivanhoe Road London SE5 8DH
 26 Langford Green Champion Hill SE5 8BX

28 Langford Green London SE5 8BX
 34 Langford Green Camberwell SE5 8BX
 35 Langford Green London SE5 8BX
 35 Langford Green London SE5 8BX
 38 Langford Green London SE5 8BX
 5 Love Walk SE5 8AD
 18 Malfort Road Camberwell London SE5 8DQ
 Flat 33 Walcot House East Dulwich Estate London SE22 8AD
 on behalf of SE5 Forum and Camberwell Identity Group 18 Grove Lane
 London SE5 8ST
 No address
 No address
 No address
 No address
 No address
 No address
 No address

NEUTRAL

9 Appleshaw House London SE5 8DW
 on behalf of 1A Dog Kennel Hill

Additional informative

16. The applicant is advised to work collaboratively with the applicant of the planning application at 1A Dog Kennel Hill with regard to the boundary treatment, which is subject to condition.

ITEM 7.2: APPLICATION 22/AP/2071 – MARLBOROUGH PLAYGROUND, 11-25 UNION STREET, SOUTHWARK, LONDON, SE1 1SD

Additional and updated information received

17. (Update) to paragraphs 15, 16, 17 reflecting tally of contributions.

50 contributions were received, 17 objections and 32 in support of the development. Summarised below are the material planning considerations raised by members of the public.

Objections (17)

- *Negative impact upon conservation area, increased noise disturbance would cause pollution for residents, principle of development is inappropriate as departure from plan, poor quality design, significant reduction in open space harms openness, development would reduce accessibility for public not increase it*

Supportive (32)

- *Enhanced facilities for community to use, would increase accessibility for children and vulnerable adults wishing to use open space, facilities would be upgrade to shipping containers/portaloos cabins, good quality design provides inclusivity, functioning would increase community engagement with BOST.*

18. (Update) to paragraph 22 – reference to Development Plans.

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 (2021) and the Southwark Plan (2022). 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.

19. (Addition) to paragraphs 32, 35 and 39 – reference to tests within NPPF (2021) at end of each section.

The proposed development would satisfy tests set out in paragraph 197 (proposals affecting heritage assets) and paragraph 199 (considering potential impacts) of the NPPF (2021).

20. (Addition) to paragraph 70 – listed Highway Works required

- *Repave the footway including new kerbing fronting the development using materials in accordance with Southwark's Streetscape Design Manual - SSDM.*
- *Upgrade existing vehicle crossover to the current LBS standards in accordance with the SSDM.*
- *Upgrade street lighting to current LBS standards Please contact George Livingstone at George.Livingstone@southwark.gov.uk for further details. Investigate the possibility of providing lamp columns mounted to the building in order to improve effective footway widths.*
- *Investigate the possibility of relocating existing street signs to the walls of the building in order to improve effective footway widths.*
- *Since the application site falls within 'Town Centre' designation the footways should be paved with granite natural stone paving slabs and 300mm wide granite kerbs.*
- *The Highway Authority requires works to all existing and any proposed new streets and spaces (given for adoption or not) to be designed and constructed to adoptable standards.*
- *Southwark Council's published adoptable standards as Highway Authority are contained in the Southwark Streetscape Design Manual (SSDM),*

<https://www.southwark.gov.uk/transport-and-roads/asset-management-and-streetscape-design/southwark-streetscape-design-manual-ssdm>

21. (Addition) to paragraph 71 – reference to only Construction Environmental Management Plan Condition.

Given the sensitive context of the site, a Construction Environmental Management Plan shall be required to ensure health, safety and impacts from deliveries and servicing does not cause pollution or unreasonable disturbance during the construction phase. This is to be secured through a pre-commencement condition.

22. (Addition) to paragraph 76 – detail of Planning Obligations:

Planning Obligation	Applicant Position																																																								
Employment opportunities from community café	<p>FTE employment capacity = 4</p> <p>20% of 4 = 0.8</p> <p>So = 1 employment opportunity should be created targeting people who live in Southwark.</p> <p>Including;</p> <p>£4300 for employment and training contribution (the average cost of supporting an unemployed Southwark resident into sustained employment)</p>																																																								
Free and heavily subsidized use of facilities for schools and community groups	<p>As within Operational Management Plan</p> <p>Sports Facility Hire:</p> <table><tr><th></th><th>Commercial Hire (Tender)</th><th>Weekend Hire</th><th>Schools / Community Groups</th></tr><tr><td>Beach Volleyball</td><td>£50</td><td>£25</td><td>£15 or FREE</td></tr><tr><td>All Weather 3G</td><td>£99</td><td>£60</td><td>£40 or FREE</td></tr><tr><td>Netball (proposed)</td><td>£59</td><td>£50</td><td>£30 or FREE</td></tr></table> <p>Whole site exclusive hire charges for events etc:</p> <table><tr><th></th><th>Commercial Hire</th><th>Weekend</th><th>Schools / Community Groups</th></tr><tr><td>All Day (9am – 9pm)</td><td>£3000</td><td>£ 2,000</td><td>FREE</td></tr><tr><td>By hours non-exclusive (in 3 hours)</td><td></td><td></td><td></td></tr><tr><td>Monday – Friday</td><td>£250</td><td>N/A</td><td>FREE</td></tr><tr><td>Monday to Friday (all day)</td><td>£750</td><td>N/A</td><td>FREE</td></tr><tr><td>Weekend (all day)</td><td></td><td>£180</td><td>FREE</td></tr><tr><td>Hourly rate</td><td>£250p/hr (minimum 3 hours)</td><td>N/A</td><td>FREE</td></tr><tr><td>Damages Fee</td><td>£250</td><td>£250</td><td>FREE</td></tr><tr><td>Cancellation Fee</td><td>(50% of fee)</td><td>(50% of fee)</td><td>FREE</td></tr><tr><td>Filming rights (while park is open to public)</td><td>£250/day</td><td>N/A</td><td>FREE</td></tr></table>		Commercial Hire (Tender)	Weekend Hire	Schools / Community Groups	Beach Volleyball	£50	£25	£15 or FREE	All Weather 3G	£99	£60	£40 or FREE	Netball (proposed)	£59	£50	£30 or FREE		Commercial Hire	Weekend	Schools / Community Groups	All Day (9am – 9pm)	£3000	£ 2,000	FREE	By hours non-exclusive (in 3 hours)				Monday – Friday	£250	N/A	FREE	Monday to Friday (all day)	£750	N/A	FREE	Weekend (all day)		£180	FREE	Hourly rate	£250p/hr (minimum 3 hours)	N/A	FREE	Damages Fee	£250	£250	FREE	Cancellation Fee	(50% of fee)	(50% of fee)	FREE	Filming rights (while park is open to public)	£250/day	N/A	FREE
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Conclusion of the Director of Planning and Growth

23. Having taken into account the information set out above, including alterations and additions to draft conditions and additional representations, the recommendation remains that planning permission should be granted subject to completion of a satisfactory legal agreement, referral to the Mayor of London, and informing the Secretary of State of the decision.

REASON FOR URGENCY

24. 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

25. The new information and corrections to the main reports and recommendations have been noted and/or received since the committee agenda was printed. They all relate to items 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 A

21 September 2022

MAIN ITEMS OF BUSINESS

ITEM 7.1 - 22/AP/0174
SEAVINGTON HOUSE, CHAMPION HILL,
SOUTHWARK, LONDON

ITEM 7.2 – 22/AP/2071
MALBOROUGH PLAYGROUND, 11-25 UNION
STREET, SOUTHWARK, LONDON, SE1 1SD



Councillor Kath Whittam (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor John Batteson



Councillor Nastasha Ennin



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Livingstone

Reserves

Councillor Maggie Browning

Councillor Gavin Edwards

Councillor Jason Ochere

Councillor Chloe Tomlinson

Councillor Irina Von Wiese



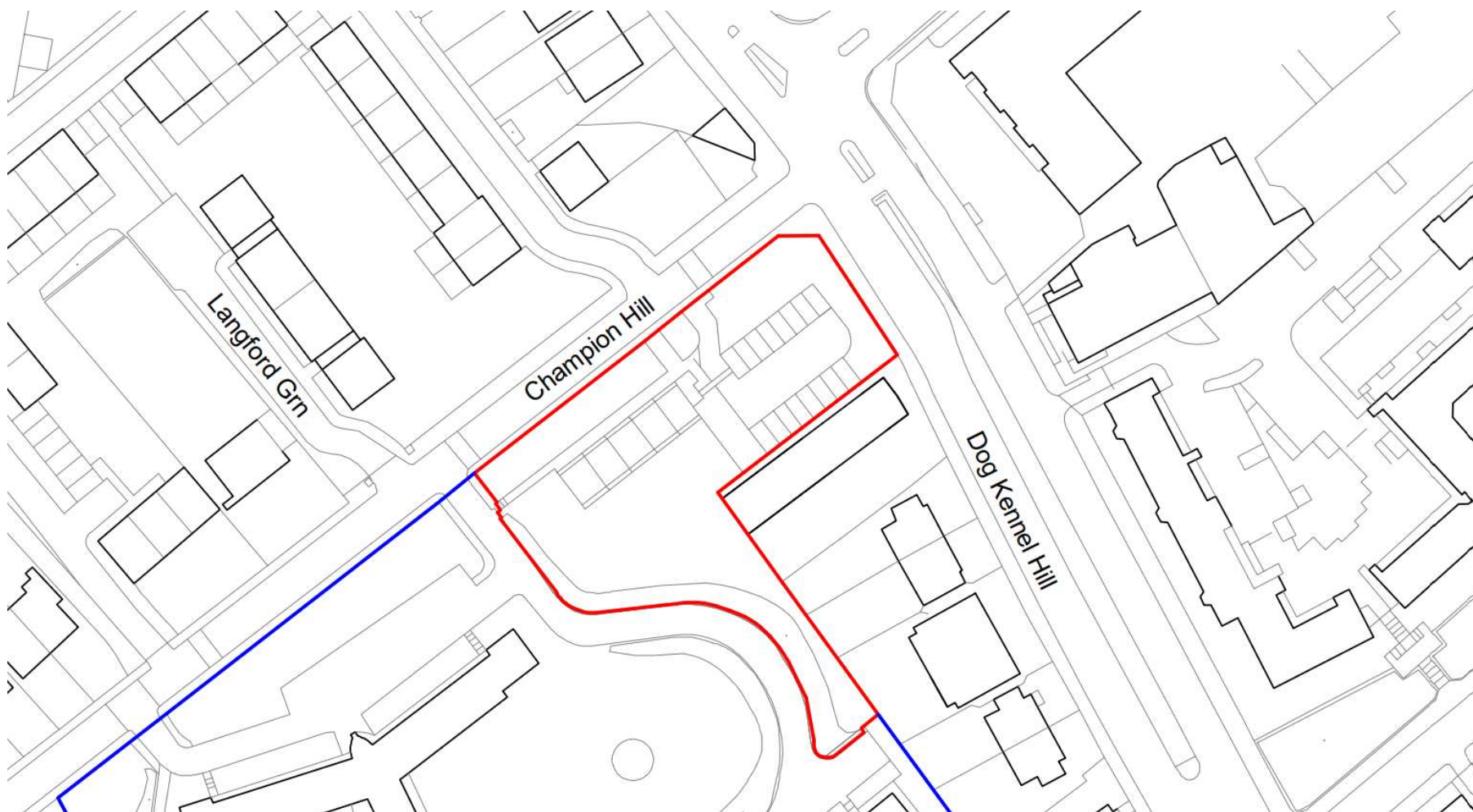
ITEM 7.1 – 22/AP/0174

SEAVINGTON HOUSE, CHAMPION HILL, SOUTHWARK, LONDON

Demolition of 16 garages and 10 bedsits and redevelopment of the site for the construction of 5 terraced three storey houses and a 19 unit four storey block of flats providing a total 24 new homes at 100% social rent

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SITE LOCATION PLAN



AERIAL VIEW OF THE SITE



PROPOSED SITE PLAN



OVERVIEW

OVERVIEW	
Existing site	10 x 1 bedroom bedsits and 16 garages
Proposal	24 social rented homes (19 flats and 5 houses)
Design	Four storey flatted development with set back top floor Three storey terraced houses
Housing mix	9 x 1 bedroom (37.5%) 7 x 2 bedroom (29%) 3 x 3 bedroom (12.5%) 5 x 4 bedroom (21%)
Outdoor amenity space	275 sq. m. formal communal amenity space All homes have private amenity space 360 sq. m. woodland area 110.6 sq. m. doorstep play

SITE PHOTOGRAPHS



PUBLIC CONSULTATION RESPONSES

CONSULTATION RESPONSES SUMMARY

No. of comments: 97

In objection: 47

Neutral: 1

In support: 49

OBJECTIONS

Design quality and site layout:

- Building lines / too close to the road
- Inappropriate height, scale and massing
- Out of character with surrounding area
- Impact on heritage

Quality of accommodation and provision of private/communal outdoor space:

- Small size of homes
- Small size of amenity space
- Noise and pollution

Neighbouring amenity impacts:

- Proximity to 1A Dog Kennel Hill
- Privacy impacts
- Daylight and sunlight impacts
- Noise

Transport, parking, highways, deliveries and servicing matters:

- Close to a busy junction / creates a blindspot
- Lack of car parking
- Impact of deliveries
- Increase in traffic
- No wheelchair accessible parking

Ecology and biodiversity:

- Loss of green space
- Loss of trees / ecology
- Impact on TPO trees

SUPPORT COMMENTS

Principle of development and proposed land uses:

- Efficient use of land
- Existing homes have reached end of life

Affordable housing and viability:

- Support affordable housing
- Support family sized homes

Design quality and site layout:

- Appropriate height
- Adds to character of local area
- Respects building lines

Quality of accommodation and provision of private/communal outdoor space:

- New playspace

Transport, parking, highways, deliveries and servicing matters:

- Improve pedestrian safety

Ecology and biodiversity:

- New planting
- Urban Greening Factor of 0.58
- Green roof

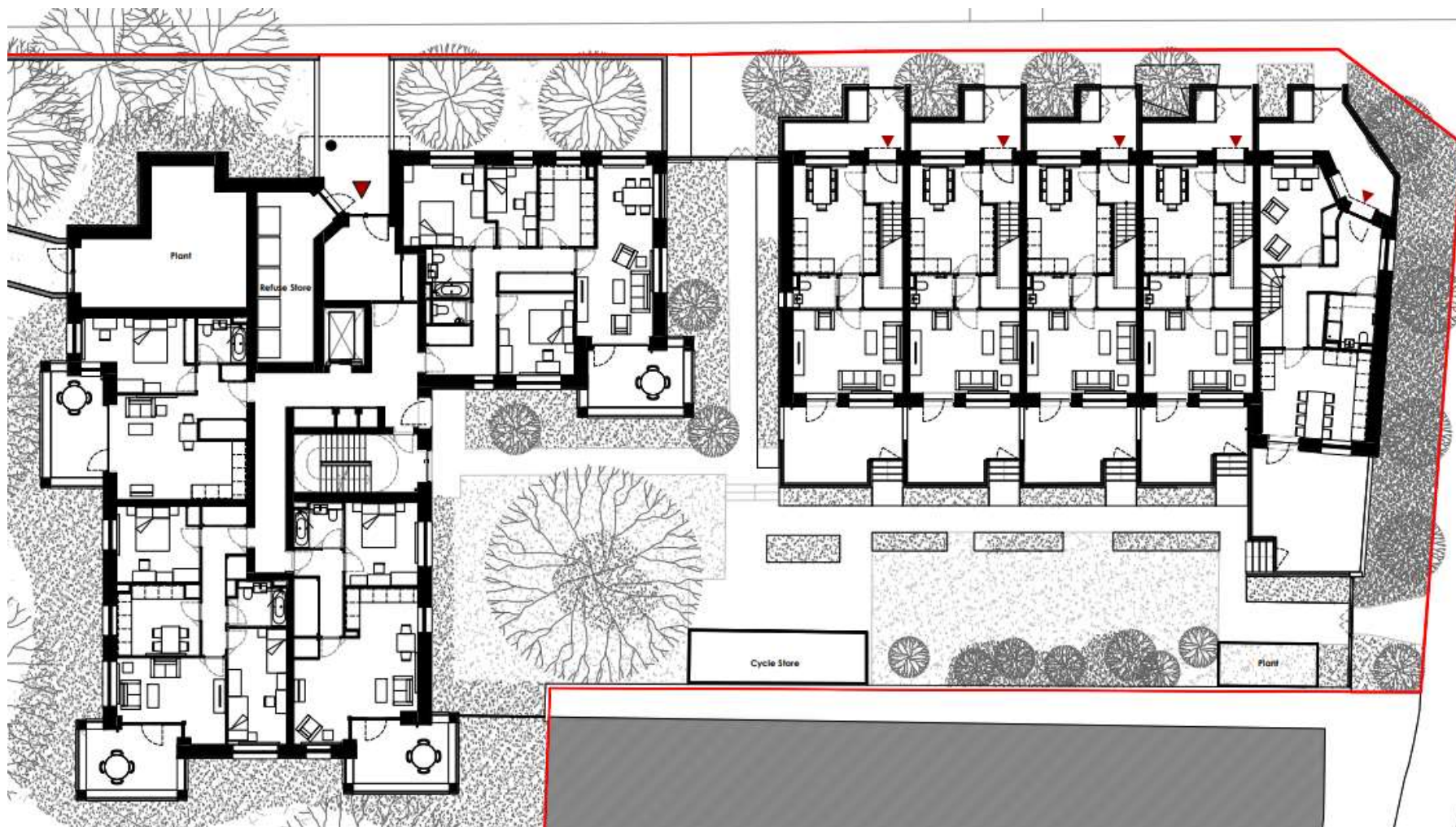
Other matters:

- Use of PVs

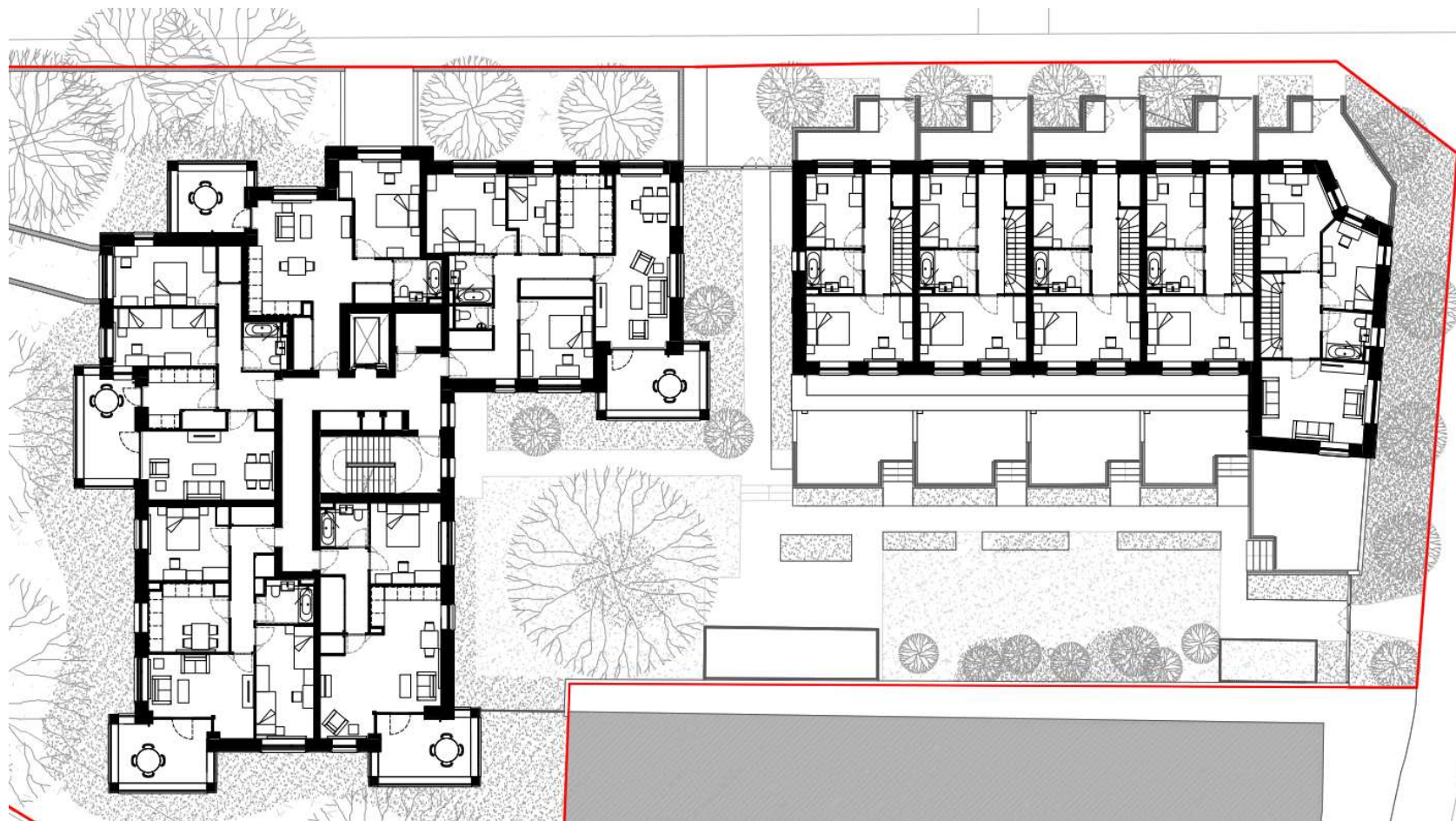
QUALITY OF ACCOMMODATION

- 24 new social rented homes
- 62.5% 2 or more bedrooms
- 33.5% 3 or more bedrooms
- All dwellings meet or exceed minimum space standards
- All homes at least dual aspect
- No wheelchair accessible homes - £90,000 financial contribution
- All homes have private amenity space and 275 sq. m. communal amenity space
- 360 sq. m. woodland area
- 110.6 sq. m. doorstep place

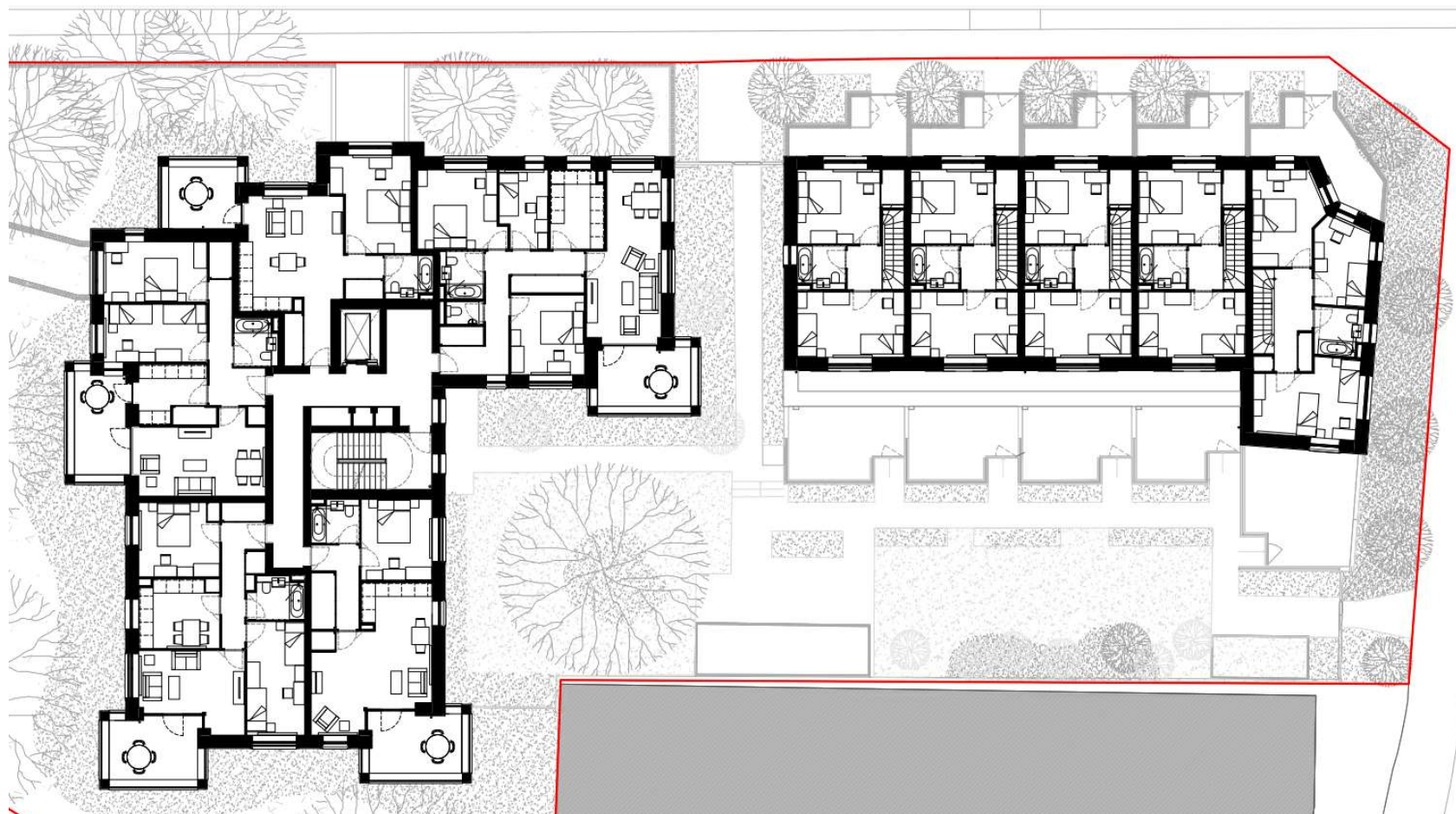
PROPOSED GROUND FLOOR PLAN



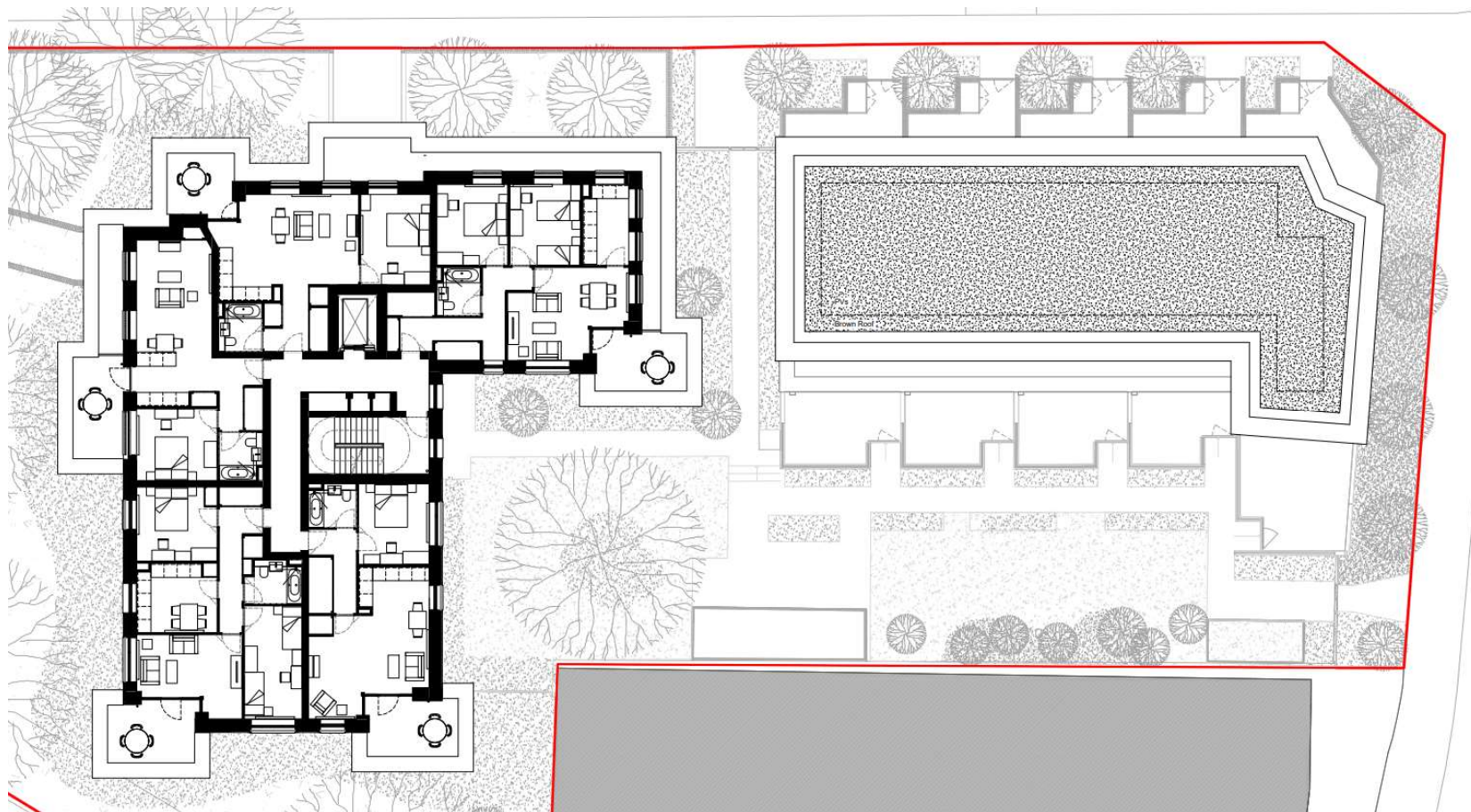
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

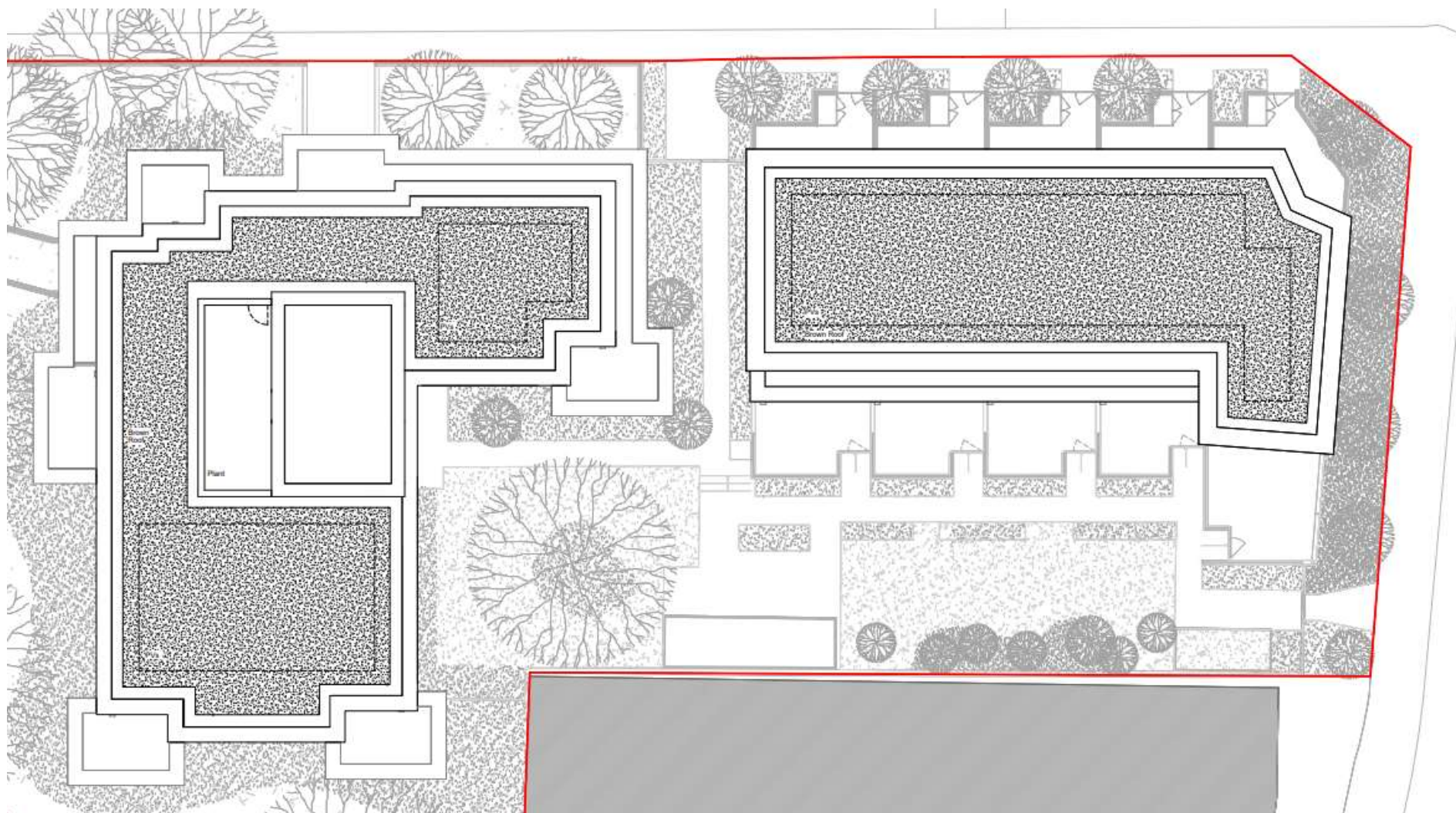


PROPOSED THIRD FLOOR PLAN



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PROPOSED ROOF PLAN

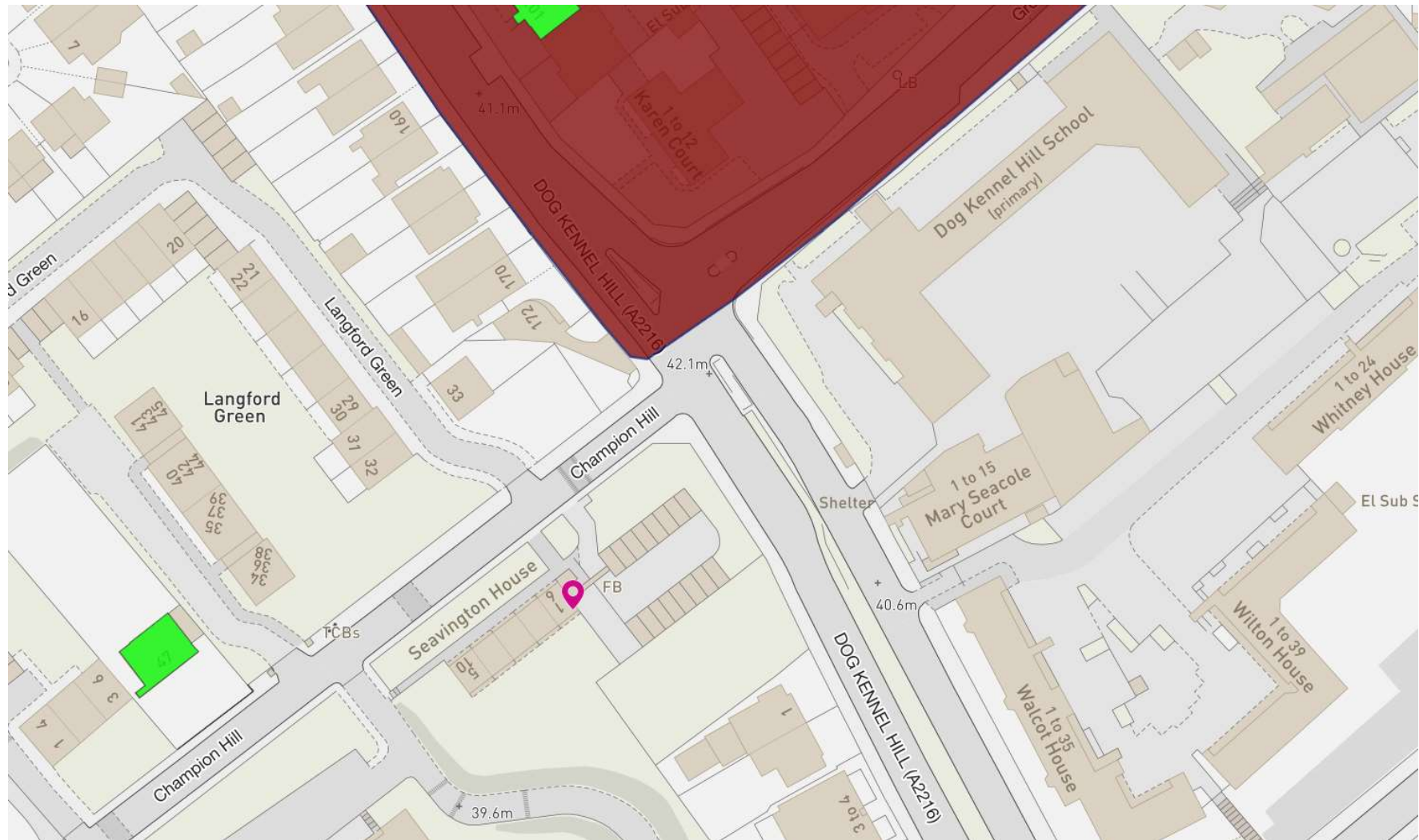


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DESIGN

- Four storey flatted development with the top floor set back and three storey terraced houses sit well within the surrounding area
- Consistent architectural design across the buildings
- Aligned fenestration with detailing around windows
- Set back from the Champion Hill and Dog Kennel Hill and of an appropriate scale to not impact on the setting of Camberwell Grove Conservation Area or Grade II listed 47 Champion Hill
- Brick choice and colour consistent with other buildings in the area – condition recommended for full details

HERITAGE



WITHDRAWN SCHEME VISUALS



- A previous application for 35 units was withdrawn (18/AP/0532)
- The scheme was for a 5 storey block and a 5/6 storey block on the site



PROPOSED SCHEME VISUAL



30

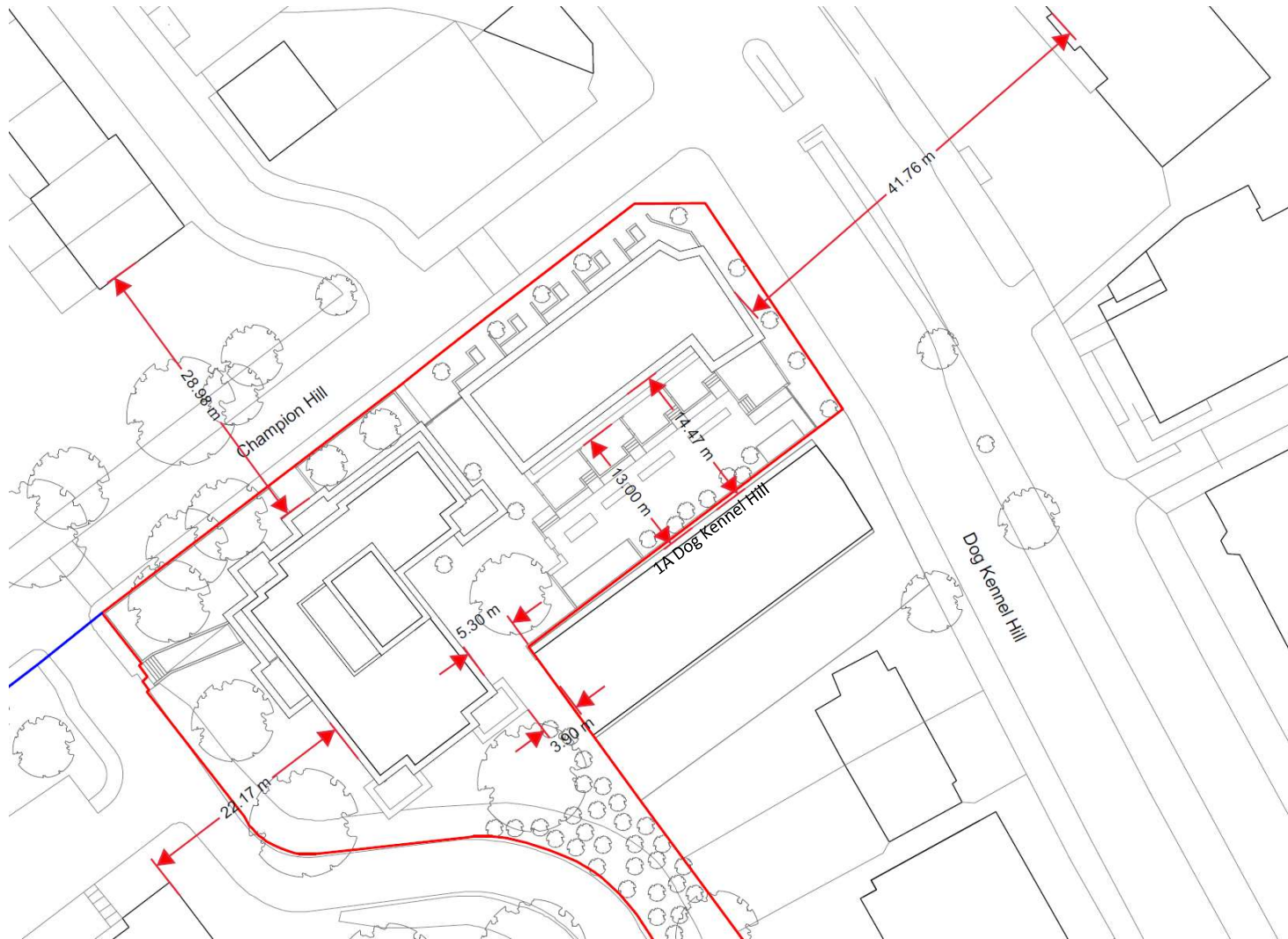
PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

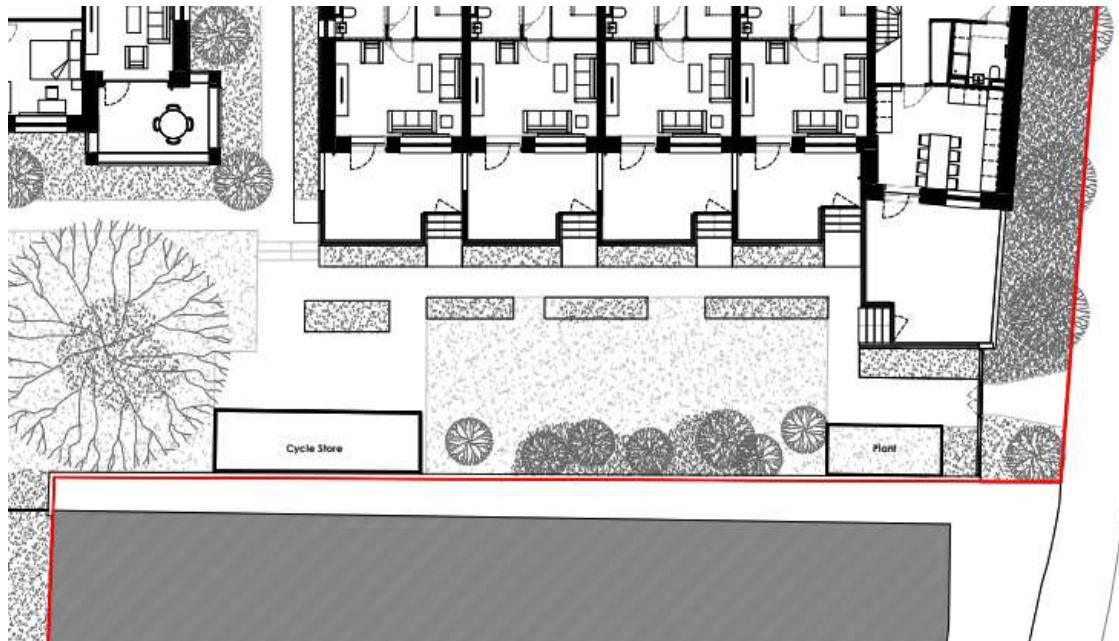


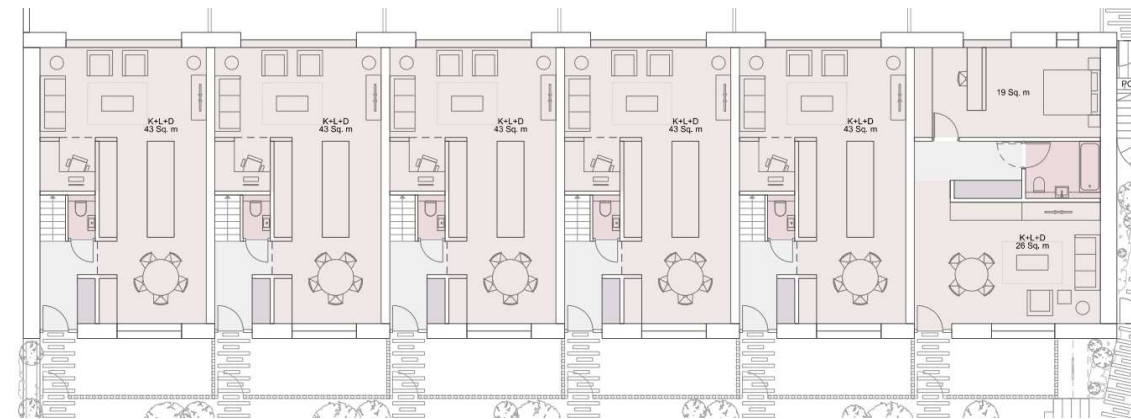
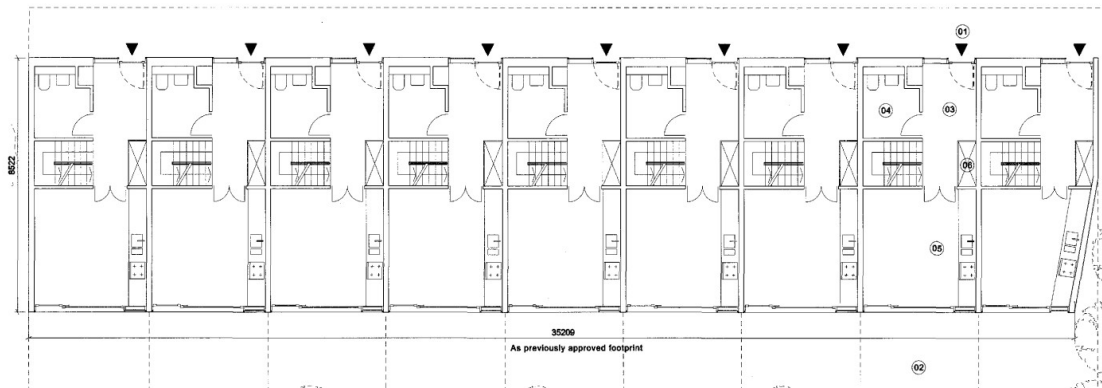
IMPACT ON AMENITY OF NEIGHBOURS



PRIVACY, OUTLOOK AND SENSE OF ENCLOSURE

- All neighbouring buildings, with the exception of 1A Dog Kennel Hill, are located across highways and over 12m from the proposed development
- 1A Dog Kennel Hill has planning permission for 9 x 3 bedroom houses (10/AP/1891 – granted on appeal) and a planning application currently pending consideration for 31 flats (20/AP/0359)
- The separation distance at ground floor between the rear of the terraced houses and 1A Dog Kennel Hill is approx. 13m
- The proposed development contains living rooms to the rear of the ground floor



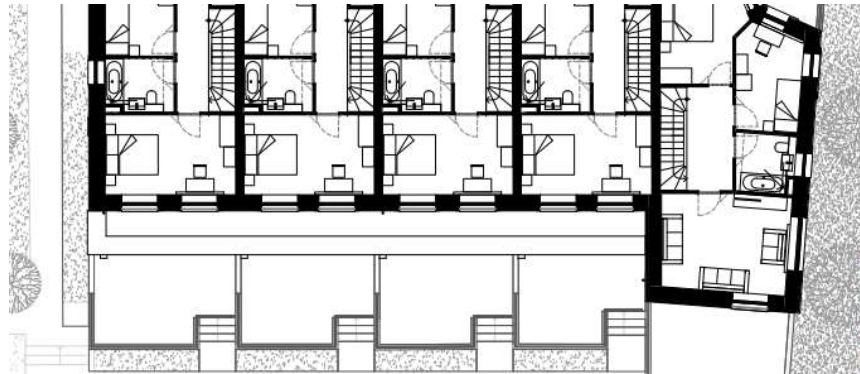


- The consented scheme at 1A has front doors and WCs fronting the application site
- No direct overlooking at ground floor

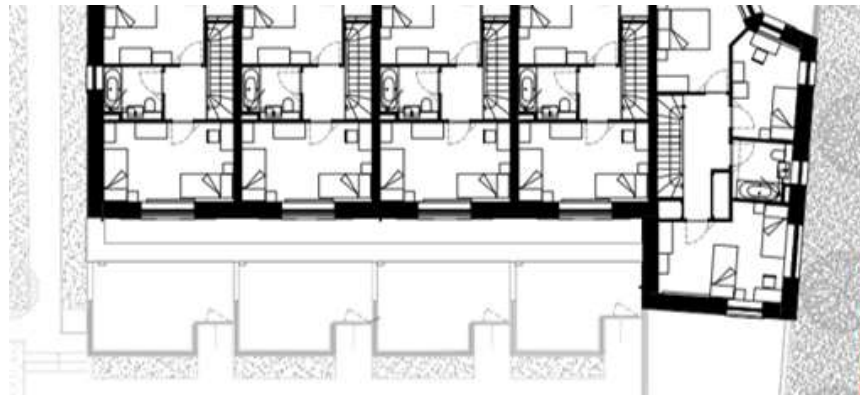
- The pending scheme at 1A has open plan living / kitchen / diners and a bedroom fronting the application site
- These are largely dual aspect rooms and overlooking would be mitigated by boundary treatment / extensive landscaping between the buildings

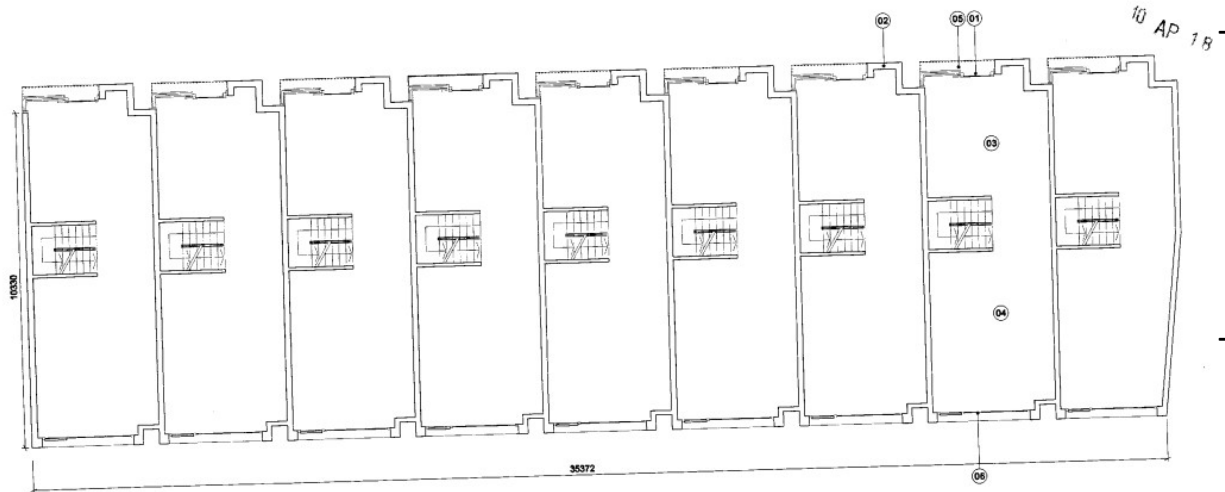
- The separation distance on the upper floors between the rear of the terraced houses and 1A Dog Kennel Hill is approx. 14.47m
- The proposed development contains bedrooms to the rear of the upper floors

First floor plan



Second floor plan





Fronting the application site, the consented scheme at 1A has living spaces at first and third floors, and bedrooms at second and fourth floors

- Seavington House has been designed to limit overlooking between principal living spaces by placing bedrooms on the upper floors



- The pending scheme at 1A has bedrooms or dining areas of l/k/d fronting the application site
- These are not principal living spaces and would not overlook principal living spaces within Seavington House



DAYLIGHT AND SUNLIGHT

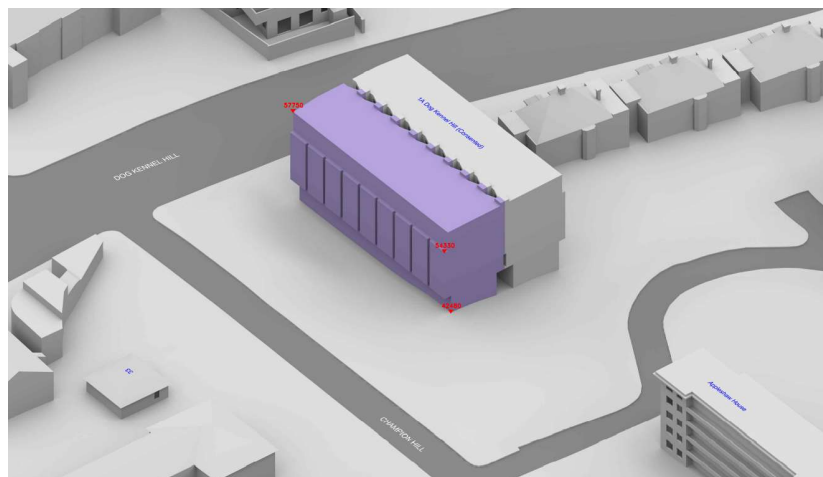
- All neighbouring buildings, with the exception of 1A Dog Kennel Hill, comply with BRE Guidelines
- BRE Guidelines state that the impact on the Vertical Sky Component (VSC) value of a window is considered acceptable if the VSC value is higher than 27% or if it is no less than 0.8 times its former value (20%) and that in terms of daylight distribution a reduction of 0.8 times may be deemed to adversely affect daylight
- BRE Guidelines state that a well-designed building will stand a reasonable distance back from the boundaries so as to enable future nearby developments to enjoy a similar access to daylight and to keep its own natural light when adjoining land is developed – both schemes at 1A Dog Kennel Hill are designed less than 1m from the site boundary
- Given the proximity of 1A Dog Kennel Hill to the application site boundary, the ‘mirror-image’ test has also been applied which states that to ensure new development matches the height and proportions of existing buildings, the VSC, Daylight Distribution and APSH targets could be set to those for a ‘mirror-image’ building of the same height equidistant from the boundary – VSC values of the windows as a result of the proposed development at Seavington House are then assessed against the ‘mirror-image’ targets

1A DOG KENNEL HILL CONSENTED SCHEME (9 X 3 BEDROOM HOUSES)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
27	10	37%	7	7	3
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
27	23	85%	2	1	1

- 17 windows fail to meet BRE
- The rooms are dual aspect and in terms of DD only 4 rooms fail to meet BRE
- These are 3 dining rooms and 1 bedroom which are not principal living spaces

'Mirror-image' test



- The existing VSC values are set very low ranging from 0 to 12.48
- VSC values with the proposed development in place range from 14.59 to 39.23
- All windows would either experience no loss in VSC values or would experience an increase
- The proposed development would cause an improvement to the existing VSC values of 1A in comparison to a 'mirror-image' of itself

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1A DOG KENNEL HILL PROPOSED SCHEME (31 FLATS)

Vertical Sky Component (VSC)					
Window			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
84	49	58%	2	7	26
Daylight Distribution (DD)					
Room			Loss		
Total	Pass	BRE Compliant	20-30%	31-40%	41%+
53	39	74%	4	2	8

- 35 windows fail to meet BRE in terms of VSC
- 14 rooms fail to meet BRE in terms of DD
- These are bedrooms and the dining areas of open plan living / kitchen / dining rooms

'Mirror-image' test



- The existing VSC values are set low ranging from 0 to 28.87
- VSC values with the proposed development in place range from 4.56 to 31.61
- All windows would either experience no loss in VSC values or would experience an increase
- The proposed development would cause an improvement to the existing VSC values of 1A in comparison to a 'mirror-image' of itself

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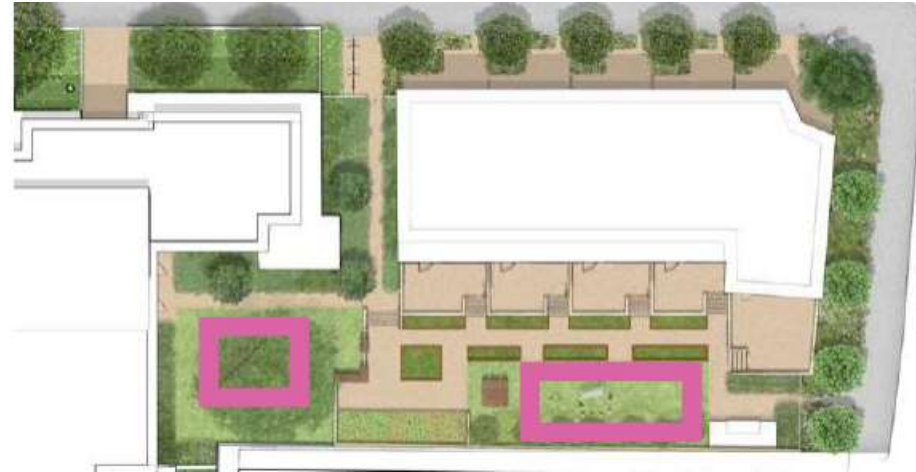
LANDSCAPING AND TREES

- 275 sq. m. communal amenity space
- Removal of 13 trees (1 x Cat U, 6 X Cat B and 6 x Cat C)
- All TPO trees would be retained
- 19 new street and courtyard trees proposed
- 360 sq. m. woodland area comprising 121 new trees
- Conditions recommended for a landscape management plan, full details of tree planting and a woodland management plan



PLAYSPACE

- 110 sq. m. on site doorstep play for ages 0-4
- Incidental and natural play items ranging from timber climbing frames to logs and grow gardens
- Playspace for older children to be provided within the wider Champion Hill Estate and secured via legal agreement



TRANSPORT

- Car-free development
- Future occupiers restricted from obtaining parking permits within the CPZ
- TRICS database it estimated that the proposal would generate some 2 additional two-way in peak hours, however the proposal would be car-free and occupiers are unlikely to be car owners
- No significant impacts on the highway network
- Building lines being set back from Champion Hill and Dog Kennel Hill allowing appropriate sight lines
- 44 cycle storage spaces within a locker in the communal amenity space
- CEMP condition recommended

ENERGY

- 'Be Lean' – heat loss of the building kept low by using a combination of high performance building fabric, air tightness and low thermal bridging
- 'Be Clean' – site wide heat network is proposed
- 'Be Green' – PVs and ASHPs
- The proposed development would achieve a 58% carbon reduction over Part L 2013 Regulations
- Financial contribution of £32,870
- 'Be Seen' energy monitoring as part of UU

PLANNING OBLIGATIONS

Planning obligation	Mitigation	Applicant's position
Housing, Viability and Amenity Space		
Affordable housing provision	100% social rented homes	Agreed
Wheelchair accessible housing	£90,000 financial contribution	Agreed
Children's playspace	400.2 sq. m. off-site playspace	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 £32,870	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

AERIAL VIEW



CHAMPION HILL ELEVATION (TERRACES)



CHAMPION HILL ELEVATION (FLATS)



VIEW NORTH FROM THE ESTATE ROAD



VIEW WEST ALONG GROVE HILL ROAD



SUMMARY AND RECOMMENDATION

The proposed development would provide:

- 24 new social rented homes
- 62.5% 2 or more bedrooms and 33.5% 3 or more bedrooms
- Private amenity space and 275 sq. m. communal amenity space
- Extensive landscaping including 19 new street and courtyard trees and a 360 sq. m. woodland area
- 110.6 sq. m. doorstep play

It is recommended that the planning application is approved, subject to conditions and completion of a Unilateral Undertaking.

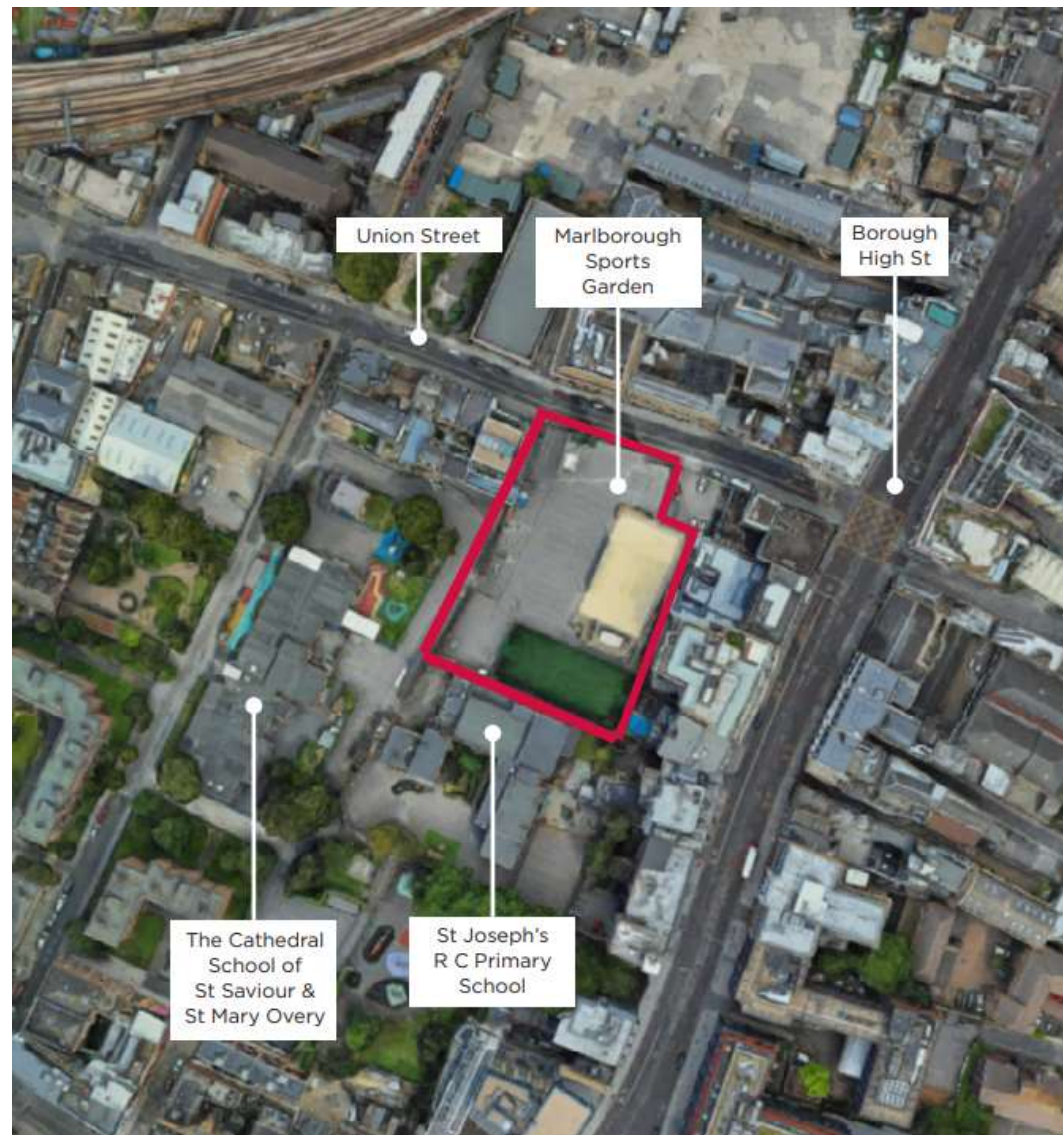
ITEM 7.2 – 22/AP/2071

MALBOROUGH PLAYGROUND, 11-25 UNION STREET, SOUTHWARK, LONDON, SE1 1SD

Redevelopment of site for the construction of two storey Cafe (Use Class E.b) with ancillary facilities, erection of roof apparatus (PV panels and plant), renewal of existing game areas, provision of cycle parking and associated landscaping for outdoor games, viewing terraces and planting and associated highway works with pedestrian ramp access.

This application is a DEPARTURE APPLICATION: The proposed development is a departure from Policy P57 (Open Space) of the Southwark Plan (2022).

SITE LOCATION AND CONTEXT



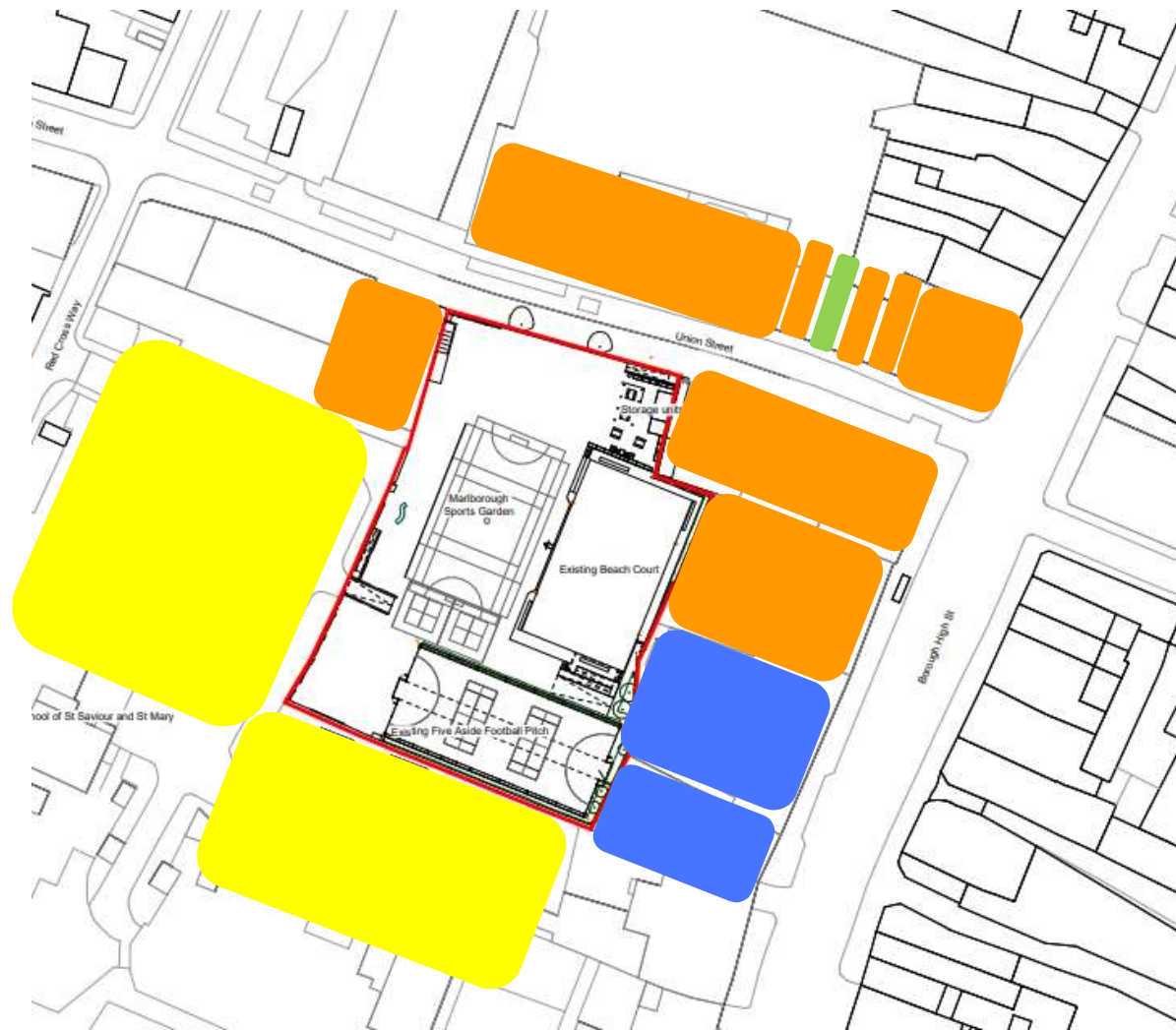
EXISTING BLOCK PLAN

Mixed Use (Commercial
and Residential)

Commercial (Class E –
Office)

Advertised online as
Aparthotel

School grounds



**Maple
Building
128 – 132
Borough High
Street**



- KFC on ground floor
- Upper floors residential

**Bridgeway House
116 – 126 Borough
High Street**



- Sainsbury's supermarket on ground floor
- Upper floors commercial office Galbraiths (shipping company)
- Top two floors residential*

**Royal College of
Occupational Therapy
106 – 114 Borough High
Street**



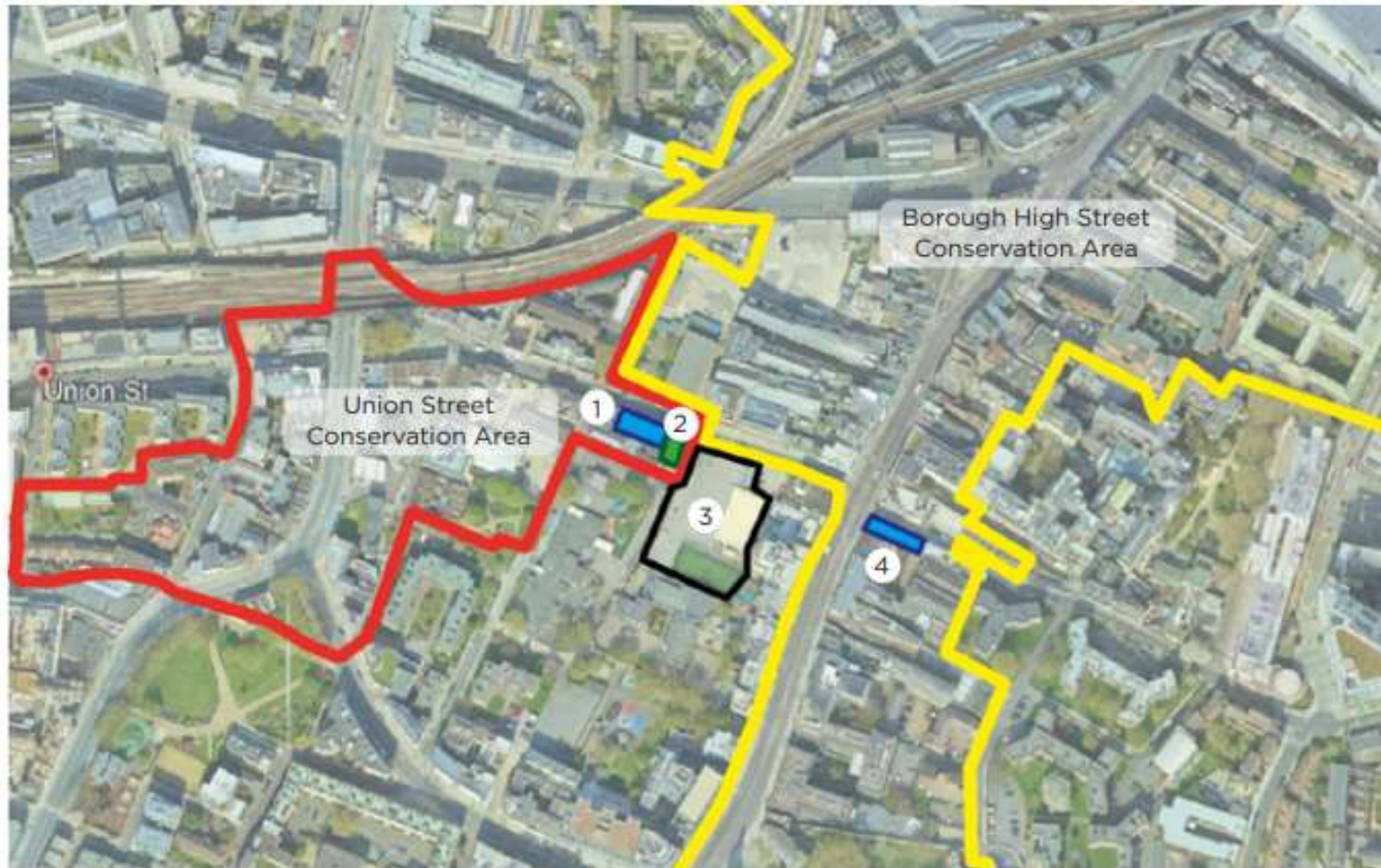
- Commercial office space

**Alpha House
100 Borough High
Street**



- Commercial office space

NEARBY HERITAGE



1. Grade II listed buildings at 31-37 Union Street 2. Unlisted building of note at 27-29 Union Street 3. Marlborough Sports Garden
4. Grade II listed buildings at 151 Borough High Street and the two Grade II listed street posts at the entrance to Newcomen Street

EXISTING SITE PHOTOGRAPHS



OVERVIEW

Existing site	Playground with MUGA, sprayed running tracks, beach volleyball court, shipping containers for storage and portaloos cabins
Proposal	Redevelopment of site for the construction of two storey Cafe (Use Class E.b) with ancillary facilities, erection of roof apparatus (PV panels and plant), renewal of existing game areas, provision of cycle parking and associated landscaping for outdoor games, viewing terraces and planting and associated highway works with pedestrian ramp access.
Design	<ul style="list-style-type: none"> • Two storey building with undercroft (allowing access from Union Street into Marlborough Playground) • Maximum height: 8-9m • Ground floor footprint 220sqm GEA (approximately 6.6% of the site area), overall 278sqm GIA • Ground floor area includes: community café, toilets and ancillary storage • First floor area includes: two exercise studios, one outdoor exercise space office, viewing deck and spectator seating (pavilion area at first floor) • Includes planting across the site around perimeter areas (secured through condition)
Operation (as agreed in lease)	<ul style="list-style-type: none"> • 7 days per week, 364 days per year (excluding Christmas day) • Monday to Sunday • 8am to dusk • Site must be shut between 9pm to 7am for protection of amenity

CONSULTATION RESPONSES SUMMARY

No. of comments: 42

In objection: 12

Neutral: 0

In support: 30

Summary of objections

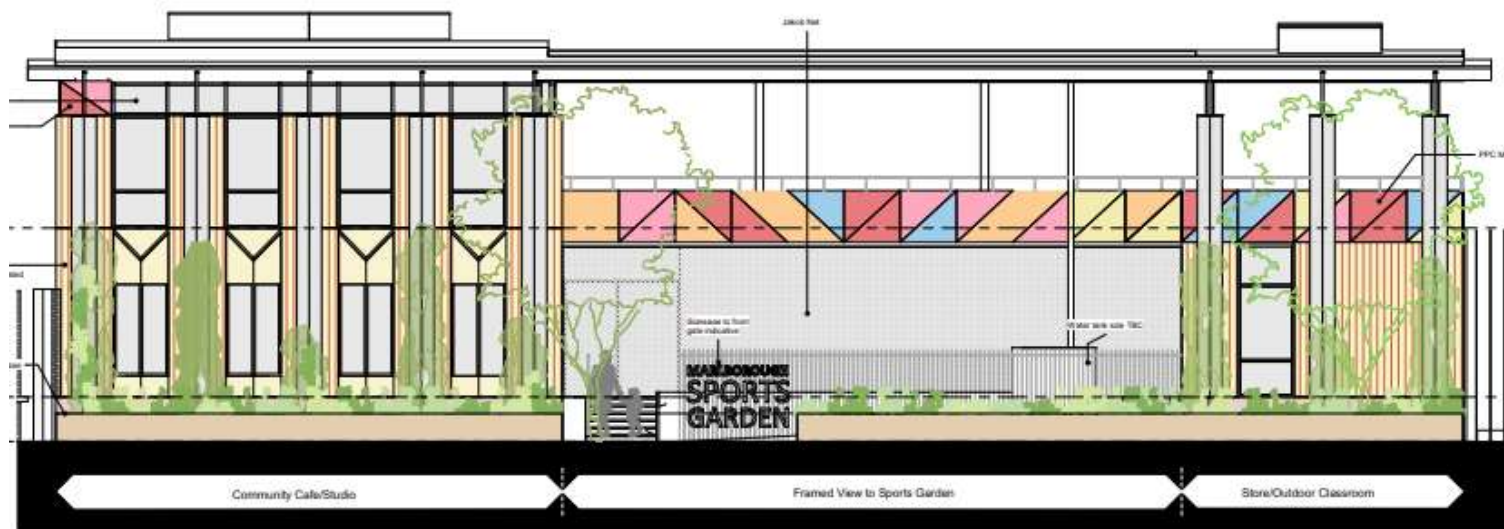
- Negative impact upon conservation area
- Increased noise disturbance
- Principle of development is inappropriate
- Poor quality design
- Development would reduce accessibility not increase it

Summary of support

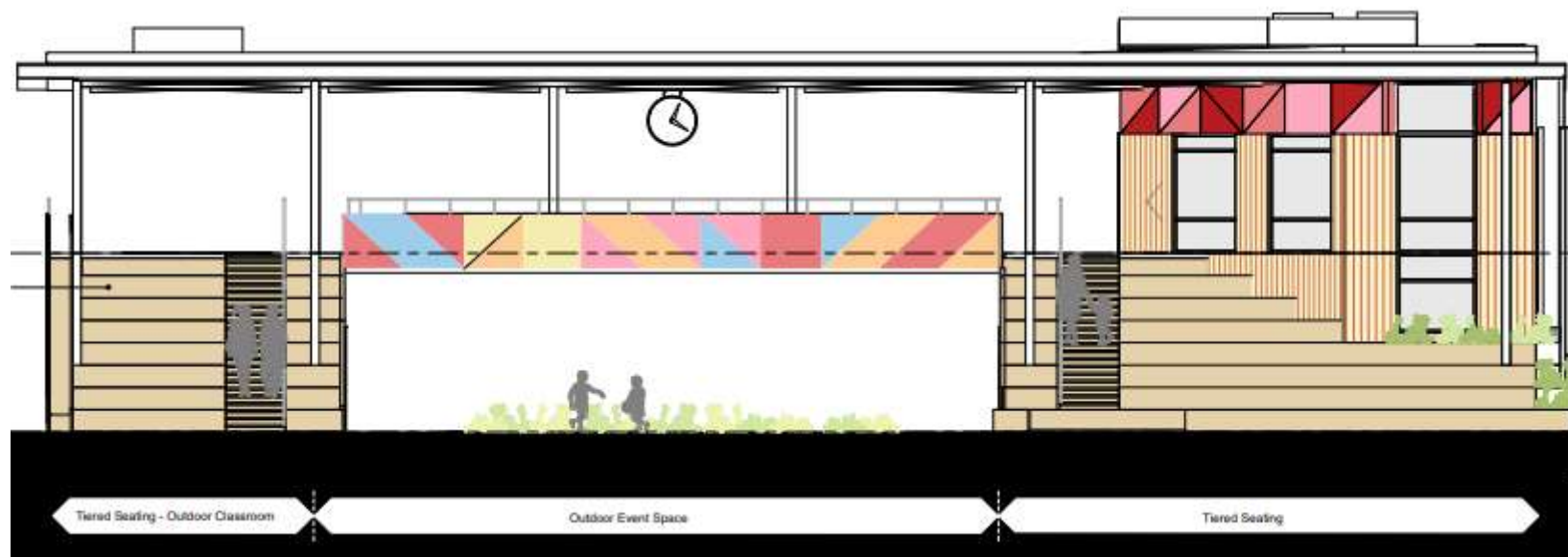
- Enhanced facilities for community use
- Increased accessibility for children and vulnerable adults wishing to use open space
- Facilities would be upgrade to shipping containers and portaloos cabins
- Good quality design provides inclusivity
- Functioning would increase community engagement with BOST

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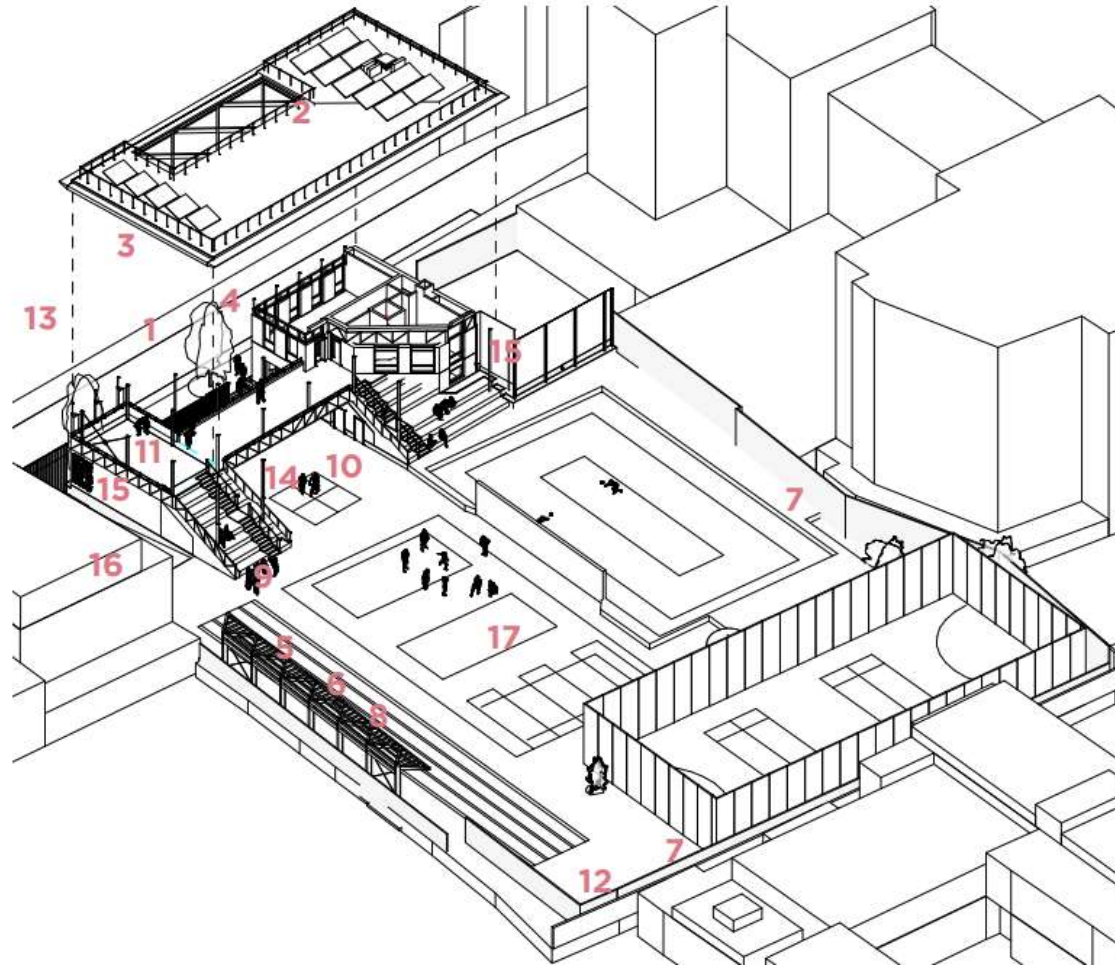
PROPOSED NORTH ELEVATION AND VISUAL



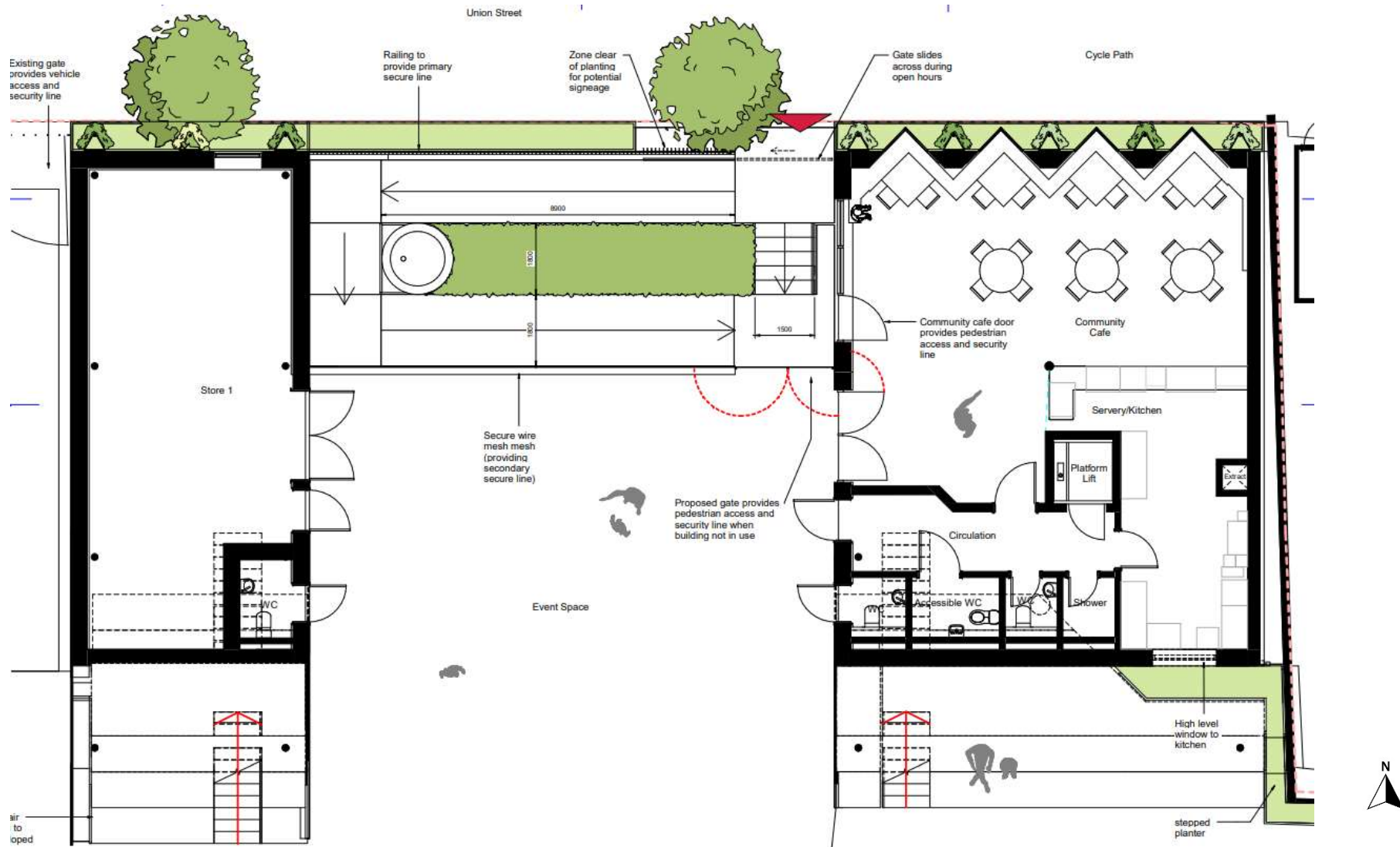
PROPOSED SOUTH ELEVATION AND VISUAL



LAYERED SECTION

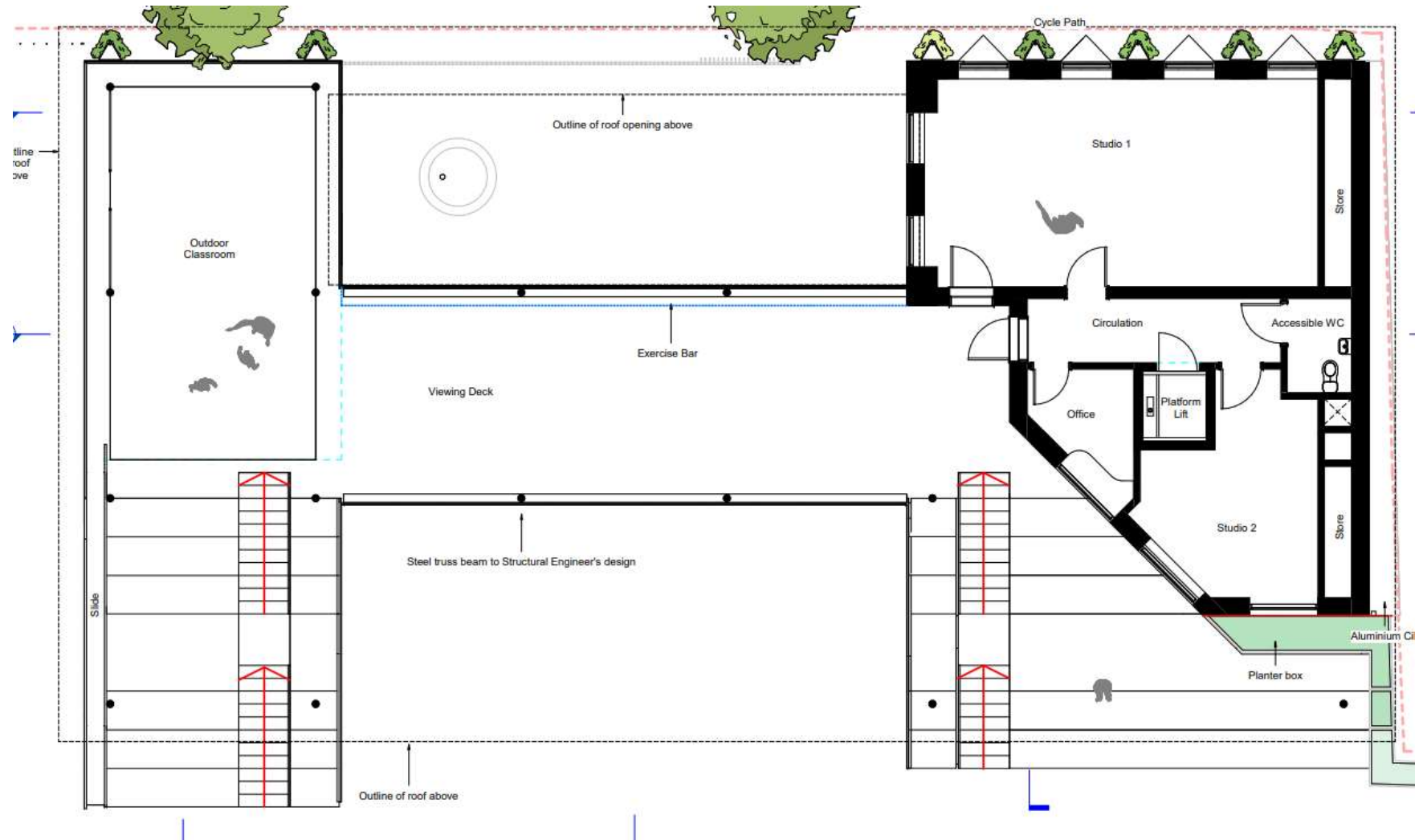


PROPOSED GROUND FLOOR



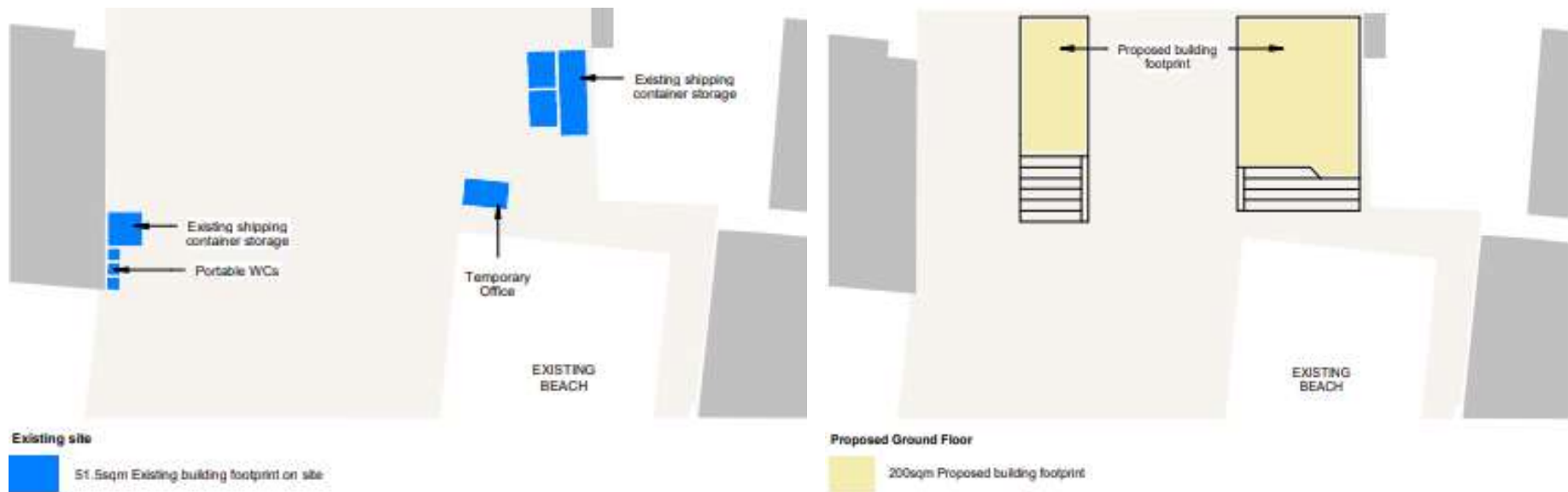
63

PROPOSED FIRST FLOOR



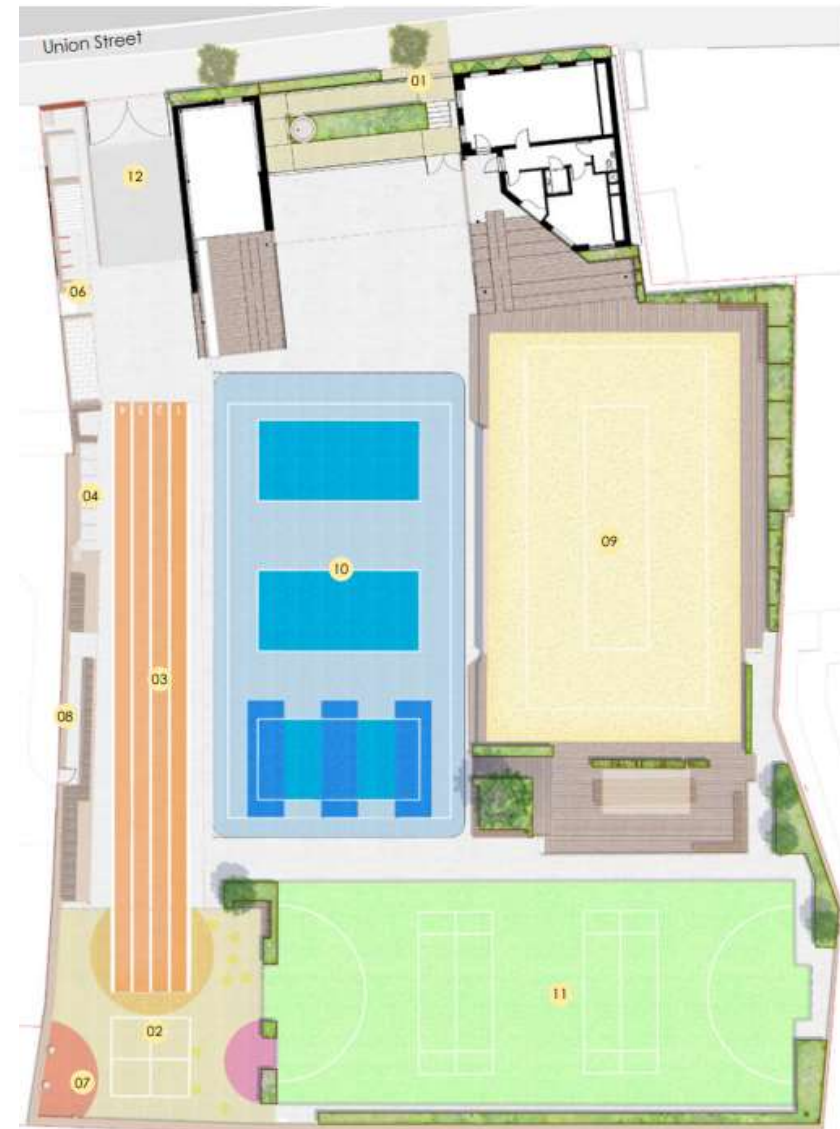
FOOTPRINT COMPARISON

- 200-206SQM TAKES UP c6-8% of overall site footprint



WIDER AMENITIES

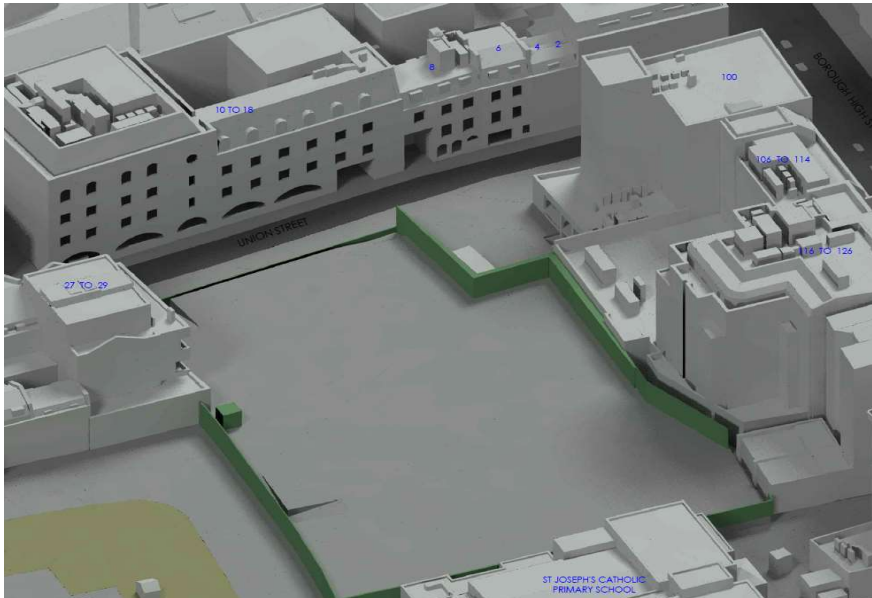
- 01 Entrance ramp and steps
- 02 Four square court
- 03 Four lane running track
- 04 Changing cubicles
- 05 Shade structure to western boundary
- 06 Cycle & scooter parking
- 07 Basketball & wall ball
- 08 Retained pedestrian ramp
- 09 Existing beach volleyball
- 10 Reconfigured & surfaced sports courts
- 11 Existing all-weather football pitch
- 12 Existing ramp and gates retained



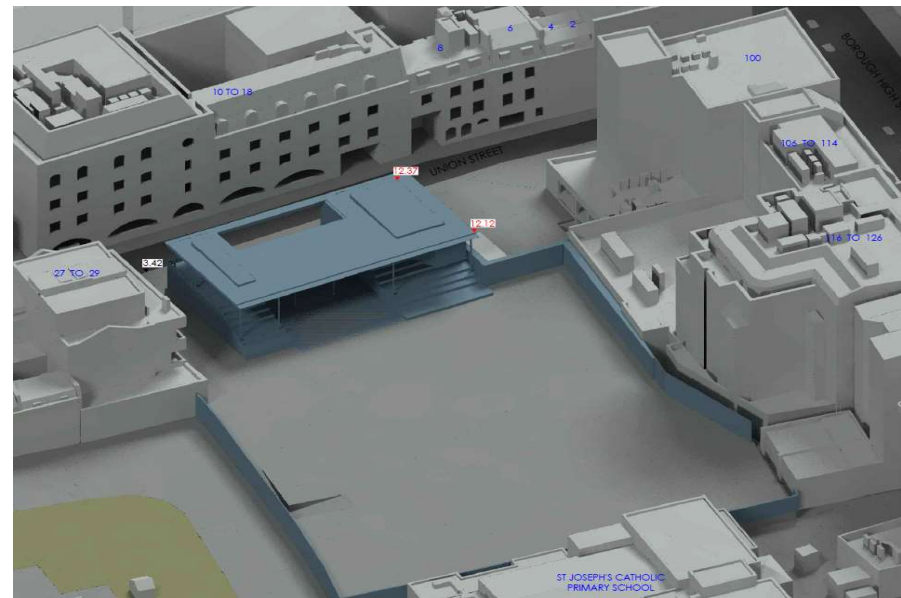
DAYLIGHT AND SUNLIGHT

The neighbours most impacted from the development are:

- 6 Union Street
- 8 Union Street
- 10 – 18 Union Street
- 100 Alpha House
- 27-29 Union Street



Existing Site 3D



Proposed Site 3D

6 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
6	6	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
3	3	100	0	0	0

8 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
10	10	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
5	5	100	0	0	0

10 - 18 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
31	28	90	3	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
19	19	100	0	0	0

100 Alpha House

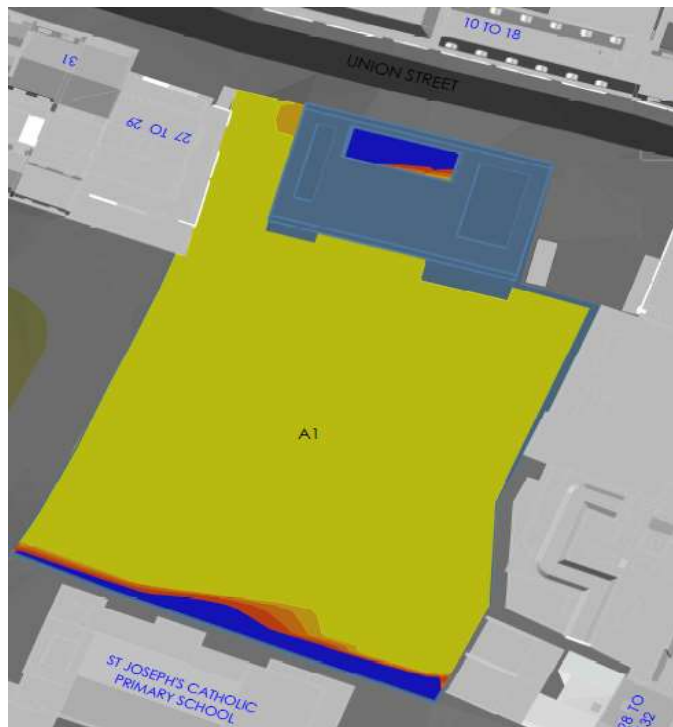
Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
7	7	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
2	2	100	0	0	0

27 – 29 Union Street

Vertical Sky Component (VSC – Daylight)					
Windows			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
12	12	100	0	0	0
No Sky Line (Daylight Distribution and Sunlight)					
Rooms			Loss		
Total	Pass	BRE compliant %	20-30 %	31 – 40 %	41 % +
8	8	100	0	0	0

OVERSHADOWING

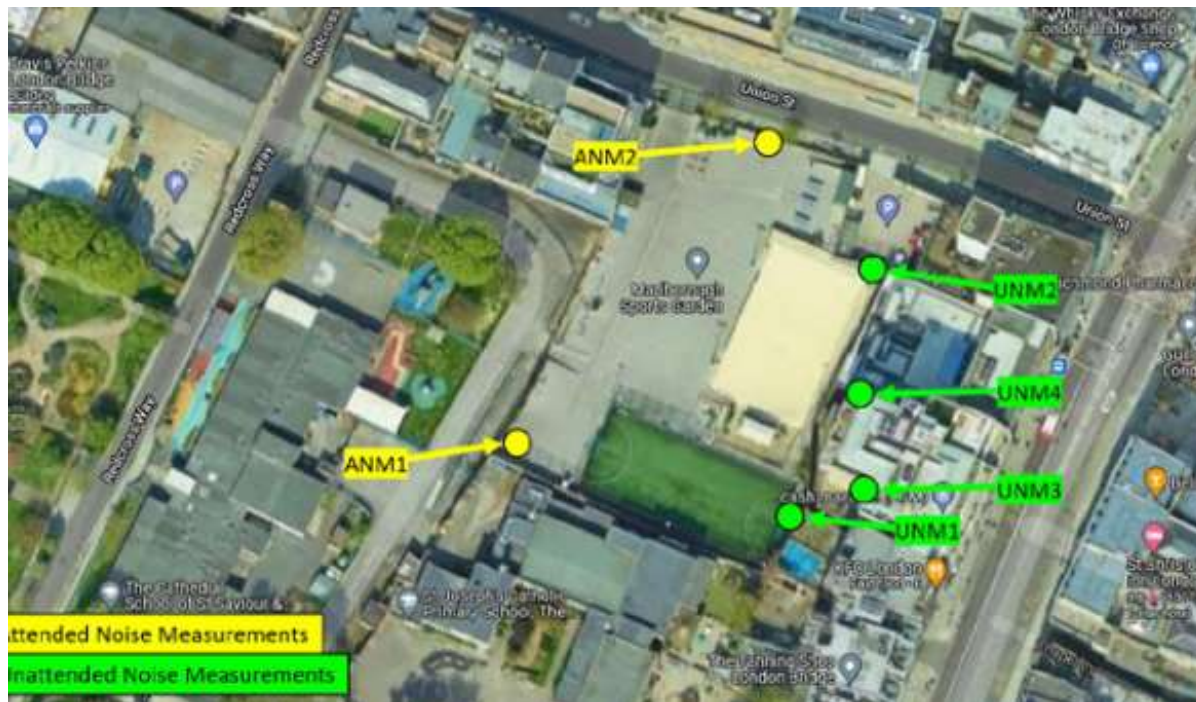
- BRE Guidelines state that for an amenity space to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours of sunlight on 21st March
- If as a result of new development an existing amenity area does not meet the above, it should retain at least 80% of its former value with the proposal in place.



From the surveys undertaken, 91% of the playground area would receive more than 2 hours of sunlight, meeting BRE guidance.

NOISE AND VIBRATION

- Consideration for noise in planning provided through:
NPSE (Noise Policy Statement for England)
D14 (Noise) of London Plan (2021) and;
P66 (Reducing Noise pollution) of Southwark Plan (2022)



Location of noise assessments undertaken

ACOUSTICS 101

Table 5: Results of unattended noise survey – Underlying Daytime Sound Levels

Measurement Position 2	L _{Aeq,T} dB	Typical L _{A90,5mins} dB	L _{Amax(Fast)}
Position 1	55	49	55-72
Position 2	55	50	55-70
Position 3	55	50	55-75
Position 4	56	52	55-75

Table 6: Results of unattended noise survey – Sports Event Sound Levels

Measurement Position 2	L _{Aeq,T} dB	Typical L _{A90,5mins} dB	L _{Amax(Fast)}
Position 1	70	51	95-105
Position 2	59	53	80-95
Position 3	63	50	75-91
Position 4	63	52	75-91

Table 9: Sports Sound Mitigation Hierarchy

Option	Description	Ball strike sound reduction
1	Rubber mountings for fence	10-15 dBA
2	Padded inner lining to cage	5-10 dBA
3	3-5 m barrier on top of perimeter wall	3-7 dBA

- L_{Aeq} – ambient noise level (average)

- L_{A90} – sound level 90% of the time

- L_{max} – the highest level recorded but likely infrequent

- Options 1 and 2 have been explored to be included into the development to help reduce noise

NOISE MITIGATION



Example images of quilt blanket (padded lining)

- Acknowledged that noise is an existing issue on site
- Proposal provides good opportunity to include noise reduction mitigation
- It would also allow a full-time presence of BOST on-site to help manage activities by;
 - Responding to neighbouring complaints directly
 - Monitor and respond to any anti-social behaviour
 - Enforce neighbourly behaviour and community engagement

MANAGEMENT AND OPERATIONS

Schedule of charges

Sports Facility Hire:

	Commercial Hire (Tender)	Weekend Hire	Schools / Community Groups
Beach Volleyball	£50	£25	£15 or FREE
All Weather 3G	£99	£60	£40 or FREE
Netball (proposed)	£59	£50	£30 or FREE

Whole site exclusive hire charges for events etc:

	Commercial Hire	Weekend	Schools / Community Groups
All Day (9am – 9pm)	£3000	£ 2,000	FREE
By hours non-exclusive (in 3 hours)			
Monday – Friday	£250	N/A	FREE
Monday to Friday (all day)	£750	N/A	FREE
Weekend (all day)		£180	FREE
Hourly rate	£250p/hr (minimum 3 hours)	N/A	FREE
Damages Fee	£250	£250	FREE
Cancellation Fee	(50% of fee)	(50% of fee)	FREE
Filming rights (while park is open to public)	£250/day	N/A	FREE

Operational Hours

- 7 days per week, 364 days per year (excluding Christmas day)
- Open 8am to dusk, Monday to Sunday
- Site must be shut between 9pm to 7am for protection of amenity

Accessibility

- Free for local schools and community groups
- Heavily subsidised use of facilities for individuals from disadvantaged backgrounds