

Planning Committee (Smaller Applications)

Wednesday 13 March 2024

7.00 pm

GO2 meeting rooms, 160 Tooley Street, London SE1 2QH

Supplemental Agenda No.1

List of Contents

Item No.	Title	Page No.
6.	Development Management	1 - 51
	TABLED ITEMS	
	Addendum report and Members pack.	

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Date: 13 March 2024

Item No: 6.1, 6.3 & 6.4	Classification: Open	Date: 13 March 2024	Meeting Name: Planning Committee (Smaller Applications)
Report title:		Addendum report Late observations and further information	
Ward(s) or groups affected:		Champions Hill & Peckham and Nunhead	
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 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. Consultation responses, information and/or revisions have been received in respect of the following items on the main agenda:

ITEM 6.1: 23/AP/2915 for: Full Planning Application – St Olaves and St Saviours Sports Field, Green Dale, SE22 8TX

Additional consultation responses from local residents

4. One further letter of objection has been received raising concern in relation to the inappropriate height, scale and massing of the proposed palisade fencing.

Corrections and clarifications on the main report

Appendix 4

5. The section titled “Internal Services Consulted” notes the “Environmental Protection Team” as having been consulted, this is to be amended to “Urban Forestry.”

Conclusion of the Director of Planning and Growth

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

ITEM 6.3: 23/AP/1993 for: Full Planning Application – Doctor Harold Moody Park, Gordon Road, SE15 3RG & Consort Park, Gordon Road, SE15 3RH

Additional consultation responses from local residents

7. Two further letters of support have been received, in summary they state that the increase in green space is welcomed and that the proposal will encourage less cars. They have requested that parking control checks are carried out before the construction starts.
8. One comment of objection has been added to, in summary it states that the pump track will increase noise within the park and the potential rise in graffiti, seating will give rise to people grouping together in the park in the early hours of the morning. Installing quieter equipment like an outdoor gym and updating the current basketball court will be good for the community. Planting more trees and hedging around the edge of the park to screen noise of the basketball court would be welcomed.

Corrections and clarifications on the main report

Paragraph 27:

9. It is important to note that the connection of the parks was suggested by the public in the initial consultation feedback.

Paragraphs 28 to 34:

10. A query was brought forward at the committee briefing requesting a technology that allows for dog walkers and wheelchair users to use Consort Park together. Parks had replied that two consultees suggested a “touch pad electric gate” or automatic sensors in the third public consultation feedback. However, an electric gate would require maintenance which cannot be afforded within the budget. There is a high risk that the gate opening mechanism would break, and repairs might not be possible due to the cost.
11. A meeting with Parks confirmed that the hedge and associated temporary fence will be 1.2 meters tall. A plan showing the location of this fence has been submitted to the planning register.
12. An objection has been raised asking where the funding has come from. It is important to note that funding is not a material planning consideration in the determination of this application. However, Parks have submitted a breakdown of the funding:

Budget for phase one delivery			
Amount	Source	Status	Purpose
	S106 funding	Secured	Open space, children's play and sport, Highway, cycle facilities and environmental improvements / Public space improvement, children's play equipment and sports' development
	CGS	Secured	Fitness equipment and/or landscaping works / Second stage funding for Dr Harold Moody Park
	GLA Green & Resilient Spaces fund	Secured	Delivery of phase one works
	S106 funding	Not secured	Park improvements, children's play and/or sports facilities.

Paragraph 112

13. Following the committee briefing, further mock ups of the proposal have been provided from the north side of Consort Park and west side of Doctor Harold Moody Park. This has been uploaded onto the planning register.

Conclusion of the Director of Planning and Growth

14. Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report.

ITEM 6.4: 23/AP/2875 for Full Planning Application – Nunhead Cemetery, Linden Grove, London, SE15

Clarifications to the main report

15. Paragraph 41:
The sentence relating to the dimensions of the existing cabin should read as follows:

“...it would be smaller than the existing cabin which measures 3.3m in height (maximum), 12.6m in width and 2.8m in depth.”

Recent representations

16. Four additional comments were received between Monday 26.02.2024 and 05.03.2024. Three of these comments were raised in objection, one was neutral. The additional comments in objection raised the following points:

- Site boundary: the proposed roof overhangs the north-east boundary between the application site and the West Lodge
- Fence: should be 2m high and solid, due to presence of windows facing the application site on the West Lodge outbuilding / summer house
- Drainage: existing drains are not shown on the plans, concern that decking to front elevation would disrupt the drains
- Request that committee question the objector on 1. Maximum height on boundary; 2. Finish of the building (to the rear); 3. The fence; 4. Drainage and plumbing
- Visibility of the cabin in views from the West Lodge residence
- Photographs were submitted by email.

Officer response:

- Amended plans were submitted by the applicant on 06.03.2024 confirming that there would be no overhang on the north east boundary.
- The proposed fence is 2m in height, and is of a slatted timber design. The gaps between the timber slats have been specified at 22mm, which is considered to be sufficient to discourage visibility into the garden of the West Lodge as set out in the officer's report.
- The existing drains are shown on drawing 1939 00-92 Rev D (Boundary setting out plan), and amended drawings were submitted by the applicant on 06.03.2024 confirming the position of the drains relative to the decking. A condition has also been imposed requiring the submission of detail drawings of the decking, confirming arrangements for maintenance access to the retained drainage system.
- No officer response - questions to be raised at committee are for the planning committee to determine.
- No protection is afforded to views from private dwellings under planning control. However, it should be noted that visibility of the existing cabin from the West Lodge site would be comparable to the proposed due to their similar siting, height and arrangement.
- The submitted photographs have been noted by the case officer and saved to the case file.

Conditions

17. Condition 1 APPROVED PLANS:

1939-02-81 REV H is superseded by 1939-02-81 REV I
 1939-02-82 REV E is superseded by 1939-02-82 REV F
 1939-02-83 REV B is superseded by 1939-02-83 REV C

18. Following discussions with the applicant regarding to issues raised in objections, Condition 7 DETAIL DRAWINGS has also been agreed:

Prior to the commencement of any above ground works (excluding demolition and archaeological investigation), the following details shall be submitted to the Local Planning Authority for its approval in writing:

Detail plan / section / elevation drawings at a scale of at least 1:5 or 1:10 through:

- The proposed decking to the front of the cabin, confirming impact on drainage and any access arrangements for drainage maintenance.

The development shall not be carried out otherwise than in accordance with any such approval given.

Reason: In order that the Local Planning Authority may be satisfied as to the quality of the design and details in accordance with the National Planning Policy Framework (2023); Policy D4 (Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

19. Following discussion with the applicants, Condition 3 DEMOLITION OF NON LISTED BUILDING WITHIN THE CONSERVATION AREA has been removed. Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act (1990) applies to buildings of 115 cubic meters only. Since the existing cabin falls short of this volume threshold, Section 74(3) does not apply in this instance
20. Following discussion with the applicant as agreed by LB Southwark Ecologist, the wording for Condition 5 HARD AND SOFT LANDSCAPING is to be changed as follows:

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme including the replacement of 4 trees, planters / trellis planted with native and pollinator friendly plants close to the cabin and the treatment of all parts of the site not covered by buildings (including cross sections, available rooting space, tree pits, surfacing materials of any parking, access, or pathways layouts, materials and edge details), shall be submitted to and approved in writing by the Local Planning Authority. The landscaping shall not be carried out otherwise than in accordance with any such approval given and shall be retained for the duration of the use. The planting, seeding and/or turfing shall be carried out in the first planting season following completion of building works and any trees or shrubs that is found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of the equivalent stem girth and species in the first suitable planting season.

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 5837 (2012) Trees in relation to demolition, design and construction; BS3998: (2010) Tree work - recommendations, BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 03:2022 (EN) - Tree Planting Standard.

Reason:

So that the Council may be satisfied with the details of the landscaping scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2023; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) and G7 (Trees and Woodlands) of the London Plan 2021; Policy P13 (Design of Places), Policy P14 (Design Quality), Policy P56 (Protection of Amenity), Policy P57 (Open Space), Policy P60 (Biodiversity) and P61 (Trees) of the Southwark Plan (2022).

21. Following discussions with the applicant and as agreed by LB Southwark Ecologist Condition 10 BAT FRIENDLY LIGHTING PLAN (prior to occupation) is deleted, and a compliance condition relating to bat friendly lighting is to be imposed instead. The wording for new Condition 10 BAT FRIENDLY LIGHTING is as follows:

The x3 external lights hereby consented shall be specified as follows:

- Bat-friendly caps shall be installed to ensure unidirectional lighting;
- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used;
- LED luminaires should be used;
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component;
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats;
- Luminaires should be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Switch off timer or a motion sensor.

Reason:

To ensure compliance with the Habitats Regulations and the Wildlife & Countryside Act (1981), (as amended), and because bats are known to be active in vicinity of the development site.

Conclusion of the Director of Planning and Growth

Having taken into account the additional information, following consideration of the issues raised, the recommendation remains that planning permission should be granted, subject to conditions as amended in this Addendum report

REASON FOR URGENCY

22. 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

23. 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 TP/2071-10	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

Welcome to Southwark Smaller Planning Committee

13 March 2024

MAIN ITEMS OF BUSINESS

Item 6.1 – 23/AP/2915

**St Olaves and St Saviours Sports Ground, Green Dale,
SE22 8TX**

Item 6.2 – 22/AP/2746

67-71 Tanner Street, SE1 3PL

Item 6.3 – 23/AP/1993

Dr Harold Moody Park and Consort Park

Item 6.4 – 23/AP/2875

Nunhead Cemetery, Linden Grove, SE15



Councillor Cleo Soanes (Chair)



Councillor Jane Salmon (Vice Chair)



Councillor Richard Livingston



Councillor Sabina Emmanuel



Councillor Ketzia Harper



Councillor Adam Hood



Councillor Richard Leeming

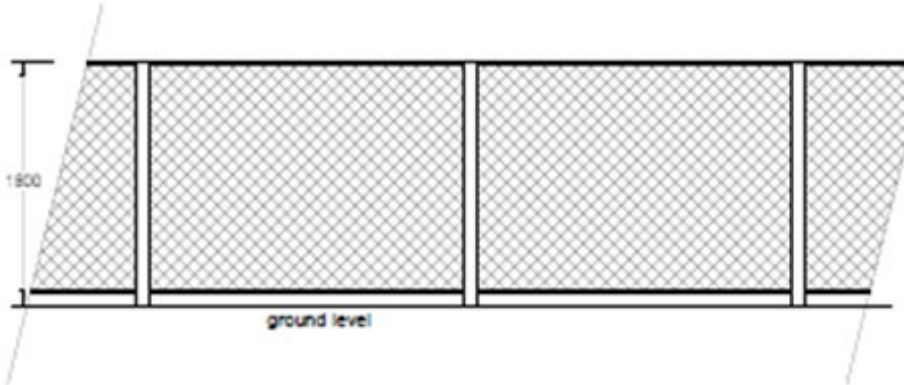
Item 6.1 - 23/AP/2915

St Olaves and St Saviours Sports Ground, Green Dale, SE22 8TX

Removal of existing chain link fence; installation of a palisade fence inclusive of 1no. double leaf gate to the side of the path that divides the sports field

6

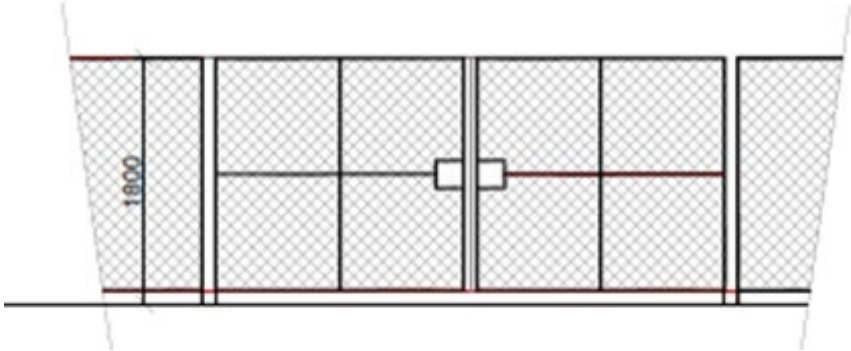
Existing Fence and Pathway



EXISTING FENCE

m x130mm)

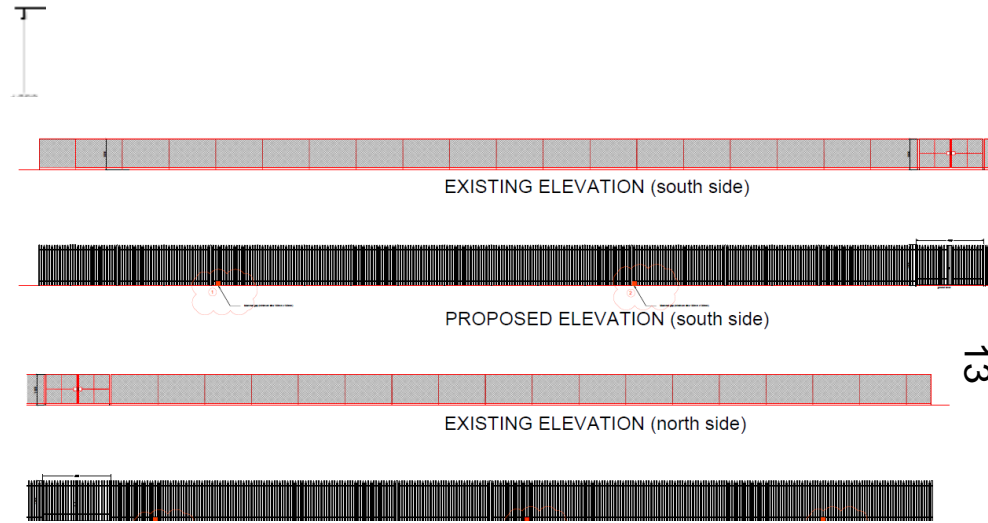
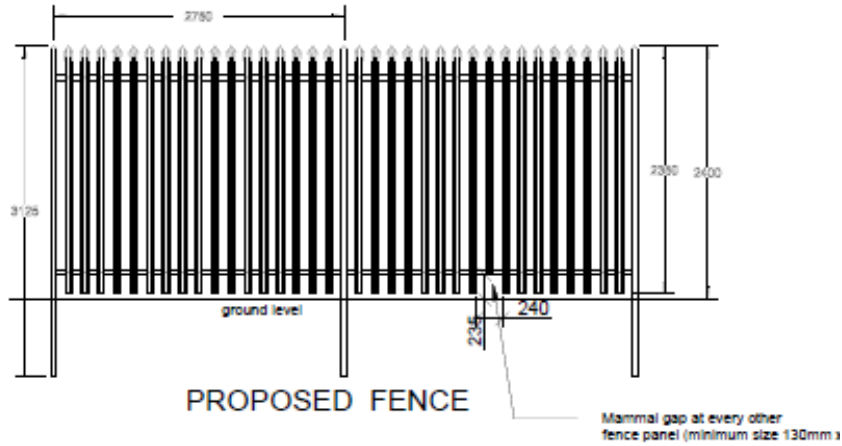
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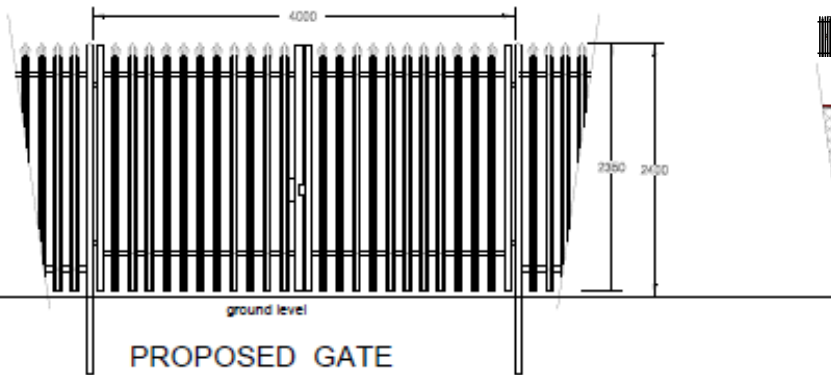
Existing Fence and Pathway



Proposed Palisade Fencing



13





new fence & gate :

Height: 2.4 metres
Length: 106 metres

Neighbour and Internal/External Consultation



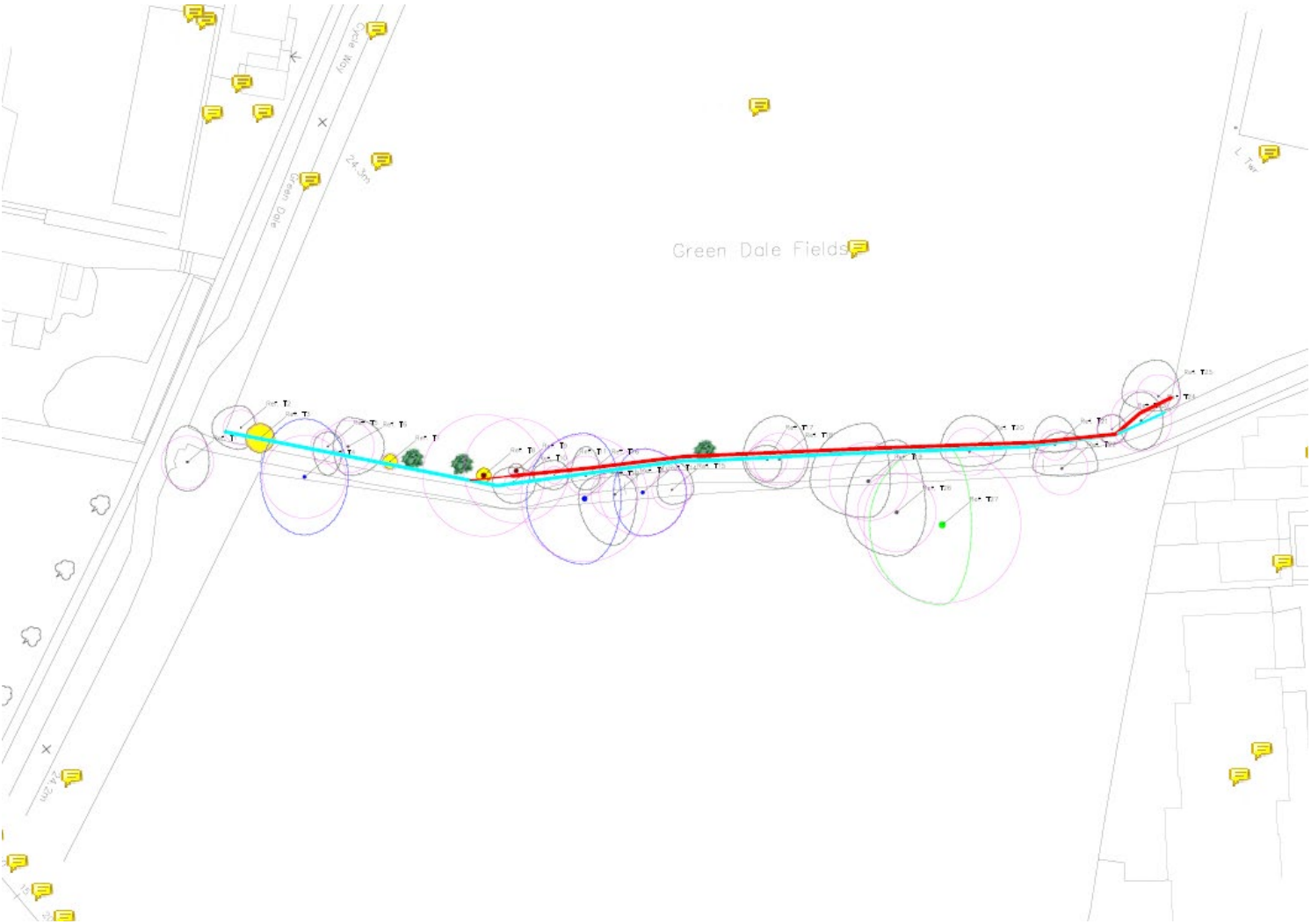
-  Approximate Location of Site Notices
-  Neighbour Letters

Internal/External Consultees:

- Highways – No comments
- Transport – No objection subject to condition
- Urban Forestry – No objection subject to condition
- Metropolitan Police – No objection
- Ecology – No objection

14

Trees and Ecology



T3 Ash



T7 English oak

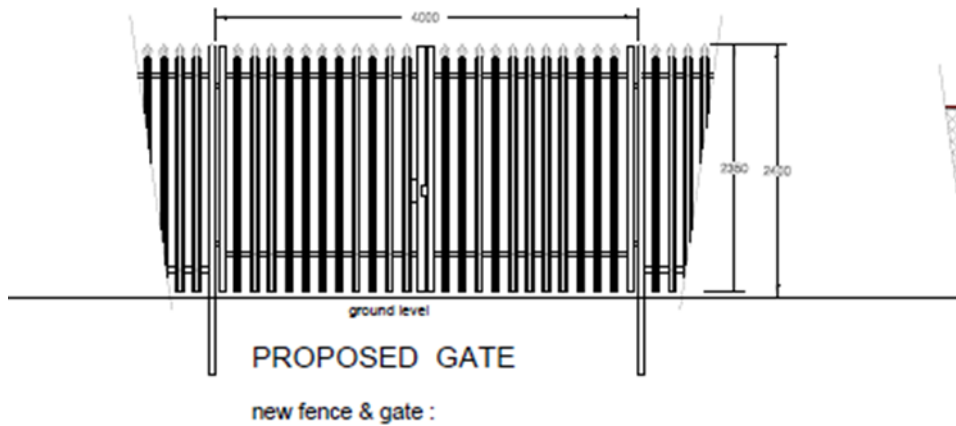
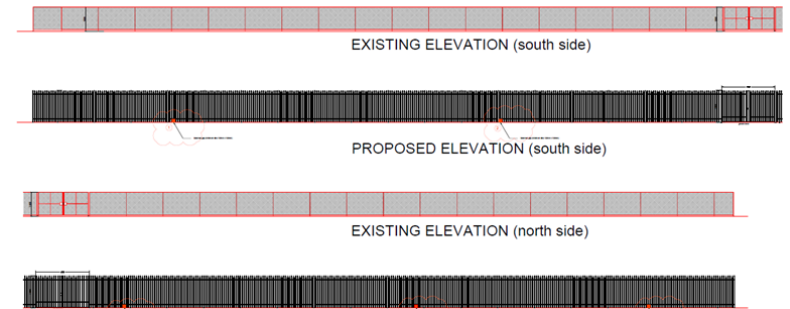
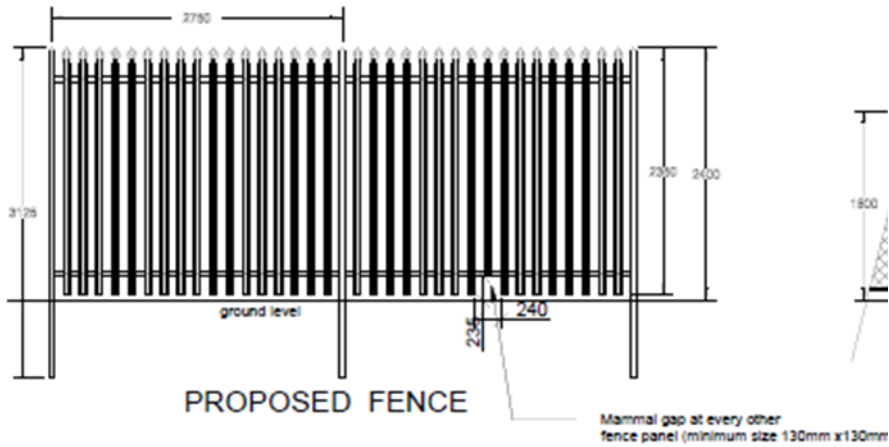


T8 English oak



15

Design, Amenity, Safety and Transport



Recommendation

Recommendation:

- Grant subject to conditions

Conditions:

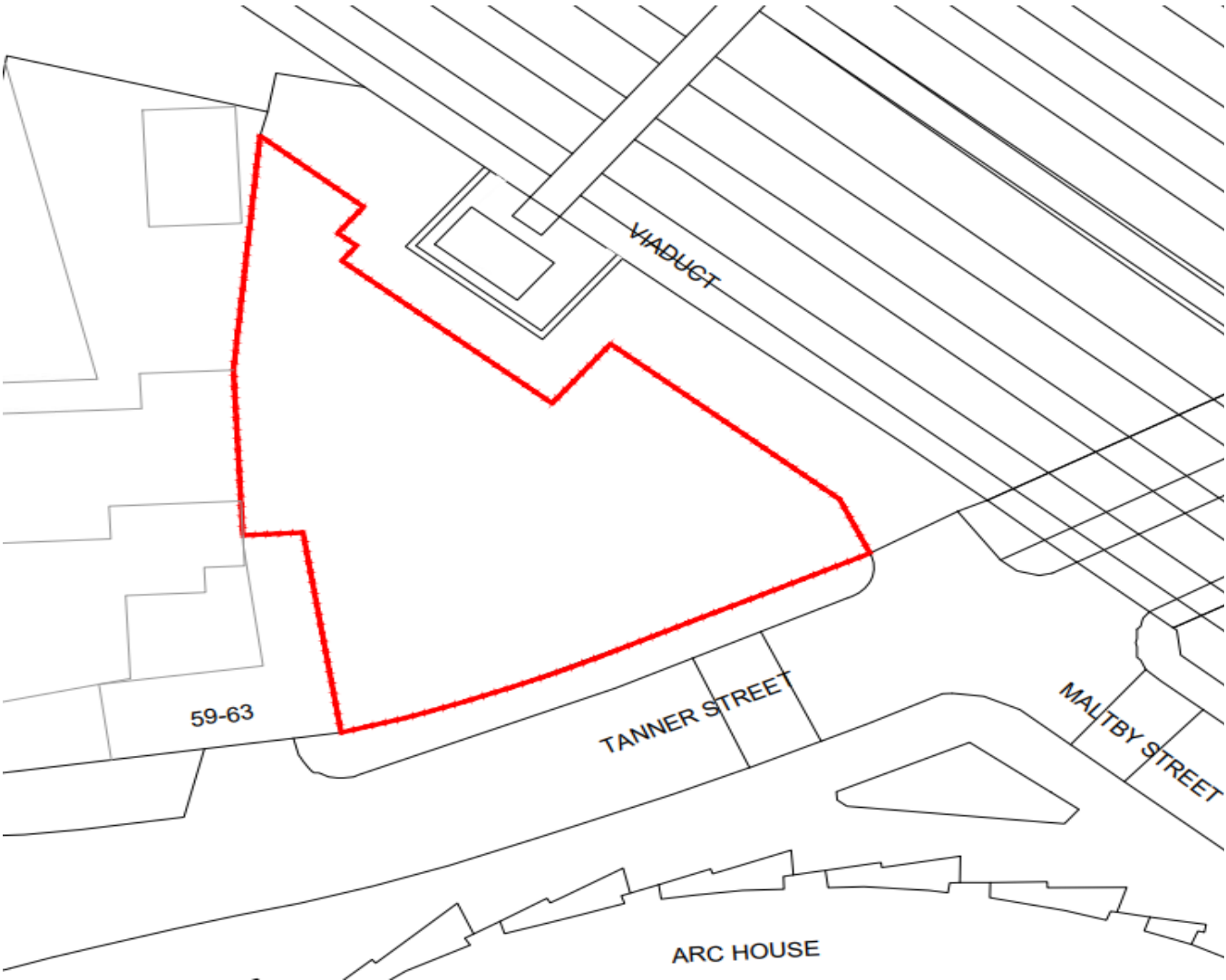
- Tree Planting Details (Pre-Commencement)
- Arboricultural Method Statement (Compliance)
- Construction Environmental Management Plan (Pre-Commencement)

Item 6.2 - 22/AP/2746 67-71 Tanner Street, SE1 3PL

Minor material amendment to Condition 1 for planning application 19/AP/0865 dated 29/01/2021 for 'Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant'.

18

Site location



Background

Planning permission 19/AP/0865 was granted on 29/01/2021 for:

Construction of a 9 storey plus basement building to provide an 73 bedroom hotel with restaurant at ground floor level and associated cycle parking, refuse and recycling stores, and plant



20

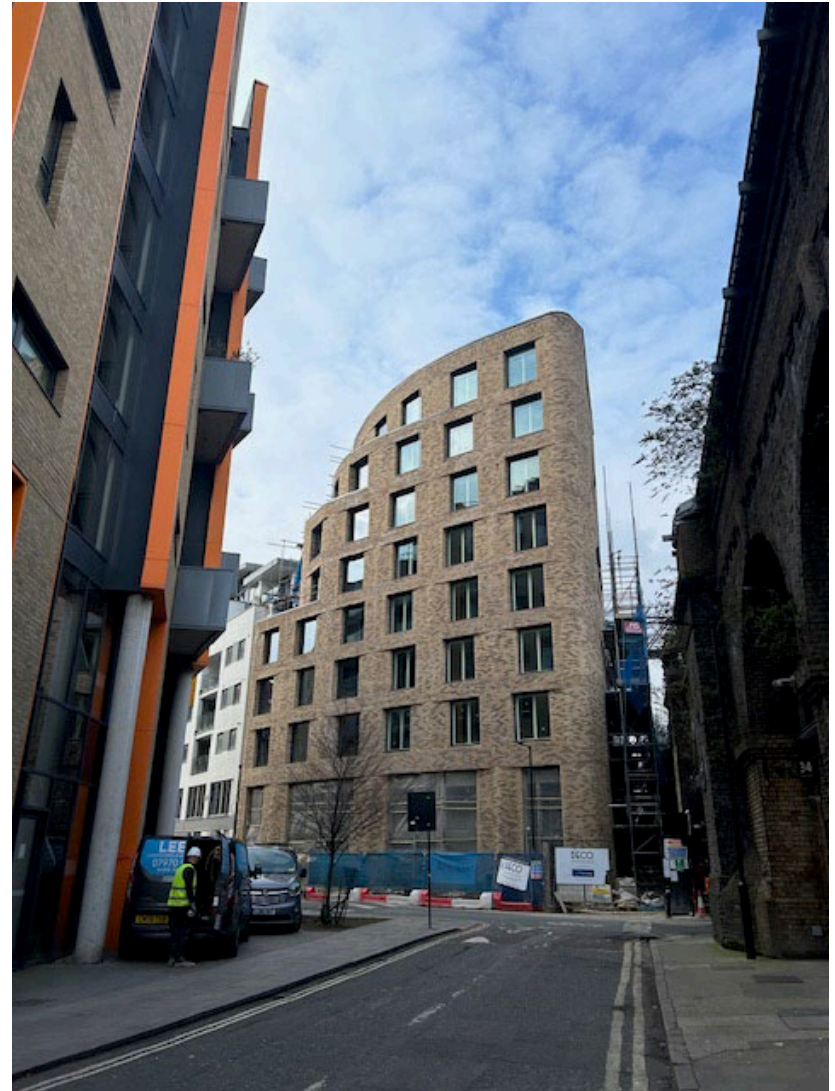
Proposal

The proposal is a S.73 application for the following changes to the consented scheme:

- Adjustment of window sizes and details of reveals
- Adjustment to width and form of ground floor bays
- Enlargement and re-positioning of lift and stair overrun and plant enclosure
- Replacement of brick planters on west elevation with climbers on a stainless steel frame
- Introduction of a parapet detail
- Addition of aluminium copings



Photographs (07 March 2024)



Consultation

Site notices were erected and neighbour letters were sent out on 10 August 2022.

Contributors were re-consulted on 17 January 2023 for the following reasons:

- Daylight and Sunlight Assessment submitted
- Acoustic Report submitted
- Proposed plans updated to show the amendments circled in red

Summary table

Total number of responses: 16

The split of views between the 16 responses was:

In objection: 14

Neutral: 2

In support: 0

The objections raise the following material planning considerations:

- Reduction in daylight and sunlight for neighbouring buildings
- Increase in noise and pollution
- Lack of detail of proposed green wall
- Appearance not in keeping with surrounding area
- Inappropriate size and scale of the rooftop plant

Consented vs. proposed front elevation

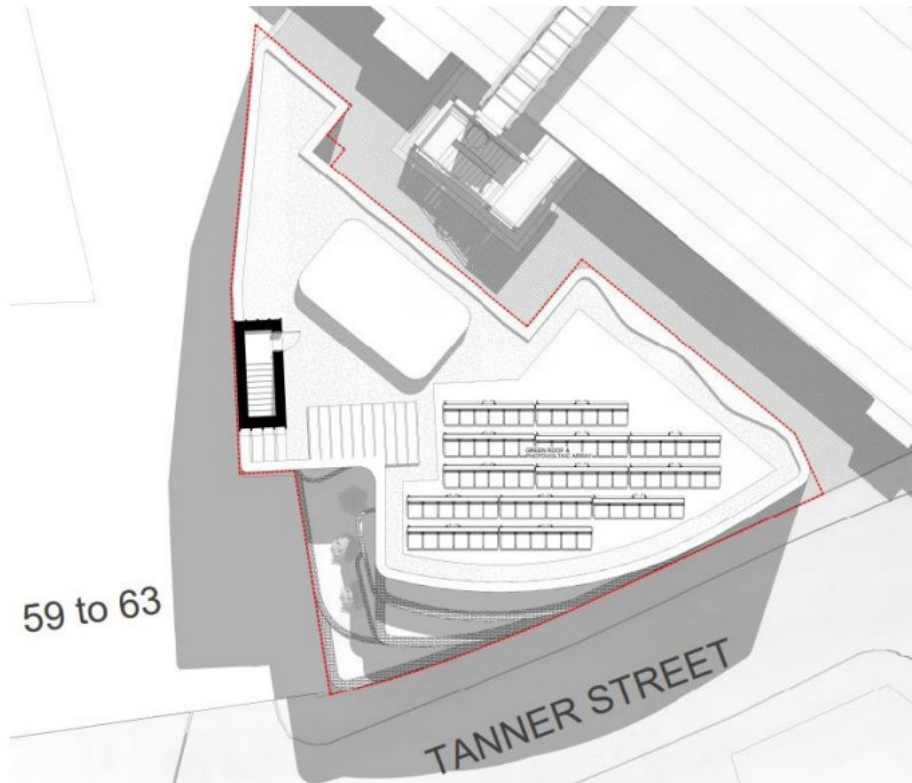


24

Consented vs. proposed viaduct elevation



Consented vs. proposed roof plan



During the course of the application the roof plant has been reduced in size

Daylight and sunlight

A total of 117 windows have been assessed in terms of VSC. Of the 117 windows, as a result of the proposed amendments 112 would either experience the same or higher VSC values as the consented scheme. This means that the VSC values of 5 windows would reduce in comparison to the consented scheme.

Of the 5 windows that would experience daylight impacts in comparison to the consented scheme:

- 3 would still retain VSC values over 27% and comply with BRE guidelines
- 1 would experience a proportional reduction of 0.89 (above BRE guidelines of 0.8)
- 1 would experience a noticeable impact on the existing environment with a VSC reduction of 0.33 (or 0.56) with the effect of balconies and overhangs removed – the window is to a bedroom that is served by other windows that would not experience noticeable losses

27

Noise

Submitted noise assessment finds that the following mitigation measures are required:

- Installation of atmospheric attenuators
- Installation of a plant enclosure at a minimum of 2.2m high

Conditions recommended for post installation validation of the plant to be carried out and for the development to be carried out in accordance with the mitigation measures.

28

Design

- Height of the building would be 29.92m (below tall building threshold and a slight increase from consented 29.73m) Massing remains the same as consented
- The amendments to the roof top plant / overrun would be mostly obscured from wider townscape views
- Elevation changes include adjustment of window sizes, ground floor bays and introduction of a parapet detail which are all acceptable in design terms
- The addition of aluminium coping and green walls adds visual interest



Urban greening

- The consented scheme had brick planters and achieved an UGF score of 0.234
- The proposal seeks replacement of the planters with climbers on a stainless steel frame (64.5sqm) on the west elevation achieving an UGF score of 0.345
- Condition recommended requiring details of the green wall and for it to be installed within 6 months of occupation



Recommendation

It is recommended:

- a) That planning permission is granted, subject to conditions and endorsement of the original Section 106 legal agreement.
- b) b) That in the event that the legal agreement has not been endorsed by 13 June 2024 the Director of Planning and Growth be authorised to refuse planning permission for 22/AP/2746, if appropriate, for the reasons set out in paragraph 76 of this report.

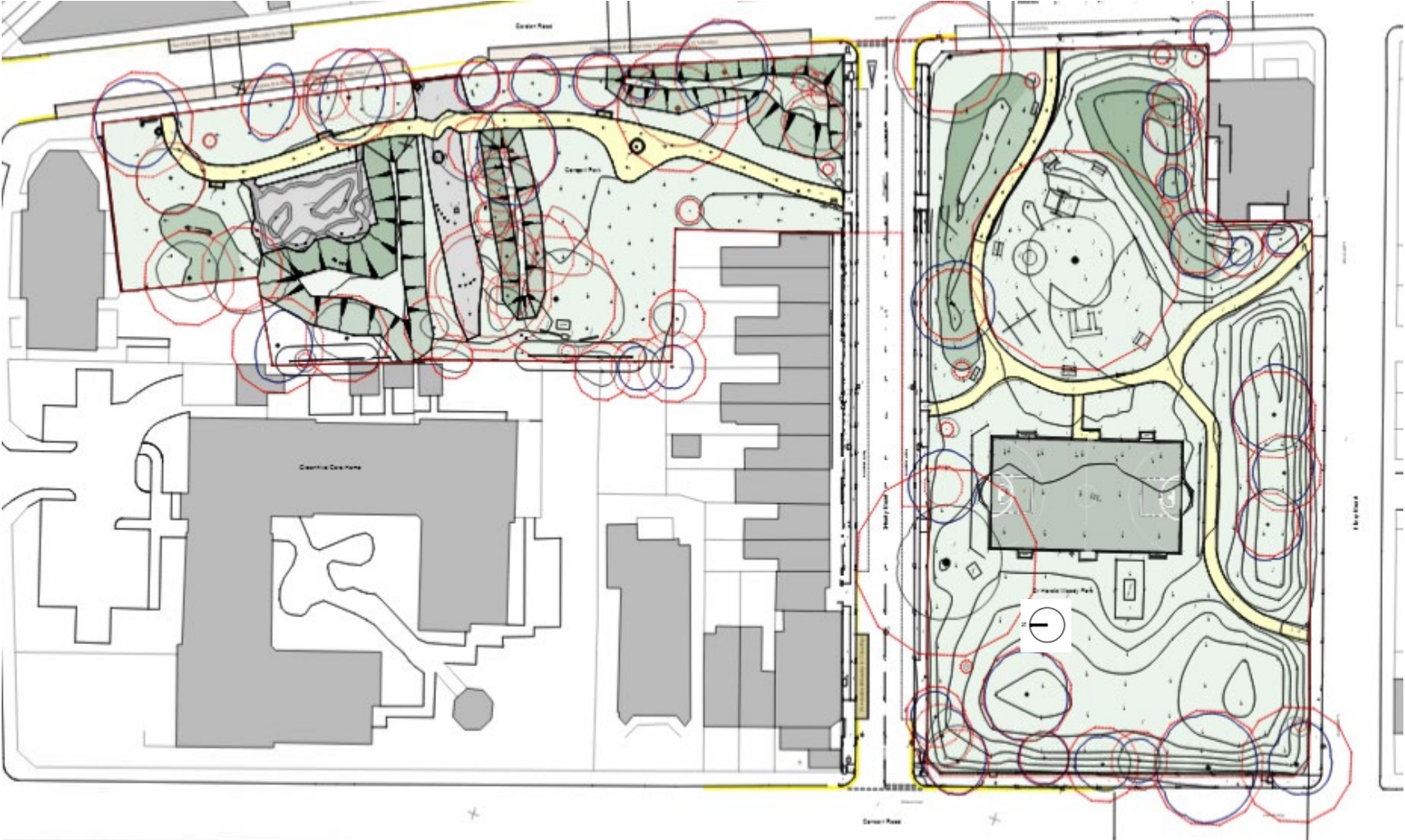
Item 6.3 – 23/AP/1993

Doctor Harold Moody Park and Consort Park

(23/AP/1993) Refurbishment of Consort Park and Dr Harold Moody Park, including connecting the two parks together by closing the eastern end of Sturdy Road to motor traffic, and transforming this section of highway into park land. Works to Consort Park include reduction and remodelling of existing mounds, tree removals, new footpaths, seating, creation of meadows, tiny forest and specimen tree planting. Works to Dr Harold Moody Park include expansion and refurbishment of existing playground, amendments to multi-use games court fencing, new pump track, miscellaneous informal sports equipment and cycle parking; tree planting, hedging and planting. Closure of the existing pedestrian entrance to Dr Harold Moody Park from Gordon Road to facilitate expansion of the playground. Works to the stopped up section of Sturdy Road includes earthworks, new footpath link to Gordon Road, tree planting and turning head within Dr Harold Moody

32

SITE LOCATION PLAN



AERIAL VIEW OF SITE



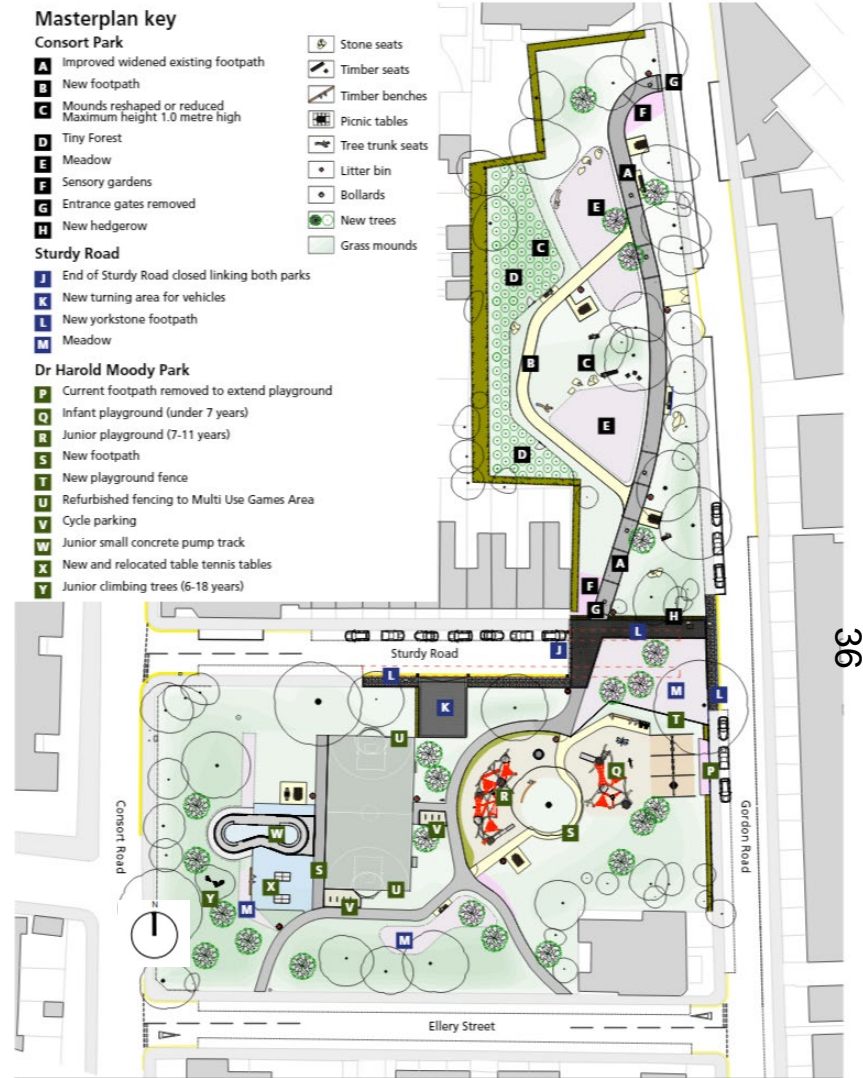
EXISTING PARKS

- Contrasting character between Consort Park and Harold Moody Park
- Bad connection between the two parks
- Worn play equipment in Consort Park
- Grass mounds in the park limit visibility/accessibility and create hidden areas which are prone to anti-social behaviour



PROPOSED DEVELOPMENT

- Connecting the two parks together by closing the eastern end of Sturdy Road
- The expansion and refurbishment of the existing playground, amendments to games court fencing
- New pump track
- New miscellaneous informal sports equipment
- New cycle parking
- Reduction and remodelling of existing mounds
- Tree removal and planting
- New footpaths and seating
- A new turning head on Sturdy Road



Consort Park and Dr Harold Moody Park
Proposed Masterplan

PUBLIC CONSULTATION

Neighbours notified through letters	Support	Neutral	Objection
135	8	1	8

Summary of contributions

Objections

- Separate fenced area needed for management of dogs
- Fence needed to manage anti-social behaviour
- Noise impacts from seating and pump track
- Pump track leading to anti-social behaviour
- Overdevelopment of both parks
- Objection to the removal of 15 parking spaces
- Closing of part of Sturdy Road and inclusion of a turning head leading to amenity and safety impacts

Support

- Support for the increase and improvements in play equipment
- Support for the removal of gates to create a more accessible space
- Support for the closure of the road to calm traffic

OTHER CONSULTATIONS

- Ecology: The ecological survey and impact assessment are good. No further surveys are required. The recommendations have been incorporated into the design with new ecological features being proposed. The proposals include planting a range of native flora which will enhance the sites biodiversity value. There is some tree removal but this is not detrimental to the ecological value of the sites and may provide enhancement through providing new opportunities for wildlife.
- Design and Conservation: No design and conservation concerns. Please defer to comments from urban forester.
- Environmental Protection Team: We generally support proposed development and the benefits that it would bring. However, we would like to highlight possible issues from noise and antisocial behaviour that could result from the use of MUGA and Pump Track. As this is an open, we are unable to condition on Hours of Use as this is an open part.
- Transport: Parking will need to approve the proposed removal of parking spaces. Transport Projects (Richard Wells) needs to confirm that the proposed urban realm scheme on Sturdy Road is acceptable. Network Management need to confirm that Sturdy Road can be closed. The proposed cycle parking arrangements accord to adopted policy as they encourage cycling. As the site is in PTAL 5, the proposed car-free development is acceptable. Transport Policy supports the removal of pedestrian gates to increase the accessibility of the park. Technical comments have been received regarding the vehicle and pedestrian sightlines.
- Highways: An internal meeting was taken place on the 4th of September and the turning head was redesigned.
- Urban Forestry: This will provide a more coherent and inviting design with a layout connecting upgraded play features, surfacing, seating, sensory garden and other planting that will enhance the parks value to biodiversity, and as a link between Nunhead/Peckham and consort road open spaces.
- Secure by Design: There is a great concern that removing the gates will lead to an increase in activity from moped users, and cyclists, leading to an increase in crime including as robberies, theft snatches, and drug dealing.

PRINCIPLE OF DEVELOPMENT

- BOL and OSS compliant with **P57 Open Space** as the proposal includes facilities that are ancillary that positively contribute to the setting

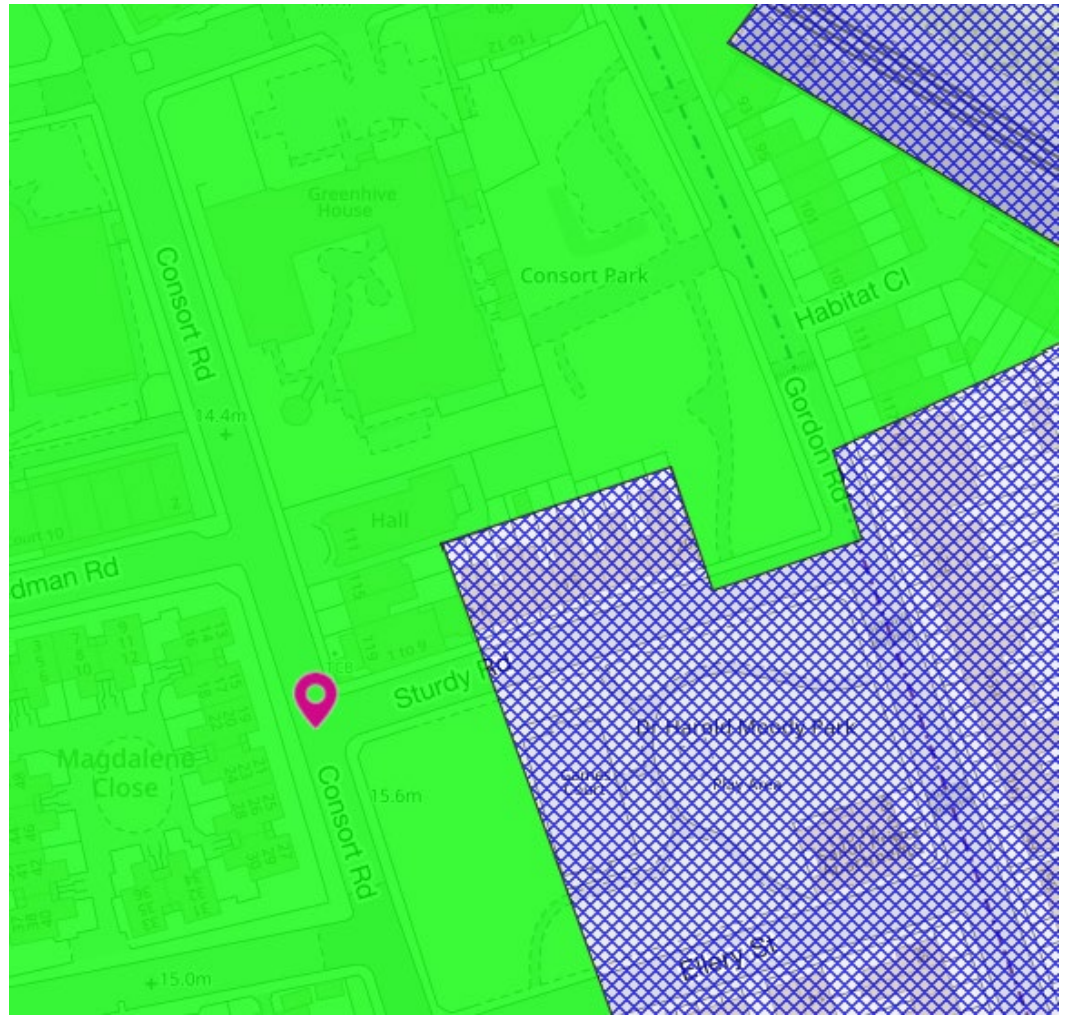
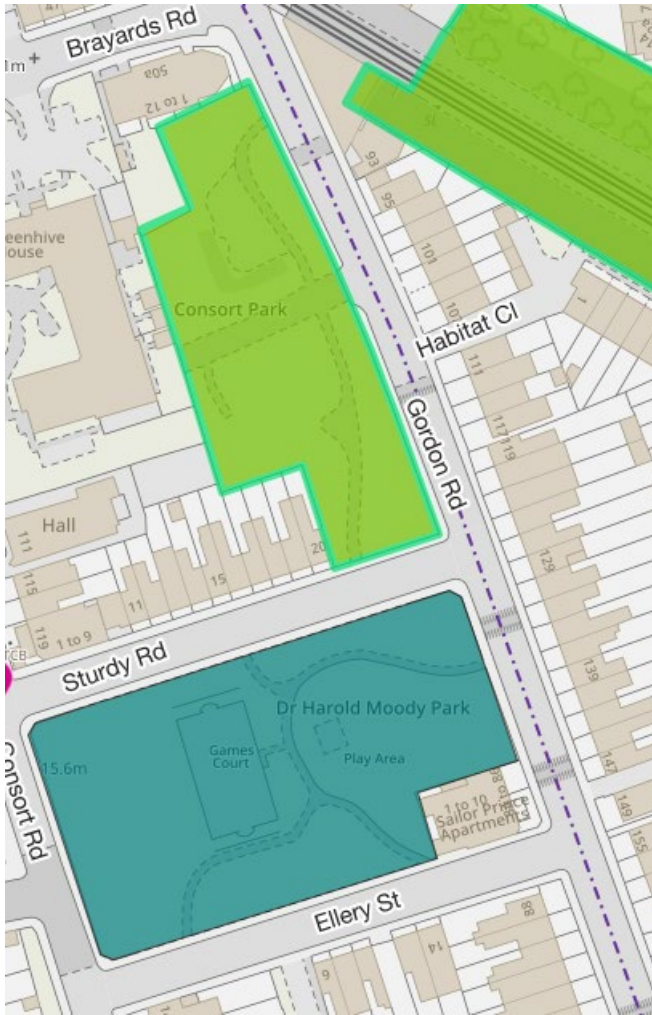
DESIGN, LAYOUT AND HERITAGE ASSETS

- The design and quality of the playspaces and public realm would be a considerable improvement to the existing state, ensuring higher quality and better accessibility for all users.
- The closure of Sturdy Road will join the two parks, which was suggested by the public in the initial consultation feedback

39

IMPACT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDING AREA

- Loss of car parking has been approved by the Transport Team, Transport Projects and Network Management Team
- The area is carrying out public consultation for the implementation of a Nunhead permit parking scheme
- No lighting is proposed
- The installations of new equipment, upgrading existing games facilities and addition of new park furniture is not considered to create any additional harm to neighbours and accords by **P56 Protection of Amenity**



- Borough Open Land
- Open Water Space
- Other Open Spaces

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- Existing Southwark CPZs
- CPZs in Development
- On Future CPZ Programme

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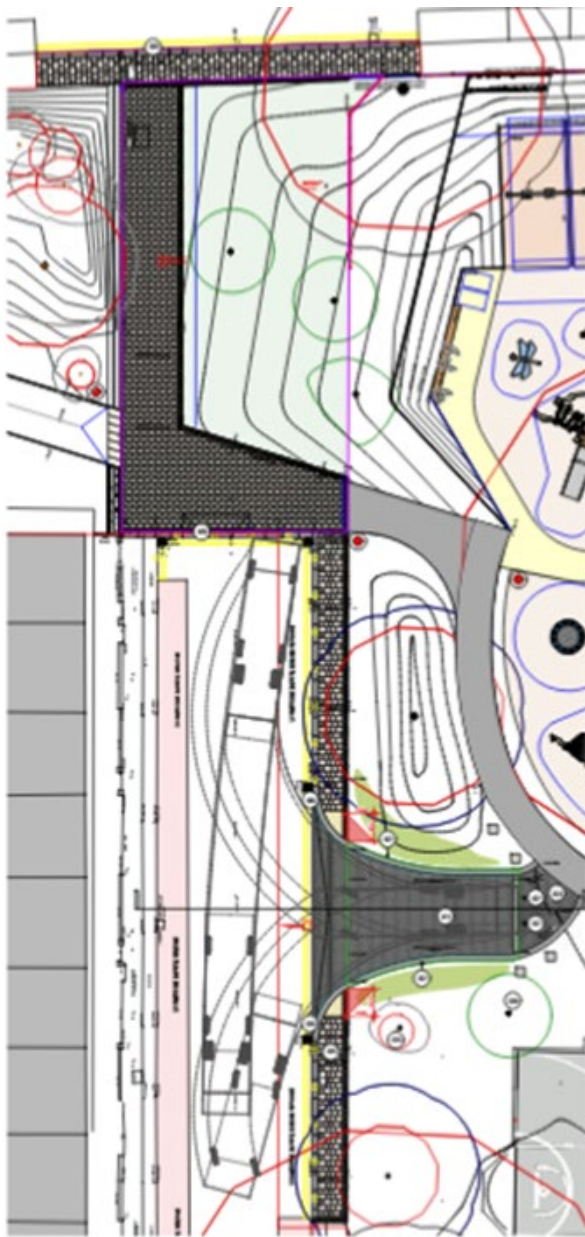


TREES

- The proposal includes 6 trees to be removed to be replaced with a total of 22 new trees. A further 105 new trees would be planted to the western boundary of Consort Park to create a 'Tiny Forest'
- Trees lost:

Name:	identified in the tree survey schedule as:
Silver Birch	T19
Crack Willow	T26
Crack Willow (Re-categorized since survey due to becoming defective)	T27
Hybrid Black Poplar	T29
Crack Willow	T32
Goat Willow	T37

41



TRANSPORT

- Cycle parking is proposed adjacent to the Multi-Use Games Area within Dr Harold Moody Park
- The closure will result in a total of 15 car parking spaces being lost, a Controlled Parking Zone (CPZ) in the near future, with a view to prioritising parking for local residents, and deterring commuter parking
- New turning head on Sturdy Road

42

RECOMMENDATION: Grant – Subject to conditions

CONDITION HEADINGS

- Hard and Soft Landscaping
- Tree Protection Measures
- Landscape Management Plan
- Site Contamination – pre-commencement
- Invertebrate Habitats
- Bat Boxes
- Nest Boxes



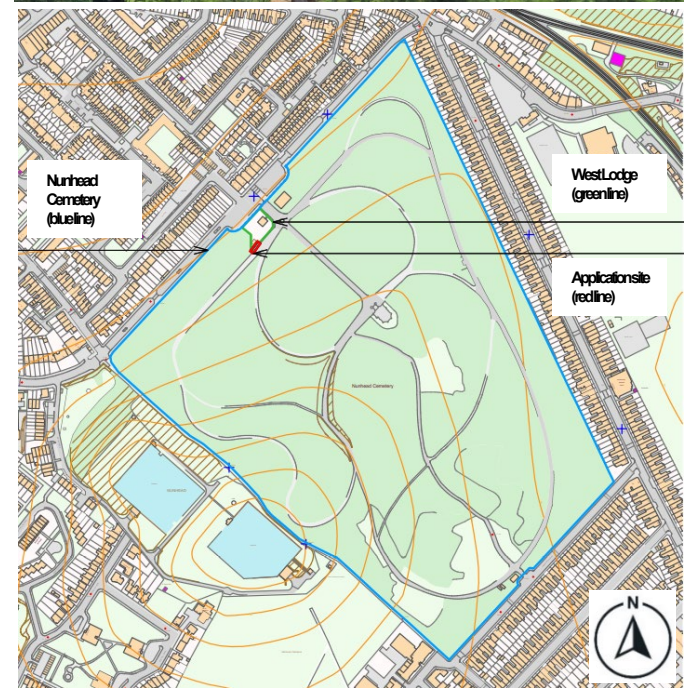
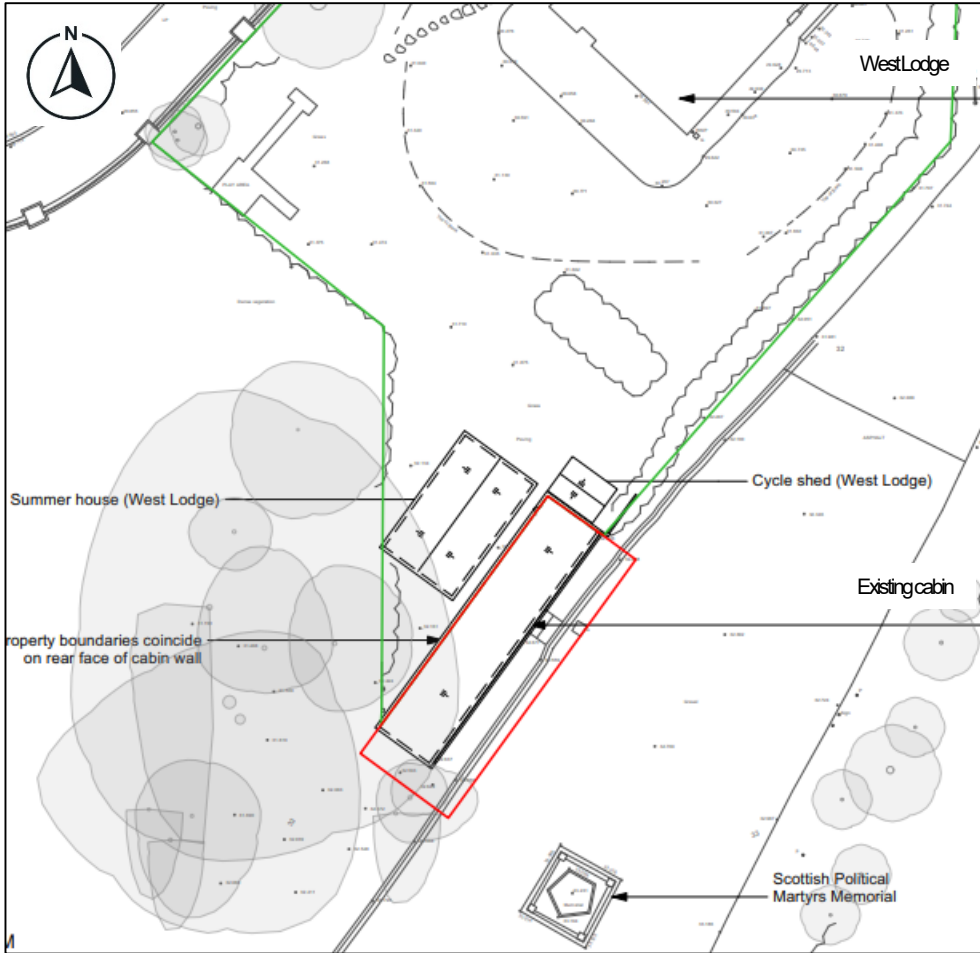
43

Item 6.4 – 23/AP/2875

Nunhead Cemetery Linden Grove London Southwark SE15

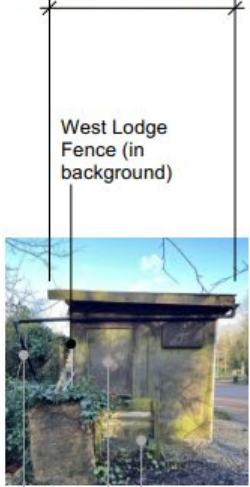
Demolition of existing Friends of Nunhead Cemetery cabin and construction of a new single storey replacement cabin.

APPLICATION SITE



EXISTING CABIN

South West Elevation



FONC Cabin South East Elevation



Rainwater harvesting to water butts

Ramp and enclosing fence

Side ramp to WC Entrance

WC Entrance

Main Entrance
Banner Signage

Window
(Boarded when cabin not in use)

Boundary Fence

Shed (West Lodge)

Gate to West Lodge Site

WC Entrance

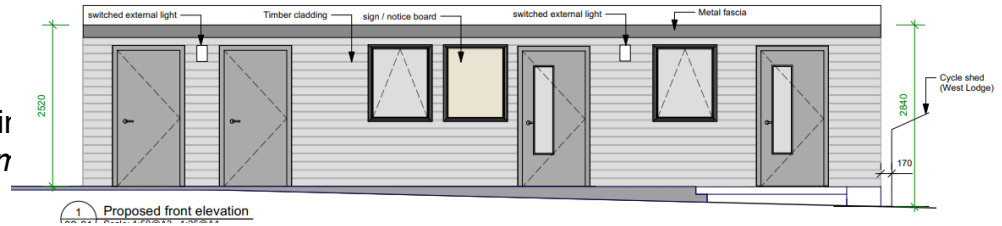
01 FONC Cabin - Elevations - As Existing
00-91 NTS

46

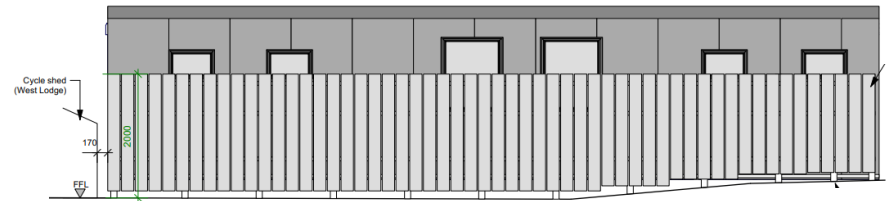
PROPOSAL

- Demolish existing cabin
- Construct replacement cabin:
 - Maximum height 3.1m, width 12,5m and 2.6m in depth (*smaller than existing cabin which is 3.3m in height x 12.6m in width x 2.8m in depth*)
 - Timber cladding to principle elevations, fire-proof cladding to the rear
 - New deck access to the front and positioned 60cm from the rear boundary to accommodate maintenance access
 - New 2m timber fence positioned on the boundary
 - No change of use: office, WC and storage for FONC

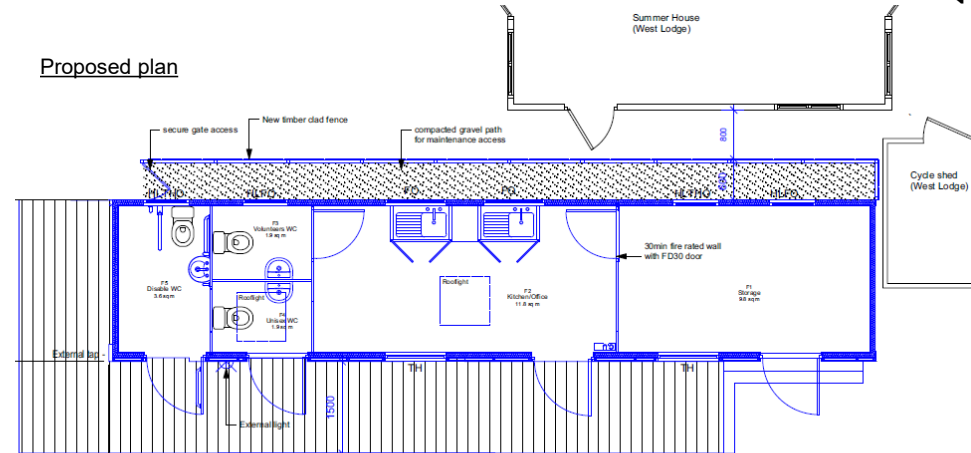
Proposed front elevation



Proposed rear elevation

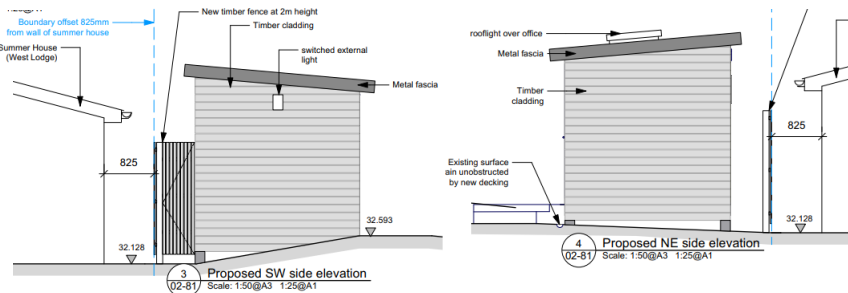


Proposed plan



47

Proposed side elevations



OFFICER ASSESSMENT

PRINCIPLE OF DEVELOPMENT

- Nunhead Cemetery is designated MOL, afforded protection by London Plan Policy G3 and Southwark Plan Policy P57
- Exceptional circumstances: consists of the replacement of an existing building, provided that the new building is no larger than the building it replaces
- Consists of ancillary facilities which preserve openness and do not conflict with MOL function

DESIGN AND IMPACT ON HERITAGE ASSETS

- Nunhead Cemetery is Grade II* registered park / garden, Nunhead Cemetery Conservation area and site lies within the setting of Grade II listed heritage assets (West Lodge, Scottish Martyrs Memorial)
- Modest, unobtrusive design with timber cladding to principal elevations. Materials and planting / greening to be secured by condition.
- Would improve appearance of this part of the Cemetery vs the existing cabin

TREES, ECOLOGY

- Nunhead Cemetery is a SINC and LNR. Conditions have been recommended to secure the replanting of trees that require removal, a CEMP, bat roosting features and bat friendly lighting.

IMPACT ON NEIGHBOURS

- Replacement cabin would be over 17m from closest residential dwelling and separated by hedge planting and a new fence. It would be similar in scale and arrangement (including windows) to the existing cabin. The summerhouse to the rear of the site is in incidental use. No daylight / sunlight, overlooking, overshadowing or privacy impacts are foreseen.
- No change of use is implied by the proposal. No noise, lighting, vibration or smell impacts are foreseen.

48

PUBLIC COMMENTS

	Neighbours notified through letters	Support	Neutral	Objection
Round 1	41	1	0	1
Round 2	41	1	1	4

SUPPORTS

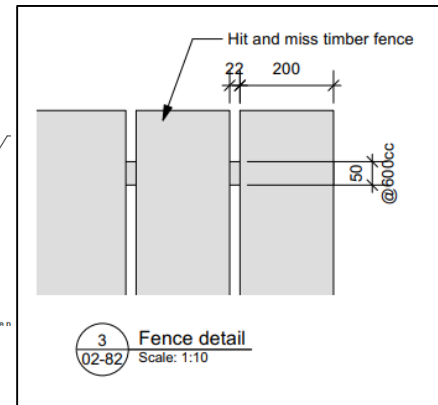
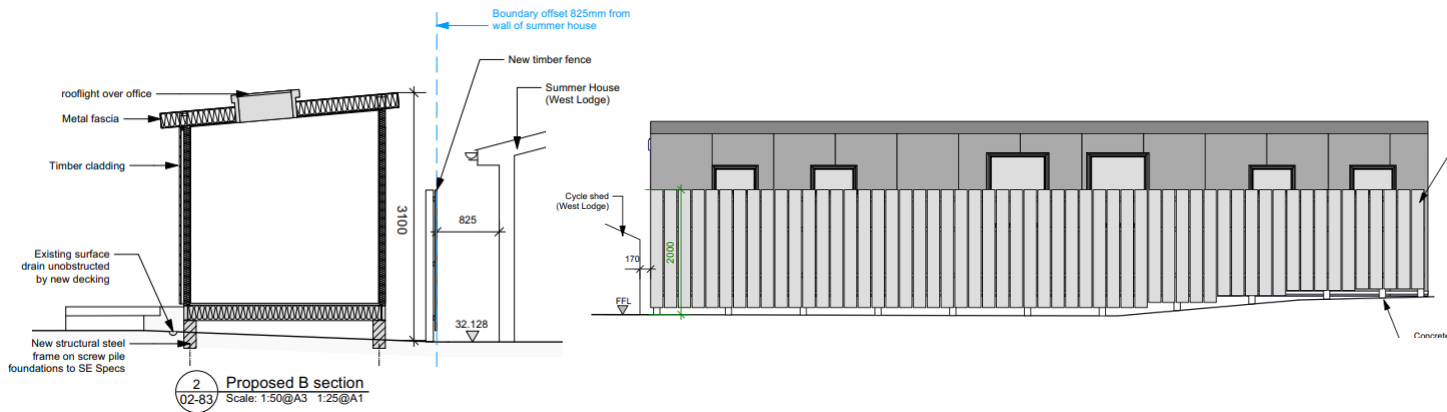
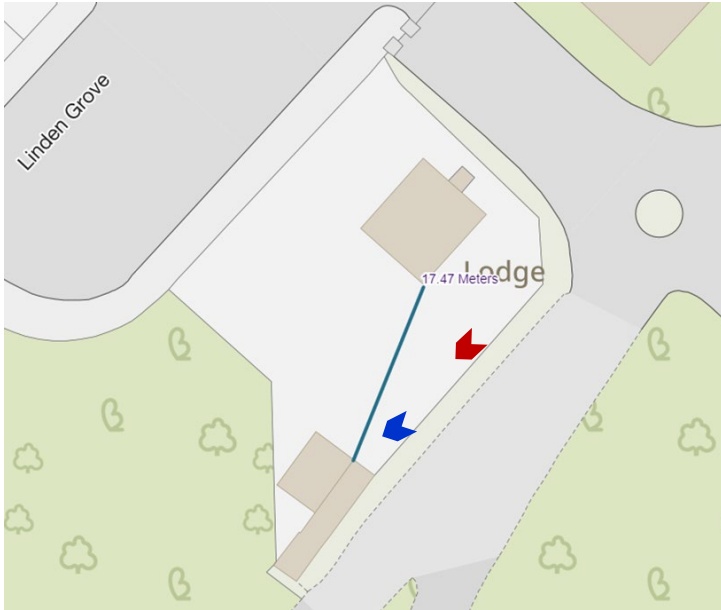
- Dilapidation of existing cabin: need to replace to facilitate ongoing use by Friends of Nunhead Cemetery
- Design sympathetic to surroundings, environment and neighbours
- Support for the design was expressed by visitors to the Cemetery

OBJECTS

- Accuracy of plans
- Height, form and massing – loss of privacy, overlooking and overshadowing
- Design – appearance of external materials and fence
- Construction management / sequencing
- **Drainage**
- **Views from the lodge towards the cabin**
- **Design of roof – overhanging boundary**
- Matters beyond the scope of planning control – *boundary / party wall agreements, construction access, future maintenance, safety (e.g. ladders and flammable material storage)*

49

IMPACT ON NEIGHBOURS



RECOMMENDATION

GRANT CONSENT, SUBJECT TO CONDITIONS

CONDITION HEADINGS

- Construction environment management plan
- External material samples
- **Hard and soft landscaping**
- Bat roosting features
- **Detailed design**
- **Bat friendly lighting**
- Arboricultural site supervision
- Tree protection measures

- **Deleted condition:** Demolition of non-listed building within the conservation area



51