

# Planning Committee (Major Applications) B

Wednesday 14 May 2025

6.30 pm

Ground Floor Meeting Room G02A - 160 Tooley Street, London SE1  
2QH

## Supplemental Agenda 2

### List of Contents

Item No.	Title	Page No.
7.	Development Management	1 - 138

### Contact

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Date: 14 May 2025

<b>Meeting Name:</b>	Planning Committee (Major Applications) B
<b>Date:</b>	14 May 2025
<b>Report title:</b>	Addendum report
<b>Ward(s) or groups affected:</b>	Old Kent Road, London Bridge & West Bermondsey
<b>Classification:</b>	OPEN
<b>Reason for lateness (if applicable):</b>	Report corrections and additional information
<b>From:</b>	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 into 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: 24/AP/3687, 79-161 Ilderton Road, London, Southwark, SE16 3JZ**

## **Corrections and clarifications on the report**

### Paragraph 1:

4. Paragraph 1(b) gives a timeframe for completing the Section 106 negotiations of three months from the date of this Planning Committee (i.e. 14th August 2025). This is shorter than the timeframe of six months usually recommended for major planning applications, but was originally agreed upon between officers and the applicant because Section 106 negotiations have been progressing at a good pace. However, in order to account for any unexpected delays that may occur, officers and the applicant agree that on reflection the standard six month

period should apply. As such, the date given in paragraph 1(b) should be 14th November 2025.

#### Paragraph 59:

5. Under the second bullet point of paragraph 59, reference is made to the extant planning permission using an incorrect planning application reference number. The paragraph should read as follows (error in strikethrough, corrections in **bold**):

*“the residential elements of the 24/AP/3687 would deliver a total habitable room equivalent of 1,442, whereas the total habitable room equivalent under ~~18/AP/2497~~ **23/AP/0387** was 1,023”*

#### Paragraph 166:

6. Paragraph 166 gives an incorrect timeframe for the Early Stage Review to be triggered. The paragraph should read as follows (corrections in **bold**):

*“The Section 106 Agreement will secure an Early Stage Review in the event that implementation fails to occur within two **and a half** years of planning approval”.*

#### Paragraph 411:

7. Paragraph 411 states an incorrect separation distance between Block B and Block C. The paragraph should read as follows (corrections in **bold**):

*“The four blocks would rise from base/plinths of between 1 and 2 storeys. Blocks A and B would be separated by a distance of 14.8 metres (widening to 19.8 metres), Blocks B and C by **25.8 metres** (**widening to** 28.2 metres), and Blocks C and D by 18.2 metres”.*

#### Paragraph 496:

8. Paragraph 496 states an incorrect trigger point for payment of the Old Kent Road Public Open Space Contribution. The paragraph should read as follows (error in strikethrough, corrections in **bold**):

*“[...] this generates an in-lieu contribution of £339,480, which the applicant has agreed to pay ~~prior to implementation~~ **no later than six months following implementation**”.*

#### Paragraph 546:

9. Paragraph 546 states incorrect figures for the peak hour of servicing/deliveries to the development. The paragraph should read as follows (error in strikethrough, corrections in **bold**):

*“The TRICS assessment predicts that the maximum number of arrivals and departures would occur between the times of ~~10:00 and 11:00~~ **11:00 and 12:00**, when there are ~~nine~~ **ten** and ~~eight~~ **eleven** movements respectively. During this busiest hour, this would equate to a vehicle arriving every ~~6-7~~ **6** minutes. For the majority of the day the number of servicing trips would be significantly lower”.*

#### Paragraph 572:

10. Paragraph 572 incorrectly states that the Car Club membership for the social housing residents will include some pre-loaded credit. The applicant has not made any such commitment. The paragraph should, therefore, read as follows:

*One final measure proposed by the applicant to reduce car usage is the provision of the 3-years free Car Club membership for all residents of the South Building (~~pre-loaded with some driving credit upon first occupation of each dwelling~~).*

### **ITEM 7.2: 20/AP/2993 – 20/AP/2993 – Rich Industrial Estate Crimscott Street and Willow Walk London Southwark SE1 5TE**

#### **Corrections and clarifications on the main report**

#### Paragraphs 3 and 4

11. The recommendations made under both paragraphs 3 and 4 are identical. They both state that:

*That the environmental information be taken into account as required by regulation 26(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended); and*

12. This point should only form a single recommendation.

#### Paragraph 12

13. The beginning of the paragraph states “*the proposal would deliver 183 high quality affordable dwellings*” which is an error. The proposal comprises 183 high quality dwelling of which 60 would be affordable housing. The paragraph should read as:

***“The proposal would deliver 183 high quality dwellings, of which a significant amount are affordable, including a policy-compliant proportion of larger family units and wheelchair homes. The proposal includes well-proportioned and logically configured internal accommodation with a significant portion of units featuring dual or through aspect and all units benefitting from good-sized external amenity spaces. All proposed homes would achieve a high***



*quality of residential design. These new dwellings would contribute towards local affordable housing and the Council's housing targets, thereby bringing tangible benefits for the local community."*

### Paragraph 13

14. Paragraph 13 states that the extant permission comprises 36% affordable housing overall. For clarity, the extant permission comprises 35% affordable provision by habitable room and Phase 3 of the extant permission comprises 37% affordable by habitable room.

### Paragraph 60

15. Paragraph 60 contains an incorrect reference to the provision of cycle parking within the proposed development. It states that 361 cycle parking spaces are proposed for the residential aspect of the development comprising 352 long-stay spaces and 9 short-stay spaces.
16. The correct figures for proposed provision are 339 spaces for the residential dwellings comprising 333 long-stay and 6 short-stay spaces, and 22 spaces for the commercial spaces comprising 19 long-stay and 3 short-stay spaces.
17. Provision is in line with the London Plan Standards and the correct figures stated within this addendum are the numbers that were assessed by officers.

### Paragraphs 64, 190 and 192

18. Paragraph 64 states that the proposal includes 359sqm of communal amenity space provided via the three proposed rooftop gardens. The correct figure is 415sqm.
19. Paragraph 190 incorrectly refers to the proposal delivering a total of 1,451sqm of communal external amenity space within Phase 3. The correct figure is 1,168sqm which maintains an excess of communal amenity space of 96sqm.
20. Paragraph 192 contains a table setting out the requirement and provision for communal amenity space within the scheme. The table incorrectly states the provision of rooftop communal amenity space on Block B is 96sqm rather than the correct figure of 156sqm. The total rooftop communal amenity space is therefore 415sqm rather than 359sqm. The table in the committee report suggests that the three proposed blocks collectively will provide a surplus of communal amenity space but suggests that Block B independently features a deficit of 40sqm. This correction does not alter the findings of the assessment set out in the committee report.
21. The table below contains the corrected figures and confirms that Building B will not be subject to a shortfall against requirements under the draft Old Kent Road Area Action Plan or the Southwark Residential Design Standards SPD.

<b>Building</b>	<b>Re-provision of private amenity deficit</b>	<b>Communal amenity required</b>	<b>Total amenity re-provision required</b>	<b>Rooftop area</b>	<b>Amenity excess available in the rooftop area</b>
Building A	44sqm	50sqm	94sqm	197sqm	103sqm
Building B	86sqm	50sqm	136sqm	152sqm	14sqm
Building C	4sqm	50sqm	54sqm	66sqm	12sqm
		<b>Total</b>	319sqm	415sqm	96sqm

### Paragraph 66

22. Paragraph 64 states that 638sqm of play space is proposed at courtyard and rooftop level. The proposal only features play space within the central courtyard space and no play space is proposed at roof top level. Other references to the provision of play space within the committee report reflect this.

### Paragraph 68 and 359

23. Paragraph 68 states that the proposed basement is consistent with the design of the basement in the extant permission but features only one storey. It should be noted that the proposed basement is actually smaller and fits within the footprint of the basement under the extant permission.
24. Paragraph 359 addresses basement related impacts and notes that the proposed basement is consistent with the design of the basement in the extant permission but features only one storey. However, the proposed basement is smaller and fits within the footprint of the basement for Phase 3 under the extant permission. This does not alter the assessment of the basement given the conclusion is that the basement works have been reduced when compared to the extant permission and have less potential to result in adverse impact. Further approval regarding details of the basement impact are secured in the recommended planning conditions and draft Section 106 heads of terms.

### Paragraphs 269 – 273

25. Paragraph 269 contains the results of the ADF assessment for how the proposal would impact the provision of daylight to Plot 5 of the existing Rich Estate. Paragraph 270 subsequently confirms that the results indicate that there will be no change in the number of units within Plot 5 achieving compliance with guidance levels under the ADF test. Paragraphs 271 and 272 contain the same results and the same conclusion in respect of Plot 6. However, this data and conclusion regarding change in ADF compliance rates relates to Plot 6 only.
26. Existing residential dwellings in Plot 5 of the Rich Estate would be subject to the following changes in ADF:

<b>Plot 5 ADF Summary</b>					
<b>Room Use</b>	<b>Total No.</b>	<b>Consented Scheme 15/AP/2474</b>		<b>Proposed Development</b>	
		<b>No. Pass</b>	<b>% Pass</b>	<b>No. Pass</b>	<b>% Pass</b>
LKDs	101	66	65.3%	63	62.4%
Bedrooms	188	180	95.2%	179	95.2%
KDs	3	3	100%	3	100%
Kitchens	2	2	100%	2	100%
Living Rooms	2	2	100%	2	100%
<b>Total</b>	<b>296</b>	<b>253</b>	<b>85.5%</b>	<b>249</b>	<b>84.1%</b>

27. When compared to the extant permission 15/AP/2474, the current proposal would result in four additional rooms within Plot 5 falling short of ADF guidance levels. Three of these rooms are Living Kitchen Dining rooms ('LKDs'), one of which would be reduced to 1.4% ADF which only marginally falls short of the 1.5% level recommended under guidance. The other two achieved 1.5-1.7% under the consented scheme and would be reduced to 1.1-1.2% under the current proposal. The fourth impacted room is a bedroom which would reduce from 1.2% to 0.7% ADF.
28. Overall, the level of impact on ADF compliance for dwellings in Plot 5 would be comparable to the impact experienced by those in Plots 1 and 2. While there would be a minor adverse impact on the level of ADF compliance for these units, the level of impact is on balance considered to be acceptable in this instance. . The level of impact on Plot 5 does not alter the overall conclusion of the wider assessment of the proposal's potential to impact neighbouring amenity which is deemed acceptable.

### Paragraph 435

29. The figures within the consultation response summary table under paragraph 435 relate to all public consultation responses for planning application 20/AP/2993 which includes all those submitted in response to the proposal since it was initially consulted on in 2020. The number of responses provided for the latest revision to the scheme in 2024 are set out below for clarity.

<b><u>Consultation: Summary Table</u></b>	
Total number of respondents: 71	Total number of responses: 71
The split of views between the 71 respondents was:	

In objection: 70	Neutral: 1	In support: 0
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## **Additions and clarifications on the Appendices**

### Appendix 1

30. Appendix 1 contains the draft decision notice for the planning permission this was uploaded to the Council website on the 9<sup>th</sup> May. The recommended conditions are appended to this addendum.
31. An additional draft condition not included in the draft decision notice is recommended to secure the provision of two active Electric Vehicle chargers for the proposed blue-badge spaces and to secure 'passive' provision of the remaining four blue-badge spaces to enable chargers to be provided in respect of these spaces in the future. The condition would read:

#### *ELECTRIC VEHICLE CHARGING POINTS*

*Before the first occupation of the relevant phase hereby consented, details of the installation (including location, type and commissioning certificate) of the electric vehicle charger points to serve the wheelchair parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Provision shall include two active charging points and passive provision for the remaining four blue badge spaces. The approved electric vehicle charger points shall be installed prior to occupation of any part of the development.*

*REASON: To encourage more sustainable travel and minimise the effect of the development on local air quality within the designated Air Quality Management Area, as well as to encourage the uptake of electric and hybrid vehicles, in accordance with: the National Planning Policy Framework 2023; Policy T6 (Car Parking) of the London Plan 2021; and Policies P54 (Car Parking) and P70 (Energy) of the Southwark Plan 2022.*

### Appendix 7

32. An addition to the draft heads of terms in Appendix 7 is recommended to require an Approval in Principle (AIP) to be secured prior to construction due to the proximity of the basement to the public highway. This is addressed under Paragraph 360 of the committee report but was not added to Appendix 7.

## **Conclusion of the Director of Planning and Growth**

33. 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.

## REASON FOR URGENCY

34. 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

35. 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	Environment Neighbourhoods and Growth Department 160 Tooley Street London SE1 2QH	Planning enquiries Telephone: 020 7525 5403

## Appendix 1 – Recommendation (draft decision notice)

### Draft decision notice

## SOUTHWARK COUNCIL

Town and Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

## DECISION NOTICE

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**LBS Reg. No.:** 20/AP/2993

**Date of Issue of Decision:**

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Applicant    London Square Developments Limited

### **planning permission is GRANTED WITH LEGAL AGREEMENT for the following development:**

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

At

Rich Industrial Estate Crimscott Street And Willow Walk London Southwark

In accordance with the valid application received on 5 January 2021 and supporting documents submitted which can be viewed on our Planning Register.

For the reasons outlined in the case officer's report, which is also available on the Planning Register.

The Planning Register can be viewed at: <https://planning.southwark.gov.uk/online-applications/>

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

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### Conditions

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**Permission is subject to the following Approved Plans Condition:**

1. The development shall be carried out in accordance with the following approved plans:

Reference no./Plan or document name/Rev.	Received on:
Main Text WIB14237-105-R-2-1-1 Environmental Statement	13/10/2020
Non-Technical Summary WIB14237-105-R-2-1-1-NTS Environmental Statement	13/10/2020
Transport assessment/statement (Rev: Version 3)	13/10/2020
Health Impact Assessment Document (Rev: Q200220)	13/10/2020
Daylight Sunlight Neighbours Summary Note Daylight/Sunlight assessment	27/03/2025
Section AA - 16070-AHMM-XX-ZZ-DR-A-PL300 Sections (Rev: P01)	29/10/2024
Section BB - 16070-AHMM-XX-ZZ-DR-A-PL301 Sections (Rev: P01)	29/10/2024
Section CC - 16070-AHMM-XX-ZZ-DR-A-PL302 Sections (Rev: P01)	29/10/2024
Proposed Elevations - North East - 16070-AHMM-XX-ZZ-DR-A-PL200 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Elevations - South East - 16070-AHMM-XX-ZZ-DR-A-PL201 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Elevations - South West - 16070-AHMM-XX-ZZ-DR-A-PL202 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Elevations - North West - 16070-AHMM-XX-ZZ-DR-A-PL203 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Ground Floorplan 16070-AHMM-XX-GF-DR-A-PL100 Plans - Proposed (Rev: P03)	17/03/2025

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Proposed Level 02-06 16070-AHMM-XX-ZZ-DR-A-PL102 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 07 Floorplan 16070-AHMM-XX-07-DR-A-PL103 Plans - Proposed (Rev: P02)	29/10/2024
Proposed Level 08 Floorplan 16070-AHMM-XX-08-DR-A-PL104 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 09 Floorplan 16070-AHMM-XX-09-DR-A-PL105 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 10 Floorplan 16070-AHMM-XX-10-DR-A-PL106 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 11-13 Floorplan 16070-AHMM-XX-ZZ-DR-A-PL107 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 14 Floorplan 16070-AHMM-XX-14-DR-A-PL108 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Level 14 Floorplan 16070-AHMM-XX-RF-DR-A-PL109 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Roof Level Plan 16070-AHMM-XX-RF-DR-A-PL109 Plans - Proposed (Rev: P01)	29/10/2024
Proposed Basement Level Plan 16070-AHMM-XX-B1-DR-A-PL090 Plans - Proposed (Rev: P02)	03/04/2025
Basement Cycle Store Plan 16070-AHMM-XX-B1-DR-A-SK_024 Plans - Proposed	03/04/2025
Landscaping Amenity Roof Terrace Plan TOWN578.01(03)0003 Plans - Proposed (Rev: R12)	17/03/2025
Landscaping Ground Floorplan TOWN578.01(03)0001 Plans - Proposed (Rev: R15)	17/03/2025
Bay Study Samples 16070-AHMM-XX-ZZ-DR-A-PL403 Plans - Proposed (Rev: P01)	17/03/2025
Bay Study Samples 16070-AHMM-XX-ZZ-DR-A-PL402 Plans - Proposed (Rev: P01)	17/03/2025
Bay Study Samples 16070-AHMM-XX-ZZ-DR-A-PL403 Plans - Proposed (Rev: P01)	17/03/2025



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Existing Site Location Plan 16070-AHMM-XX-ZZ-DR-A-PL030 Location Plan (Rev: P01)	01/11/2024
Site Waste Management Plan Document (Rev: Rev 02)	17/03/2025
Pre-demolition Audit STR15179 Document (Rev: A02)	14/03/2025
Circular Economy Statement Document (Rev: Rev 5)	14/03/2025
Whole Life Carbon Report 16070-AHMM-XX-ZZ-DR-A-PL030 Document (Rev: Rev 5)	14/03/2025
BLUE BADGE PARKING SWEPT PATH ANALYSIS - PRIVATE CAR 70059073-SK-32 Plans - Proposed (Rev: P03)	06/02/2025
SWEPT PATH ANALYSIS - SOUTHWARK REFUSE VEHICLE 70059073-SK-31 Plans - Proposed (Rev: P06)	06/02/2025
WIB14237-113-R-1-3-2-AIA Arboricultural statement (Rev: Third)	29/10/2024
BREEAM Pre-Assessment SOL_23_S132_LSQ Document (Rev: First)	29/10/2024
16070_R003 Design and access statement (Rev: Rev B)	29/10/2024
Internal Daylight Report Daylight/Sunlight assessment (Rev: P067)	29/10/2024
Energy and Sustainability Statement 2480-50-RPT-06 Energy statement (Rev: Issue No. 4)	29/10/2024
Equality Statement Q200220 Document	29/10/2024
Environmental Statement Addendum Environmental Statement (Rev: Issue No. 2)	29/10/2024
CIL Form Document	27/03/2025
Transport Assessment Addendum 70059073-TAA Transport assessment/statement (Rev: First Issue)	29/10/2024
Statement of Community Involvement Addendum Document	29/10/2024
Financial Viability Assessment Addendum Document	29/10/2024
Fire Statement Fire Statement (Rev: Issue 2)	29/10/2024
Fire Statement Gateway 1 Fire Statement (Rev: Issue 2)	29/10/2024

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Health Impact Assessment Addendum Q200220 Document	29/10/2024
Heritage, Townscape and Visual Impact Assessment - ES Addendum Appendix E Plans - Proposed	29/10/2024
WILLOW WALK PEDESTRIAN 70059073-SK-33 Plans - Proposed (Rev: P01)	31/03/2025
CRIMSCOTT STREET SWEPT PATH 70059073-SK-34 Plans - Proposed (Rev: P01)	31/03/2025
CRIMSCOTT STREET MEASUREMENTS 70059073-SK-35 Plans - Proposed (Rev: P01)	31/03/2025
Daylight Sunlight Overshadowing Addendum Project 067 Daylight/Sunlight assessment (Rev: V1)	30/04/2025

Reason:

For the avoidance of doubt and in the interests of proper planning.

**Permission is subject to the following Time Limit:**

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

Reason: As required by Section 91 of the Town and Country Planning Act (1990) as amended.

**Permission is subject to the following Pre-Commencements Condition(s)**

3. Prior to works commencing, including any demolition, an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority.
  - a) A pre-commencement meeting shall be arranged, the details of which shall be notified to the Local Planning Authority for agreement in writing

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

prior to the meeting and prior to works commencing on site, including any demolition, changes to ground levels, pruning or tree removal.

b) A detailed Arboricultural Method Statement showing the means by which any retained trees on or directly adjacent to the site are to be protected from damage by demolition works, excavation, vehicles, stored or stacked building supplies, waste or other materials, and building plant, scaffolding or other equipment, shall then be submitted to and approved in writing by the Local Planning Authority. The method statements shall include details of facilitative pruning specifications and a supervision schedule overseen by an accredited arboricultural consultant.

c) Cross sections shall be provided to show surface and other changes to levels, special engineering or construction details and any proposed activity within root protection areas required in order to facilitate demolition, construction and excavation.

The existing trees on or adjoining the site which are to be retained shall be protected and both the site and trees managed in accordance with the recommendations contained in the method statement. Following the pre-commencement meeting all tree protection measures shall be installed, carried out and retained throughout the period of the works, unless otherwise agreed in writing by the Local Planning Authority. In any case, all works must adhere to BS5837: (2012) Trees in relation to demolition, design and construction and BS3998: (2010) Tree work - recommendations.

If within the expiration of 5 years from the date of the occupation of the building for its permitted use any retained tree is removed, uprooted is destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

**Reason**

To avoid damage to the existing trees which represent an important visual amenity in the area, in accordance with The National Planning Policy Framework 2019 Parts 7, 8, 11 & 12 and policies of The Core Strategy 2011: SP11 Open spaces and wildlife; SP12 Design and conservation; SP13 High environmental standards, and Saved Policies of The Southwark Plan 2007: Policy 3.2 Protection of amenity; Policy 3.12 Quality in Design; Policy 3.13 Urban Design and Policy 3.28 Biodiversity.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

4. Prior to the commencement of any development:
  - a) A detailed Remediation Strategy to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared and submitted to the Local Planning Authority for approval in writing. The scheme shall ensure that the site would not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The approved remediation scheme (if one is required) shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
  - b) Following the completion of the measures identified in the approved remediation strategy, a verification report providing evidence that all work required by the remediation strategy has been completed shall be submitted to and approved in writing by the Local Planning Authority.
  - c) In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it shall be reported in writing immediately to the Local Planning Authority, and a scheme of investigation and risk assessment, a remediation strategy and verification report (if required) shall be submitted to the Local Planning Authority for approval in writing, in accordance with a-c above.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the National Planning Policy Framework (2023); Policy P64 (Contaminated land and hazardous substances) of the Southwark Plan (2022).

5. Before the first occupation of the building hereby approved, details of the installation (including location, type and commissioning certificate) of electric vehicle charger points for two parking space(s) shall be submitted to and approved in writing by the Local Planning Authority and the electric vehicle charger points shall be installed prior to occupation of the development and retained in perpetuity.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Reason: To encourage more sustainable travel in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan 2021; Policy P53 (Cycling) and Policy P54 (Car Parking) of the Southwark Plan (2022).

6. Prior to commencement of above grade works, the applicant shall submit and obtain approval from the Local Planning Authority, sufficient details including written confirmation from the appointed Building Control body that the following standards in the Approved Document M of the Building Regulations 2015 (As Amended) would be met for the units / habitable rooms as set out below.

- o 9 the number of dwellings to be constructed to M4(3)(2)(a)
- o 10 remaining dwellings to be constructed as M4(3)(2)(b) and in full accordance with the standards set out in Southwark Plan (2022) Policy P8 Table 5: Wheelchair homes design and access standards

All remaining dwellings to meet the requirements of M4(2) - accessible and adaptable.

The development shall be carried out in accordance with the details thereby approved.

Reason: In order to ensure the development complies with Policy D7 (Accessible housing) of the London Plan (2021) and Policy P8 (Wheelchair accessible and adaptable housing) of the Southwark Plan (2022).

7. Prior to the commencement of any above grade works (excluding demolition and site clearance), samples of all external facing materials and full-scale (1:1) mock-ups of the facades to be used in the carrying out of this permission shall remain on site for inspection for the duration of the building's construction and be presented on site to the Local Planning Authority and approved in writing. The development shall not be carried out otherwise than in accordance with any such approval given. The facades to be mocked up should be agreed with the Local Planning Authority.

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme in accordance with the National Planning Policy Framework (2023); Policy D4

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

(Delivering good design) of the London Plan (2021); Policy P13 (Design of places) and Policy P14 (Design quality) of the Southwark Plan (2022).

8. Before any façade works for each phase of development hereby authorised begins:
  - a) A materials schedule for that phase providing the specification of materials to be used in the approved elevations in constructing the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority;
  - b) Sample panels of facing materials and surface finishes for the elevations within each phase, each to be at least 1 square metre in surface area, shall remain on site for inspection for the duration of the building's construction and be presented on site (or an alternative location agreed with the Local Planning Authority) to and thereafter approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with any such approval given in relation to parts a) and b) above.

Reason: In order that the Local Planning Authority may be satisfied that these samples will make an acceptable contextual response in terms of materials to be used, and achieve a quality of design and detailing, are suitable in context and consistent with the consented scheme 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).

9. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units, details of flow control measures and rain water harvesting units (water butts). The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment prepared by Waterman (dated August 2020). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

10. No works (excluding demolition and site clearance) shall commence until full details of the proposed surface water drainage system incorporating Sustainable Drainage Systems (SuDS) have been submitted to and approved in writing by the Local Planning Authority, including detailed design, size and location of attenuation units, details of flow control measures and rain water harvesting units (water butts). The strategy should achieve a reduction in surface water runoff rates during the 1% Annual Exceedance Probability (AEP) event plus climate change allowance, as detailed in the Flood Risk Assessment prepared by Waterman (dated August 2020). The applicant must demonstrate that the site is safe in the event of blockage/failure of the system, including consideration of exceedance flows. The site drainage must be constructed to the approved details.

Reason: To minimise the potential for the site to contribute to surface water flooding in accordance with Southwark's Strategic Flood Risk Assessment (2017) and Policy SI 13 of the London Plan (2021).

11. No demolition or construction works shall begin until a Construction Logistics Plan to manage all freight vehicle movements to and from the site has been submitted to and approved by the Local Planning Authority. The Construction Logistics Plan shall identify all efficiency and sustainability measures that will be taken during construction of this development. The development shall not be carried out otherwise than in accordance Construction Logistics Plan or any amendments thereto.

Reason: To ensure that construction works do not have an adverse impact on the transport network and to minimise the impact of construction activities on local air quality, in accordance with the National Planning Policy Framework (2023); T1 (Strategic approach to transport), Policy T4 (Assessing and mitigating transport impacts), Policy T7 (Deliveries, servicing and construction), Policy SI 1 (Improving air quality) of the London Plan (2021); Policy P56 (Protection of amenity) of the Southwark Plan (2022).

Further information and guidance is available at:  
[https://www.clocs.org.uk/resources/clp\\_guidance\\_clocs\\_final.pdf](https://www.clocs.org.uk/resources/clp_guidance_clocs_final.pdf)



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

12. No development shall take place, including any works of demolition, until a written CEMP has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall oblige the applicant, developer and contractors to commit to current best practice with regard to construction site management and to use all best endeavours to minimise off-site impacts, and will include the following information:
- o A detailed specification of demolition and construction works at each phase of development including consideration of all environmental impacts and the identified remedial measures;
  - o Site perimeter continuous automated noise, dust and vibration monitoring;
  - o Engineering measures to eliminate or mitigate identified environmental impacts e.g. hoarding height and density, acoustic screening, sound insulation, dust control measures, emission reduction measures, location of specific activities on site, etc.;
  - o Arrangements for a direct and responsive site management contact for nearby occupiers during demolition and/or construction (signage on hoardings, newsletters, residents liaison meetings, etc.);
  - o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one-way site traffic arrangements on site, location of lay off areas, etc.;
  - o Site waste Management - Accurate waste stream identification, separation, storage, registered waste carriers for transportation and disposal at appropriate destinations; and
  - o A commitment that all NRMM equipment (37 kW and 560 kW) shall be registered on the NRMM register and meets the standard as stipulated by the Mayor of London.

To follow current best construction practice, including the following:

- o Southwark Council's Technical Guide for Demolition & Construction at <https://www.southwark.gov.uk/construction>;
- o Section 61 of Control of Pollution Act 1974;
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition';
- o The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Noise';
- o BS 5228-2:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites. Vibration';



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings. Guide to damage levels from ground-borne vibration;
- o BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting; and
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>).

All demolition and construction work shall be undertaken in strict accordance with the approved CEMP and other relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing Waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

13. Prior to the occupation of the development or any phase of the development, whichever is the sooner, a landscape management plan, including long term design objectives to meet BNG requirements, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority. Details of an irrigation schedule shall be provided for all trees to ensure successful establishment.

For stem girths of up to 20cm the schedule shall be a minimum of three years, and five years for stem girths greater than 20cm. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place in the first suitable planting season., unless the local planning authority gives its written consent to any variation.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Works shall comply to BS: 4428 Code of practice for general landscaping operations, BS: 8545 (2014) Trees: from nursery to independence in the landscape; BS3998: (2010) Tree work - recommendations; BS 7370-4:1993 Grounds maintenance Recommendations for maintenance of soft landscape (other than amenity turf); EAS 01:2021 (EN) -Tree Pruning Standard; 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 2021; 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).

14. Prior to the commencement of development a Landscape Management Plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens), shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site and to ensure the management of the public realm, in accordance with the National Planning Policy Framework (2023); Policy G1 (Green infrastructure), Policy G5 (Urban greening), Policy G6 (Biodiversity and access to nature), Policy D8 (Public realm) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

15. (i) Details of bat tubes, bricks or boxes shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than bat tubes, bricks or boxes shall be provided and the details shall include the exact location, specification and design of the habitats.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

(ii) Full details of the roost features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the roost features have been installed in full in accordance with part (ii)

(iiii) The bat tubes, bricks or boxes shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and maintained in perpetuity

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with the National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

16. No works shall commence until suitable investigations are undertaken to determine the ground and groundwater conditions (including levels) at the site and a Basement Impact Assessment (BIA) is submitted to and approved in writing by the Local Planning Authority. This should include groundwater flood risk mitigation measures as required, with the measures constructed to the approved details. Specifically the BIA is required to assess if the lowest level of the basement will be above, or below the groundwater levels recorded from the ground investigations. The assessment must consider fluctuations in groundwater levels and the risks this can pose to the site. The BIA must include a plan of the basement area within the boundary of the site, with any known (investigated) basements and subterranean structures adjacent to the site to demonstrate if there may be a risk of obstructing groundwater flows which could potentially cause a build up of pressure on the upstream side of the subterranean structures.

Reason: To minimise the potential for the site to contribute to changes in groundwater conditions and any subsequent flooding in the National Planning Policy Framework (2023); Policy SI 13 (Sustainable drainage) of the London Plan (2021); Southwark's Strategic Flood Risk Assessment (2017); Policy P68 (Reducing flood risk) of the Southwark Plan (2022).

- 17.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

(i) Details of integral nesting bricks shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site.

No less than Swift nesting bricks shall be provided and the details shall include the exact location, specification and design of the bricks.

(ii) Full details of the nesting features and mapped locations to meet the requirements of (i) shall be submitted to and approved in writing by the Local Planning Authority

(iii) Evidence shall be submitted in writing to the Local Planning Authority to show that the nesting features have been installed in full in accordance with part (ii)

(iiii) The nesting features shall be installed with the development prior to the first occupation of the building to which they form part or the first use of the space in which they are contained and maintained in perpetuity

Reason: To ensure the development provides the maximum possible provision towards creation of habitats and valuable areas for biodiversity in accordance with National Planning Policy Framework (2023); Policy G1 (Green Infrastructure), Policy G5 (Urban Greening), Policy G6 (Biodiversity and access to nature) of the London Plan (2021); Policy P59 (Green infrastructure) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

18. Prior to any demolition hereby approved, details of a Demolition Noise and Vibration Management Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase.

The development shall only be demolished in accordance with the approved Demolition Noise and Vibration Management Plan which shall include:

- o A detailed specification of demolition works including consideration of all environmental impacts and the identified remedial measures, including continuous monitoring of noise and airborne particulates;
- o Engineering measures to eliminate or mitigate identified environmental impacts e.g. acoustic screening, sound insulation, dust control, emission reduction, location of specific activities on site, etc.;

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

- o Arrangements for direct responsive contact for nearby occupiers with the site management during demolition and/or construction (signage on hoardings, newsletters, resident's liaison meetings);
- o A commitment to adopt and implement of the ICE Demolition Protocol and Considerate Contractor Scheme; Site traffic - Routing of in-bound and outbound site traffic, one way site traffic, lay off areas, etc.;
- o Waste Management - Accurate waste identification, separation, storage, registered waste carriers for transportation and disposal to appropriate destinations.

To follow current best construction practice, including the following:

- o Southwark Council's Technical Guide for Demolition & Construction 2016, available from <https://www.southwark.gov.uk/environment/airquality/about-air-quality/main-causes-of-air-pollution>;
- o S61 of Control of Pollution Act 1974;
- o The London Mayors Supplementary Planning Guidance 'The Control of Dust and Emissions During Construction and Demolition', The Institute of Air Quality Management's 'Guidance on the Assessment of Dust from Demolition and Construction' and 'Guidance on Air Quality Monitoring in the Vicinity of Demolition and Construction Sites';
- o BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites';
- o BS 7385-2:1993 Evaluation and measurement for vibration in buildings;
- o Guide to damage levels from ground borne vibration, BS 6472-1:2008 'Guide to evaluation of human exposure to vibration in buildings - vibration sources other than blasting';
- o Relevant Stage emission standards to comply with Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999 as amended & NRMM London emission standards (<https://nrmm.london>); and
- o Relevant CIRIA and BRE practice notes. All demolition work shall then be undertaken in strict accordance with the plan and relevant codes of practice, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that occupiers of neighbouring premises and the wider environment do not suffer a loss of amenity by reason of pollution and nuisance, in accordance with the National Planning Policy Framework (2023); Policy P50 (Highway impacts), Policy P56 (Protection of amenity), Policy P62 (Reducing waste), Policy P64 (Contaminated land and hazardous substances), Policy P65 (Improving air quality) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

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

Bedrooms - 35dB LAeq T†, 30 dB L Aeq T\*, 45dB LAFmax T \*

Living and Dining rooms- 35dB LAeq T †

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

† - Daytime - 16 hours between 07:00-23:00

b) Prior to commencement of any above grade works a report shall be submitted in writing to and approved by the Local Planning Authority detailing acoustic predictions and mitigation measures to ensure the above standards are met.

c) Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the Local Planning Authority for approval in writing.

d) The approved scheme shall be implemented and permanently maintained thereafter.

Reason: To ensure that the occupiers and users of the development do not suffer a loss of amenity by reason of excess noise from environmental and transportation in accordance the National Planning Policy Framework (2023); Policy P56 (Protection of amenity); and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

20. Prior to commencement of any works (with the exception of demolition to ground level and archaeological investigations), detailed plans shall be submitted to and approved in writing by the Local Planning Authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with the approved plans and maintained as such for the lifetime of the development.

Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness, in accordance with the National Planning Policy Framework (2023); Policy SI 6 (Digital connectivity infrastructure) of the London Plan (2021); Policy P44 of the Southwark Plan (2022).

21. a) The development hereby permitted shall incorporate security measures to minimise the risk of crime and to meet the specific security needs of the development, in accordance with the principles and objectives of Secured



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

by Design. Details of these measures shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any above ground development and shall be implemented in accordance with the approved details prior to occupation.

b) Prior to first occupation of the development a satisfactory Secured by Design inspection must take place and the resulting Secured by Design certificate submitted to and approved in writing by the Local Planning Authority.

Reason: In pursuance of the Local Planning Authority's duty under Section 17 of the Crime and Disorder Act (1998) to consider crime and disorder implications in exercising its planning functions and to improve community safety and crime prevention, in accordance with the National Planning Policy Framework (2023); Policy D11 (Safety Security and Resilience to Emergency) of the London Plan (2021); and Policy P16 (Designing out Crime) of the Southwark Plan (2022).

22. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure adequate protection of water utility infrastructure in accordance with Policy P67 (Reducing water use) of the Southwark Plan (2022). The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.

Please read the Thames Water guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures:

<https://www.thameswater.co.uk/developers/larger-scaleddevelopments/planning-your-development/working-near-our-pipes>

Should you require further information please contact Thames Water.  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

23. Before any work, hereby authorised, (excluding demolition to slab level, archaeological evaluation and site investigation works) begins, the applicant shall submit a detailed scheme showing the complete scope and arrangement of the basement and foundation design, and all associated subterranean groundworks, including the construction methods. The submitted documents should show how archaeological remains will be protected by a suitable mitigation strategy. The detailed scheme will need to be approved in writing by the Local Planning Authority and the development shall only be carried out in accordance with the approval given.

Reason: In order that all below ground impacts of the proposed development are known and an appropriate protection and mitigation strategy is achieved to preserve archaeological remains by record and/or in situ in accordance with the National Planning Policy Framework (2023); Policy P23 (Archaeology) of the Southwark Plan (2022).

24. Prior to commencement of works including demolition, the applicant or successors in title shall secure the implementation of a programme of archaeological building recording for that phase in accordance with a written scheme of investigation, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2024

**Permission is subject to the following Grade Condition(s)**

25. **HARD AND SOFT LANDSCAPING**

Before any above grade work hereby authorised begins, detailed drawings of a hard and soft landscaping scheme showing the treatment of all parts of the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion of the development. Details shall include:



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

- 1) a scaled plan showing all existing vegetation and landscape features to be retained with proposed trees, hedging, perennial and other plants;
- 2) proposed parking, access, or pathway layouts, materials and edge details;
- 3) location, type and materials to be used for hard landscaping including specifications, where applicable for:
  - a) permeable paving
  - b) tree pit design
  - c) underground modular systems
  - d) sustainable urban drainage integration
  - e) use within tree Root Protection Areas (RPAs);
- 4) typical cross sections;
- 5) a schedule detailing sizes and numbers/densities of all proposed trees/plants;
- 6) specifications for operations associated with plant establishment and maintenance that are compliant with best practise; and
- 7) types and dimensions of all boundary treatments.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed 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. Any trees, shrubs, grass or other planting 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.

Unless required by a separate landscape management condition, all soft landscaping shall have a written five-year maintenance programme following planting.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

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 2021; 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).

### **Permission is subject to the following Pre-Occupation Condition(s)**

26. The use hereby permitted shall not commence until full particulars and details of a scheme for the internal ventilation of the development which shall include; appropriately located plant, inlets and outlets; filtration and treatment of incoming air to ensure it meets the national standards for external air quality; plant noise output levels; and a management and maintenance plan have been submitted to and approved by the LPA. The development shall be carried out in accordance with the approval given.

**Reason:**

In order that the Local Planning Authority may be satisfied that the ventilation, ducting, filtration/treatment and ancillary equipment is incorporated as an integral part of the development in the interests of residential amenity in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P65 (Improving air quality), and the National Planning Policy Framework 2021.

27. a) Before the first occupation of the building hereby permitted commences, the applicant shall submit in writing and obtain the written approval of the Local Planning Authority to a Travel Plan written in accordance with TfL

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

best guidance at the time of submission, setting out the proposed measures to be taken to encourage the use of modes of transport other than the car by all users of the building, including staff and visitors.

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

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

Reason: In order that the use of non-car based travel is encouraged in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

28. The habitable rooms within the development sharing a party ceiling/floor element with commercial premises shall be designed and constructed to provide reasonable resistance to the transmission of sound sufficient to ensure that noise due to the commercial premises does not exceed NR20 when measured as an LAeq across any 5 minute period. A report shall be submitted in writing to and approved by the LPA detailing acoustic predictions and mitigation measures to ensure the above standard is met. The development shall be carried out in accordance with the approval given. Following completion of the development and prior to occupation, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing and the approved scheme shall be permanently maintained thereafter.

Reason:

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

To ensure that the occupiers and users of the proposed development do not suffer a loss of amenity by reason of noise nuisance and other excess noise from activities within the commercial premises in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2024.

29. Before the first occupation of the development hereby approved, the cycle facilities as shown on the drawings hereby approved shall be provided and made available to the users of the development. Thereafter, such facilities shall be retained and maintained in perpetuity.

Reason: To ensure that satisfactory safe and secure bicycle parking is provided and retained for the benefit of the users and occupiers of the building in order to encourage the use of alternative means of transport and to reduce reliance on the use of the private car in accordance with the National Planning Policy Framework (2023); Policy T5 (Cycling) of the London Plan (2021); and Policy P53 (Cycling) of the Southwark Plan (2022).

30. No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment prepared by Waterman (dated August 2020, ref: WIB14237-105-R-1-3-1-FRA) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

31. Prior to occupation, a lighting design strategy for biodiversity shall be submitted to and approved in writing by the local planning authority. The strategy shall:

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

- a) identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Prior to the new development being first brought into use/occupied a bat friendly Lighting Plan shall be submitted to and approved by the Local Planning Authority. 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.

32. No development shall be occupied until confirmation has been provided that either:
- 1. Capacity exists off site to serve the development, or
  - 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
  - 3. All wastewater network upgrades required to accommodate the additional flows from the development have been completed.

Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

33. No dwelling shall be occupied until a drainage verification report prepared by a suitably qualified engineer has been submitted to and approved in writing by the Local Planning Authority. The report shall provide evidence that the drainage system (incorporating SuDS) has been constructed according to the approved details and specifications (or detail any minor variations where relevant) as detailed in the Flood Risk Assessment prepared by Waterman (dated August 2020, ref: WIB14237-105-R-1-3-1-FRA) and shall include plans, photographs and national grid references of key components of the drainage network such as surface water attenuation structures, flow control devices and outfalls. The report shall also include details of the responsible management company.

Reason: To ensure the surface water drainage complies with Southwark's Strategic Flood Risk Assessment and Policy SI 13 of the London Plan (2021).

34. Prior to the occupation of the development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance. The Post-Construction Assessment should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the Local Planning Authority, prior to occupation of the development.

Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings in compliance with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P70 (Energy) of the Southwark Plan (2022).

35. (a) The development hereby approved shall achieve a BREEAM rating of 'Excellent' or higher, and shall achieve no less than the total credits for each of the Energy, Materials and Waste categories in the BREEAM Pre-Assessment hereby approved.
- (b) Before the first occupation of the building hereby permitted, a certified Post Construction Review (or other verification process agreed with the

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Local Planning Authority) shall be submitted to and approved in writing by the Local Planning Authority, confirming that the agreed 'Excellent' standard at as outlined within the submitted BREEAM pre-assessment have been met.

Reason: To ensure the proposal complies with the National Planning Policy Framework (2023); Policy SI 2 (Minimising Greenhouse Gas Emissions) of the London Plan (2021) and Policy P69 (Sustainability standards) and Policy P70 (Energy) of the Southwark Plan (2022).

36. Before the first occupation of any part of the development hereby approved, the refuse storage arrangements shown on the approved drawings shall be provided and made available for use by the occupiers. The refuse storage facilities shall thereafter be retained and the space used for no other purpose.

Reason: To ensure that the refuse will be appropriately stored within the site thereby protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with the National Planning Policy Framework (2023) and Policy P56 (Protection of amenity) and Policy P62 (Reducing waste) of the Southwark Plan (2022).

37. Prior to first occupation of the development hereby permitted a Delivery and Service Management Plan detailing how all elements of the site are to be serviced shall be submitted to and approved by the Local Planning Authority. The servicing of the development shall be carried out in accordance with the approval given and the Service Management Plan shall remain extant for as long as the development is occupied.

Reason: To ensure compliance with the National Planning Policy Framework (2023); Policy P49 (Public transport); Policy P50 (Highways impacts); Policy P51 (Walking) of the Southwark Plan (2022)

38. Prior to first occupation of any part of the development hereby consented, a detailed Parking Management Plan shall be submitted demonstrating that the parking provided as part of the proposed development is used in accordance with its purpose. The plan should also ensure that the parking spaces provided are used efficiently and correctly and to ensure that relevant controls are in place to inform appropriate parking behaviour.



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

Reason: To ensure appropriate management of the limited parking available onsite in accordance with the National Planning Policy Framework (2023); Policy T6 (Car parking) of the London Plan (2021); Policy P54 (Car parking) of the Southwark Plan (2022).

39. Before the first occupation of any of the premises that the CHP plant shall serve, the developer will provide a report advising of the full particulars of the CHP plant including location, layout, operation, management plan, management responsibilities, maintenance schedule, fuel supply, height of flue, emissions impact on local air quality and proposed emission mitigation equipment. The full particulars shall be submitted in writing to, and approved by, the Local Planning Authority. The CHP plant shall not be constructed or operated other than in accordance with the Local Planning Authority approval given.

Reason: In order that the Local Planning Authority may be satisfied that the operation and management of the CHP plant will be adequate and effective, to ensure the development minimises its impact on air quality and amenity in accordance with National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P65 (Improving air quality) of the Southwark Plan (2022).

40. Prior to occupation this development shall achieve full compliance with the air quality assessment mitigation measures as detailed in the approved documents.

Reason: To protect future occupiers from poor external air quality in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P65 (Improving air quality) of the Southwark Plan (2022).

41. a) The Rated sound level from any plant, together with any associated ducting, shall not exceed the Background sound level (LA90 15min) at the nearest noise sensitive premises. Furthermore, the Specific plant sound level shall be 10dB(A) or more below the background sound level in this location. For the purposes of this condition the Background, Rating and Specific Sound levels shall be calculated fully in accordance with the methodology of BS4142:2014+A1:2019.



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

b) Suitable acoustic treatments shall be used to ensure compliance with the above standard. Prior to first occupation a validation test shall be carried out and the results submitted to the Local Planning Authority for approval in writing to demonstrate compliance with the above standard.

c) Once approved the plant and any acoustic treatments shall be permanently maintained thereafter.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of noise nuisance or the local environment from noise creep due to plant and machinery in accordance with the National Planning Policy Framework (2023); Policy P56 (Protection of amenity) and Policy P66 (Reducing noise pollution and enhancing soundscapes) of the Southwark Plan (2022).

42. a) Details of any external lighting (including: design; power and position of luminaries; light intensity contours) of all affected external areas (including areas beyond the boundary of the development) in compliance with the Institute of Lighting Professionals (ILE) Guidance Note 1 for the reduction of obtrusive light (2021), shall be submitted to and approved by the Local Planning Authority in writing before any such lighting is installed.

(b) The development shall not be carried out otherwise than in accordance with any such approval given. Prior to the external lighting being used, a validation report shall be submitted to the Local Planning Authority for approval in writing.

Reason: In order that the Council may be satisfied as to the details of the development in the interest of the visual amenity of the area, the amenity and privacy of adjoining occupiers, and their protection from light nuisance, in accordance with the National Planning Policy Framework (2023); Policy G6 (Biodiversity and access to nature) of the London Plan (2021) and Policy P56 (Protection of amenity) and Policy P60 (Biodiversity) of the Southwark Plan (2022).

43. Prior to the occupation, details of any additional measures required to prevent any of the units within these blocks from overheating shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved, and any mitigation measures required shall be provided at no

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

expense to the occupiers prior to the occupation of the affected units and maintained as such thereafter. Guidance on avoiding overheating shall be provided to occupiers of the affected units in perpetuity.

Reason: In the interests of the amenity of future occupiers, in accordance with Policy SI 4 (Managing heat risk) of the London Plan (2021); Policy P15 (Residential design) of the Southwark Plan (2022).

44. No later than three months following substantial completion of the development hereby consented:

a) a Post-Completion Circular Economy Report setting out the predicted and actual performance against all numerical targets in the Planning Stage Circular Economy Statement shall be submitted to the GLA at CircularEconomyLPG@london.gov.uk, along with any supporting evidence as per the GLA's Circular Economy Statements LPG; and

b) confirmation of submission of the Post-Completion Circular Economy Report shall be submitted to the Local Planning Authority for approval in writing.

REASON: To ensure the Planning Stage Circular Economy Statement has been implemented in the construction and delivery of the development, and that all on-going operational measures and mechanisms have been satisfactorily implemented, in order to achieve Circular Economy goals and in accordance with: the National Planning Policy Framework 2024; and Policies GG6 (Increasing Efficiency and Resilience) and SI7 (Reducing Waste and Supporting the Circular Economy) of the London Plan 2021; and Policy P62 (Reducing Waste) of the Southwark Plan 2022.

### Permission is subject to the following Compliance Condition(s)

45. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

**Reason:**

To ensure any contamination issues discovered that were not covered by the extant approved details is dealt with appropriately. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the National Planning Policy Framework.

46. Servicing hours for all uses hereby approved shall be restricted to:

- o 07:00 to 20:00 Monday to Saturday; and
- o 10:00 to 18:00 on Sundays and Bank Holidays.

47. Private and communal external amenity areas shall be designed to attain 50dB(A) LAeq, 16hr †. Prior to the commencement of use of the amenity area/s a proposed scheme of sound reduction shall be submitted to the local planning authority. The scheme of sound reduction shall be installed and constructed in accordance with any approval given and shall be permanently maintained thereafter. Following completion of the development but prior to the commencement of use of the amenity area/s, a validation test shall be carried out on a relevant sample of premises. The results shall be submitted to the LPA for approval in writing.

**Reason:**

To ensure that the occupiers of the proposed development do not suffer a loss of amenity by reason of excess environmental noise in accordance with the Southwark Plan 2022 Policy P56 (Protection of amenity); Policy P66 (Reducing noise pollution and enhancing soundscapes), and the National Planning Policy Framework 2021.

Note - A reduced standard - 55dB(A) LAeq 16hr † can be used to secure appropriate development. If Balcony/private garden area cannot meet 55dB(A) LAeq 16hr † then further attenuation works should be required to achieve best possible noise level. Consider requiring winter gardens or imperforate high balustrades and absorption on balcony soffit or approval but the space will not count towards the planning policy objective for private amenity space.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

48. Within one year of the completion of archaeological site works, an assessment report detailing the proposals for post-excavation works, publication of the site and preparation of the archive shall be submitted to and approved in writing by the Local Planning Authority and that the works detailed in this assessment report shall not be carried out otherwise than in accordance with any such approval given.

Reason:

In order that the archaeological interests of the site are secured with regard to the details of the post-excavation works, publication and archiving to ensure the preservation of archaeological remains by record in accordance with Policy P23 Archaeology of the Southwark Plan 2022 and the National Planning Policy Framework 2024

49. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

To ensure that any foundation works carried out on site are done so under an appropriate strategy to mitigate any risks to groundwater presented by working in any contaminated ground present, in line with the sustainable development aims of the NPPF.

50. Prior to the commencement of any future use within Use Class E involving the cooking of food, full particulars and details of a scheme for the extraction and ventilation of the commercial kitchen including plans to show the location of any equipment required shall be submitted to and approved by the Local Planning Authority. The scheme shall include:
- Details of extraction rate and efflux velocity of extracted air
  - Full details of grease, particle and odour abatement plant
  - The location and orientation of the extraction ductwork and discharge terminal
  - A management servicing plan for maintenance of the extraction system

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

- Once approved the scheme shall be implemented in full and permanently maintained thereafter.

Reason: In order to ensure that any installed ventilation, ducting and ancillary equipment in the interests of amenity will not cause amenity impacts such as odour, fume or noise nuisance and will not detract from the appearance of the building in accordance with the National Planning Framework (2023); Policy P56 (Protection of amenity) and Policy P65 (Improving air quality) of the Southwark Plan (2022).

Signed: *Stephen Platts*

Director of Planning and Growth

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

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### Informative Notes to Applicant Relating to the Proposed Development

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1. All wild birds, nests, eggs and young are protected under the Wildlife & Countryside Act 1981 (as amended). The grant of planning permission does not override the above Act. All applicants and sub-contractors are reminded that persons undertaking site clearance, hedgerow removal, demolition works etc. between March and August may risk committing an offence under the above Act and may be liable to prosecution if birds are known or suspected to be nesting. The Council will pass complaints received about such work to the appropriate authorities for investigation. The Local Authority advises that such work should be scheduled for the period 1 September-28 February wherever possible. Otherwise, a qualified ecologist should make a careful check before work begins.
2. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water pipes. The developer should take account of this minimum pressure in the design of the proposed development.
3. Please read the Thames Water guide 'Working Near Our Assets' to ensure any works carried out will be in line with the necessary processes if working above or near Thames Water pipes or other structures. This can be accessed from:  
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-yourdevelopment/Working-near-or-diverting-our-pipes>

Should you require further information please contact Thames Water on:  
[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

## DECISION NOTICE

LBS Registered Number: 20/AP/2993

Date of issue of this decision:

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### Important Notes Relating to the Council's Decision

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#### 1. Conditions

- If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.
- Further information about how to comply with planning conditions can be found at:

[https://www.planningportal.co.uk/info/200126/applications/60/consent\\_types/12](https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12)

- Please note that there is a right of appeal against a planning condition. Further information can be found at:  
[https://www.planningportal.co.uk/info/200207/appeals/108/types\\_of\\_appeal](https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal)

#### 2. Community Infrastructure Levy (CIL) Information

- If your development has been identified as being liable for CIL you need to email [Form 1: CIL Additional Information](#), [Form 2: Assumption of Liability](#) and [Form 6: Commencement Notice](#) to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk) as soon as possible, so that you can be issued with a Liability Notice. This should be done at least a day before commencement of the approved development.
- **Payment of the CIL charge is mandatory and the CIL Regulations comprises a range of enforcement powers and penalties for failure to following correct procedures to pay, including stop notices, surcharges, late payment interests and prison terms.**
- To identify whether your development is CIL liable, and further details about CIL including eligibility and procedures for any CIL relief claims, please see the Government's CIL guidance:

<https://www.gov.uk/guidance/community-infrastructure-levy>

- All CIL Forms are available to download from Planning Portal:

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

[https://www.planningportal.co.uk/info/200136/policy\\_and\\_legislation/70/community\\_infrastructure Levy/5](https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure Levy/5)

- Completed forms and any CIL enquiries should be submitted to [cil.s106@southwark.gov.uk](mailto:cil.s106@southwark.gov.uk)

### 3. National Planning Policy Framework

- In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

### 4. Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If an enforcement notice is or has been served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: **28 days** of the date of service of the enforcement notice, OR within **6 months** (12 weeks in the case of a householder or minor commercial appeal) of the date of this notice, whichever period expires earlier.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry



## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

- Further details are on GOV.UK (<https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries>).

### 5. Purchase Notice

- If either the local planning authority or the Secretary of State grants permission subject to conditions, the owner may claim that the land can neither be put to a reasonably beneficial use in its existing state nor made capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the owner's interest in the land in accordance with Part VI of the Town and Country Planning Act 1990

### 6. Provisions for the Benefit of the Disabled

- Applicants are reminded that account needs to be taken of the statutory requirements of the Disability Discrimination Act 1995 to provide access and facilities for disabled people where planning permission is granted for any development which provides:
  - i. Buildings or premises to which the public are to be admitted whether on payment or otherwise. [Part III of the Act].
  - ii. Premises in which people are employed to work as covered by the Health and Safety etc At Work Act 1974 and the Management of Health and Safety at Work Regulations as amended 1999. [Part II of the Act].
  - iii. Premises to be used as a university, university college or college, school or hall of a university, or intended as an institution under the terms of the Further and Higher Education Act 1992. [Part IV of the Act].
- Attention is also drawn to British Standard 8300:2001 Disability Access, Access for disabled people to schools buildings – a management and design guide. Building Bulletin 91 (DfEE 99) and Approved Document M (Access to and use of buildings) of the Building Regulations 2000 or any such prescribed replacement.

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

### **7. Other Approvals Required Prior to the Implementation of this Permission.**

- The granting of approval of a reserved matter or outstanding matter does not relieve developers of the necessity for complying with any Local Acts, regulations, building by-laws and general statutory provisions in force in the area, or allow them to modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either the land to which the permission relates or any other land or the rights of any persons or authorities (including the London Borough of Southwark) entitled to the benefits thereof or holding an interest in the property concerned in the development permitted or in any adjoining property. In this connection applicants are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

### **8. Works Affecting the Public Highway**

- You are advised to consult the council's Highway Maintenance section [tel. 020-7525-2000] about any proposed works to, above or under any road, footway or forecourt.

### **9. The Dulwich Estate Scheme of Management**

- Development of sites within the area covered by the Scheme of Management may also require the permission of the Dulwich Estate. If your property is in the Dulwich area with a post code of SE19, 21, 22, 23, 24 or 26 you are advised to consult the Estates Governors', The Old College, Gallery Road SE21 7AE [tel: 020-8299-1000].

### **10. Building Regulations.**

- You are advised to consult Southwark Building Control at the earliest possible moment to ascertain whether your proposal will require consent under the Building Act 1984 [as amended], Building Regulations 2000 [as amended], the London Building Acts or other statutes. A Building Control officer will advise as to the submission of any necessary applications, [tel. call centre number 0845 600 1285].

### **11. The Party Wall Etc. Act 1996.**

- You are advised that you must notify all affected neighbours of work to an existing wall or floor/ceiling shared with another property, a new building on a boundary with neighbouring property or excavation near a neighbouring building. An explanatory booklet aimed mainly at householders and small

## DECISION NOTICE

**LBS Registered Number:** 20/AP/2993

**Date of issue of this decision:**

businesses can be obtained from the Department for Communities and Local Government [DCLG] Free Literature tel: 0870 1226 236 [quoting product code 02BR00862].

### 12. Important

- This is a PLANNING PERMISSION only and does not operate so as to grant any lease, tenancy or right of occupation of or entry to the land to which it refers.

# Welcome to Southwark Planning Committee B Majors Applications

14 May 2025

## MAIN ITEMS OF BUSINESS

Item 7.1 – 24/AP/3687

79-161 Ilderton Road, London, Southwark SE16  
3JZ

Item 7.2 – 20/AP/2993

Rich Industrial Estate Crimscott Street and Willow  
Walk, London, Southwark SE1 5TE



Councillor Richard Livingstone  
(Chair)



Councillor Kath Whittam  
(Vice Chair)



Councillor Emily Tester



Councillor Ketzia Harper



Councillor Michael Situ



Councillor Jon Hartley



Councillor Cleo Soanes



## Item 7.1

24/AP/3687

79-161 Ilderton Road, London, Southwark SE16 3JZ

Redevelopment of the site to provide two separate buildings comprising large scale purpose built shared living (LSPBSL) units, conventional residential dwellings, flexible commercial floorspace, accessible parking, children's play space, public realm improvements, landscaping and other associated works.

48

# Site Location

79-161 Ilderton Road (application site)

South Bermondsey Rail Station

Millwall Stadium



Aerial view looking northwards, with site edged red



# Existing Site

## SITE AREA

0.0598 hectares

## BOUNDED BY

**E:** Elevated railway line

**S:** Zampa Road

**W:** Ilderton Road

**N:** Mehmet's Tyre Shop  
and the Southwark  
Travellers' site

## EXISTING LAWFUL USES

**Sui Generis** (site is  
currently vacant, having  
most recently been used  
as a lorry park)



View towards the site from  
the bend of Ilderton Road



View southeast towards the site, from the highway of  
Ilderton Road



Current condition of the land



Looking northeast across the site, towards the railway line

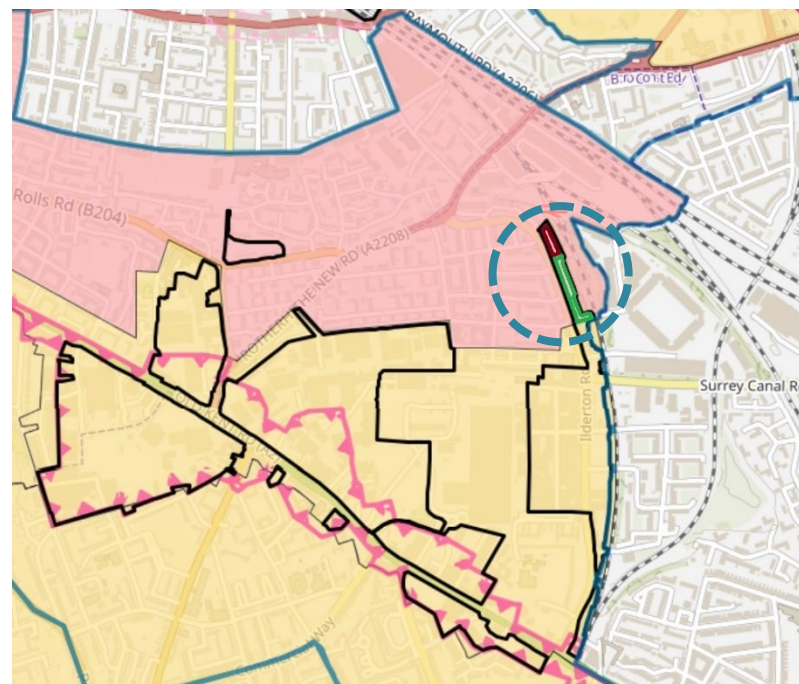
50

# Policy designations

The site is within:

- NSP70 (Hatcham Road, Penarth Street and Ilderton Road) in the Southwark Plan 2022;
- OKR 16 (Hatcham and Ilderton Road) in the draft Old Kent Road AAP;
- Old Kent Road Area Vision AV13;
- Old Kent Road Opportunity Area;
- Old Kent Road Strategic Cultural Area;
- Old Kent Road Action Area Core (the majority of the site, except the portion within the Urban Density Zone);
- the Urban Density Zone (a small portion at the northern end of the site only);
- Hot Food Takeaway Exclusion Zone;
- Flood Zone 3;
- the Air Quality Management Area;
- “East Central” Multi-Ward Forum Area; and
- CIL Charging Zone 2.

	Opportunity Area (Old Kent Road)	✓
	Action Area (Old Kent Road)	✗
	Site Allocation (NSP 70 and OKR 16 – Hatcham and Ilderton Road)	✓
	Area Vision (AV.13 – Old Kent Road)	✓
	District Town Centre (Old Kent Road)	✗
	Urban Density Zone	✓
	Old Kent Road Area Action Core	✓



51



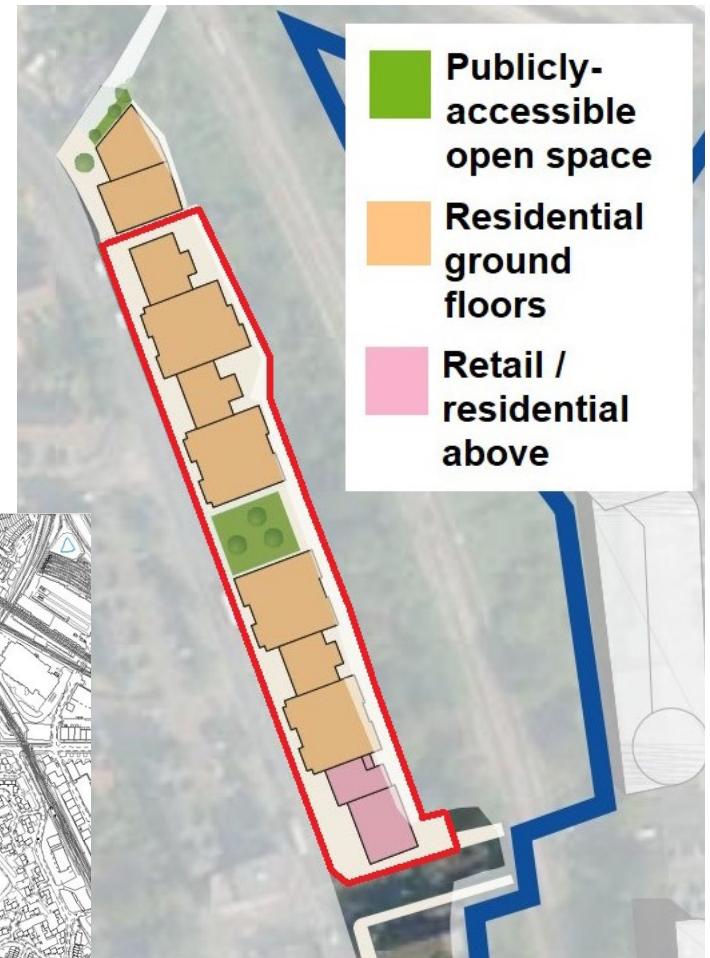
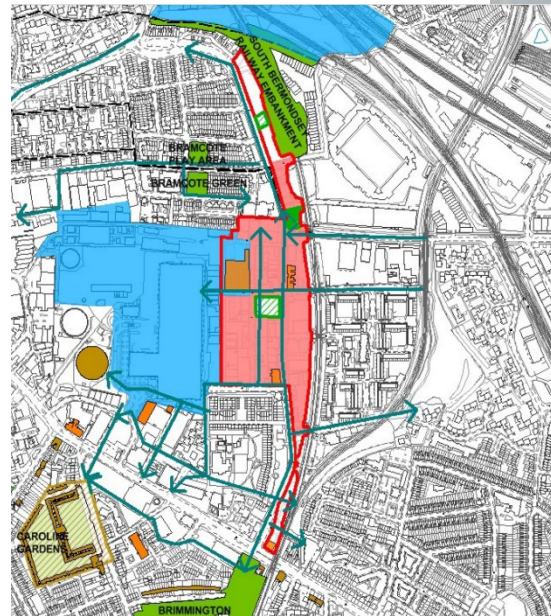
# Site allocation OKR16 from the draft AAP

OKR16 expects redevelopment to:

- deliver **new homes**;
- replace existing employment floorspace and **provide a range of employment spaces** (consistent with the building and land use types shown in the large image (far right));
- provide **industrial uses**;
- provide **new public space** in certain locations (as identified in green in the large image (far right))

... and says redevelopment may deliver:

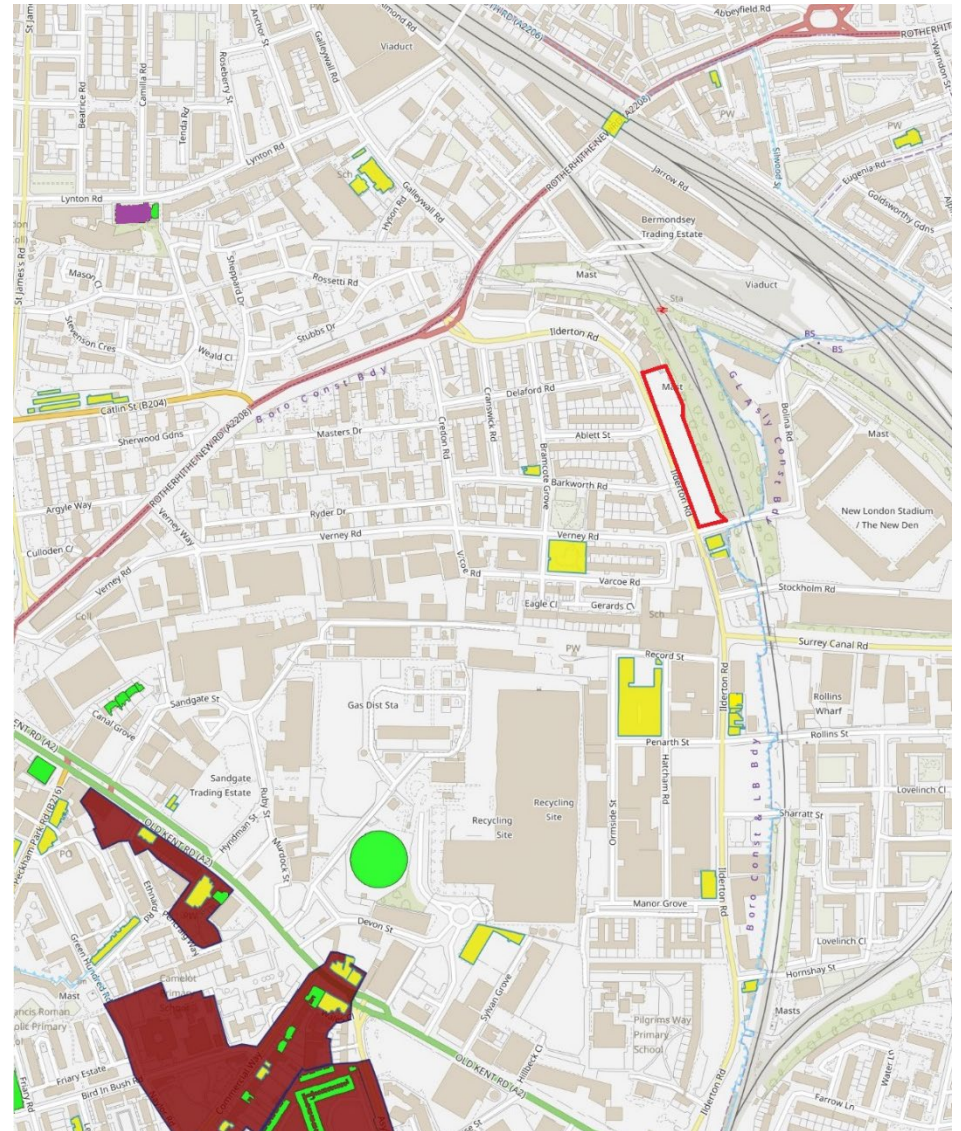
- retail uses
- community space
- education uses



# Heritage Designations

- Grade II\* listed buildings
- Grade II listed buildings
- Conservation area
- Locally listed
- Application site boundary
- Boundary between LB Southwark and LB Lewisham

Christ Apostolic Church, the nearest (draft) locally listed building





# Overview of the proposal

## USES

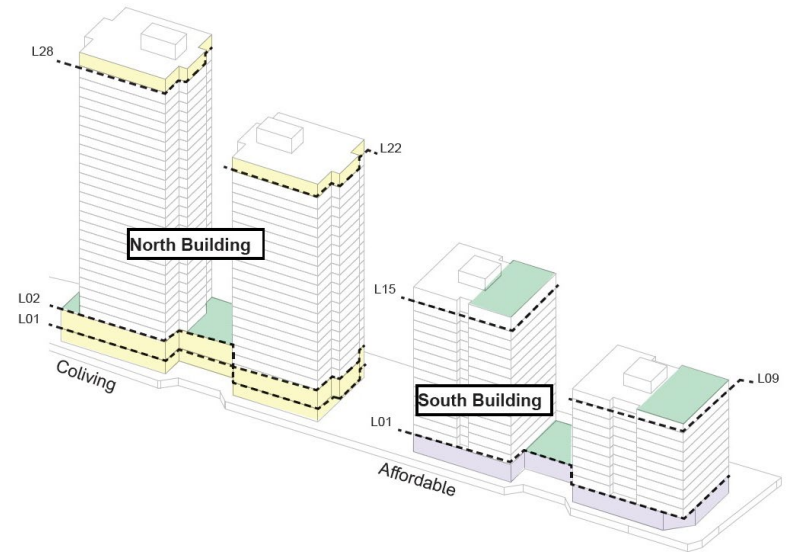
865-bedspace PBCL	<b>33,473</b> sq.m GIA
186 conventional (Class C3) homes	<b>17,677</b> sq.m GIA
2 flexi commercial units	<b>295</b> sq.m GIA
1 flexi commercial/community unit	<b>101</b> sq.m GIA
Total floorspace	<b>51,546</b> sq.m GIA

## AFFORDABLE HOUSING

**40%** (by habitable room) of total, **all in social rent**

## DESIGN

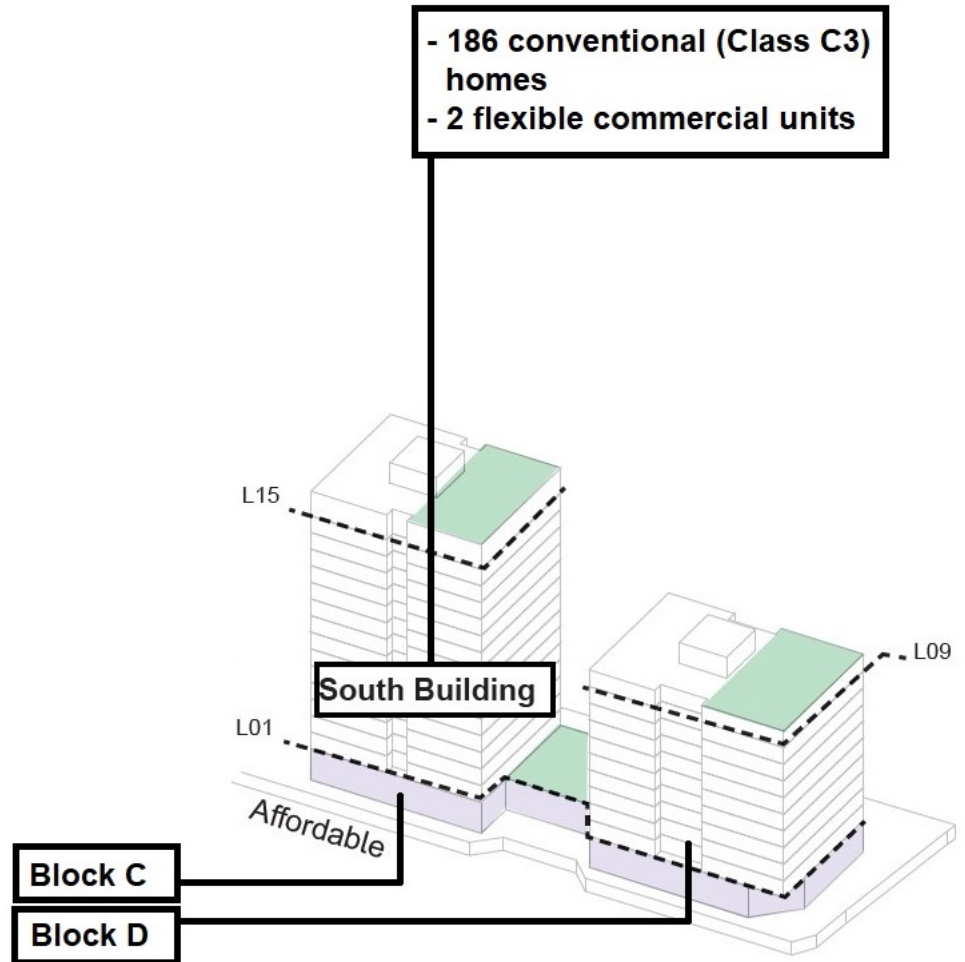
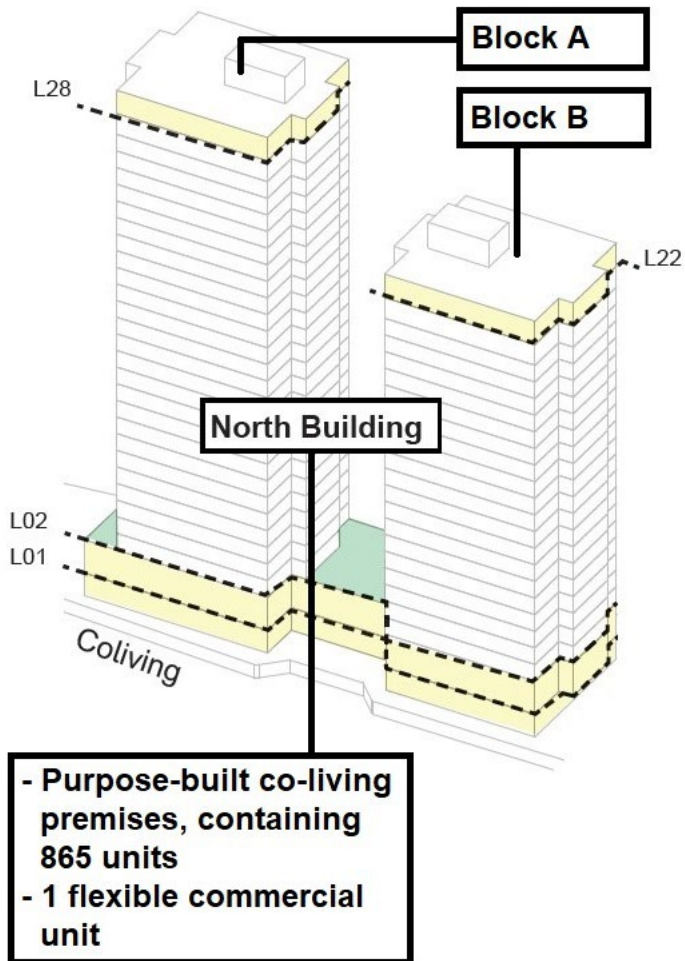
Height of Block A (i.e. max heights)	<b>29 storeys</b> (c.98 metres above ground level)
Heights of Blocks B, C and D	<b>23, 16 and 10 storeys</b> (c.76, c.56 and c.37 metres above ground level)
Materiality of buildings	<b>Brick</b> (reds) and <b>aluminium panelling</b> (in cream) to facades, <b>metal window and door frames</b> (in grey)



## PUBLIC REALM

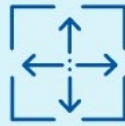
New spaces	<b>New 738sq.m Pocket Park;</b> Enlarged Ilderton Road and John Berlyson Way footway, with SUDs/planting
Improved spaces	<b>Funding for public realm in the OKR OA (£339,480)</b>

# Key aspects of the proposal



55

# Tide and volumetric construction



“ Volumetric construction offers a number of benefits over traditional methods. Projects can often be **completed 50% to 60% faster**, and on-site activity is significantly reduced. This means up to **80% fewer construction vehicle movements, lower levels of noise and dust, and reduced waste** —helping to lessen the impact on the local environment and community. ” *[Tide Construction]*





# Extant planning permission

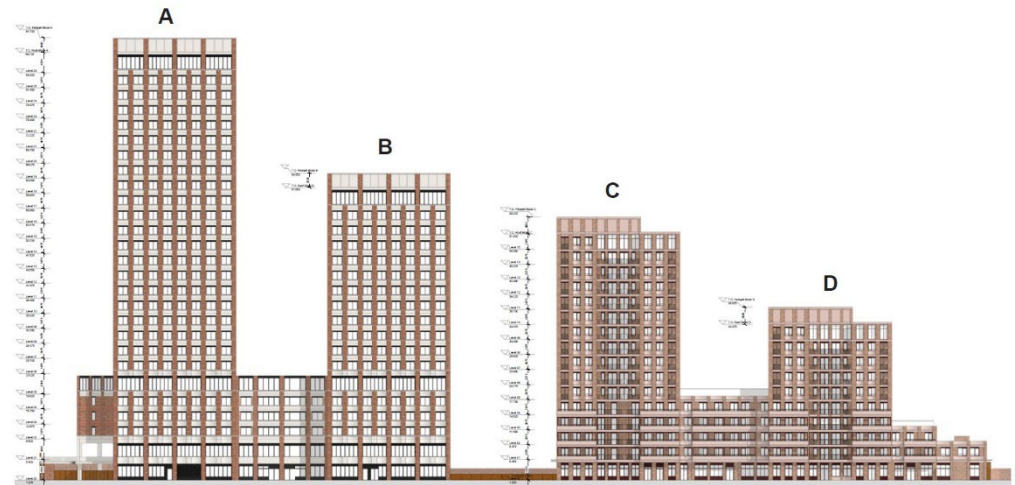
The site benefits from extant planning permission (ref: 23/AP/0387).

The two applications **share**:

- the **same 'red line boundary'**
- a **composition of two separate buildings**, expressed as plinths supporting two 'blocks'
- a central **publicly-accessible open space**
- a **similar disposition of building heights**

The two applications **differ** in terms of:

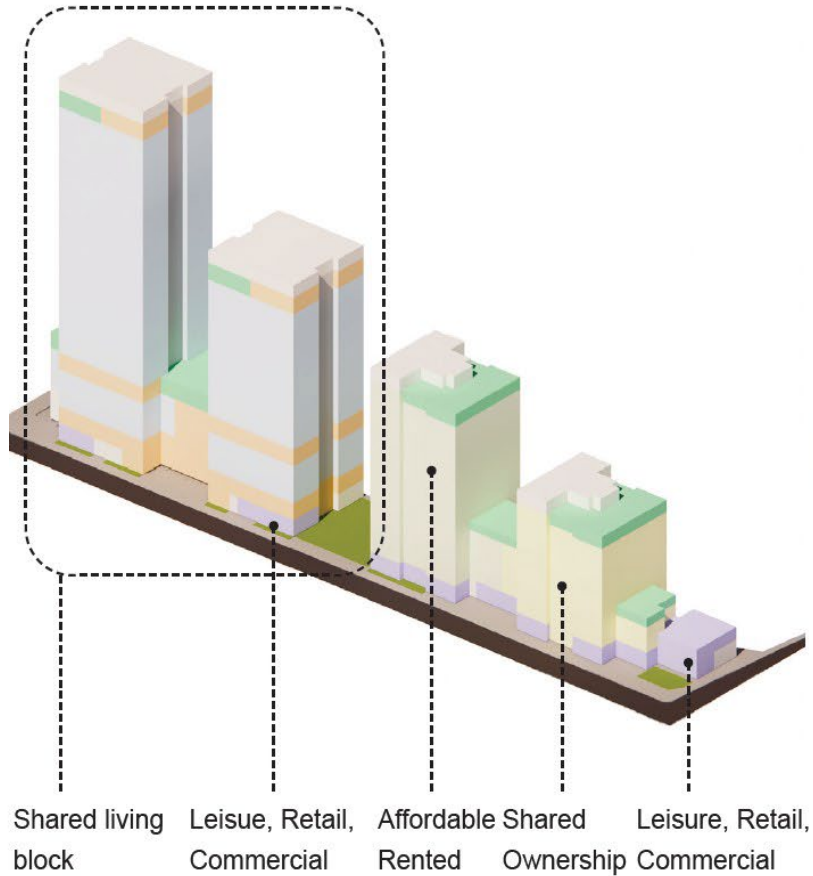
- types and quanta of **land use**
- **architectural design**
- the **specific heights of the buildings (in particular Building B)**



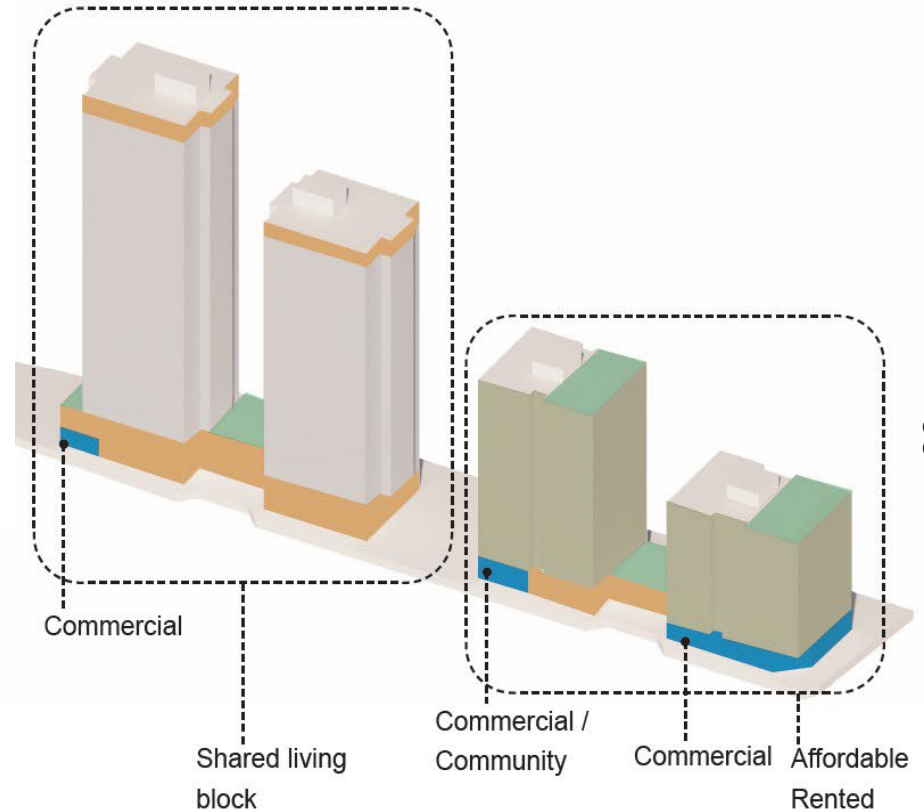
57

# Comparison between extant and proposed schemes

Extant scheme

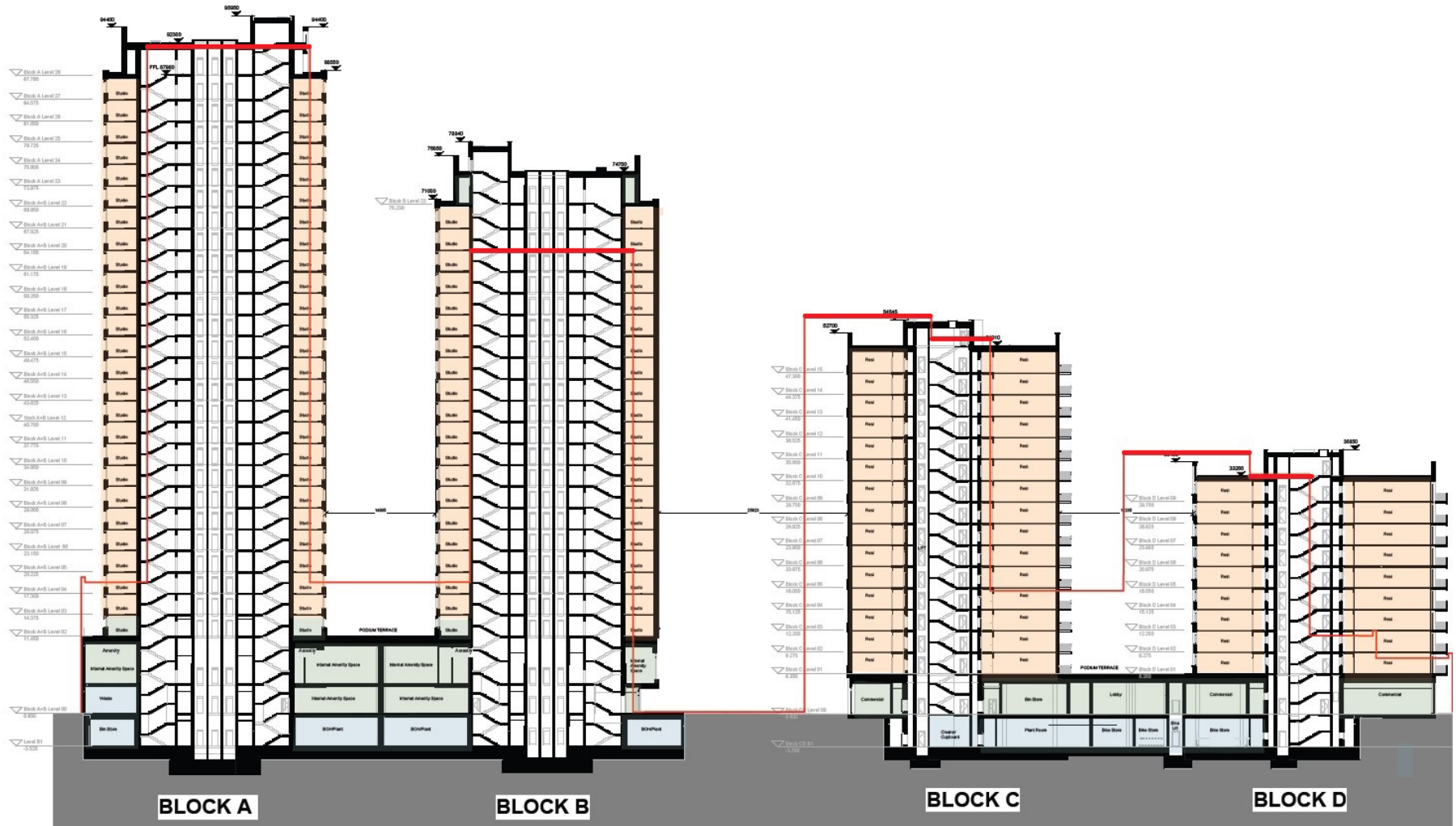


Proposed scheme



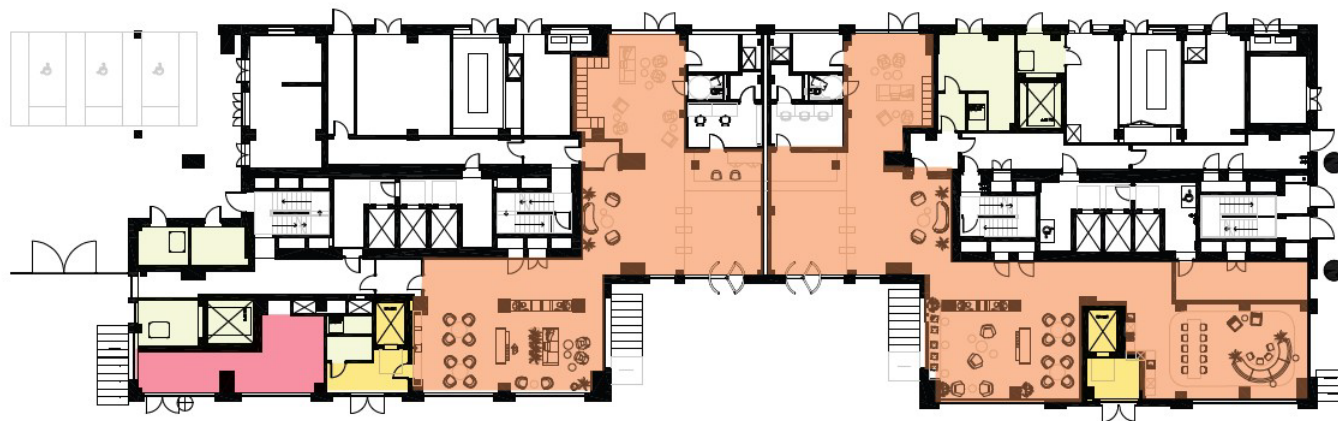
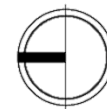
58

## Comparison between extant and proposed schemes (extant depicted in red line)





# Proposed ground floor layouts



North Building



South Building

# Employment uses



## Unit 1

- Flexible commercial (Class E) use



## Unit 2

- Flexible commercial (Class E) and community (Class F2) use

## Unit 3

- Flexible commercial (Class E) use

# PBCL Accommodation

**Communal internal facilities:** multiple kitchens and dining rooms, lounge spaces, gym and well being studio (potentially including a spa), coworking spaces, cinema, and laundry and air-drying facilities.

**Communal external facilities:** four separate outdoor communal garden areas – two at ground, two at podium

**Avg. communal internal provision per resident:** 3 sq.m

**Avg. communal external provision per resident:** 1 sq.m

**Studio sizes:** Between 18.8 sq.m and 35.2 sq.m GIA

**Wheelchair units:** 86 (equating to 10% of total)

**Examples of the quality of the communal kitchen and dining spaces**



## Typical studio layout and furnishings

Unit Type 01 and 04  
Finishes Palette 1



## Typical corridor





# Conventional C3 Accommodation

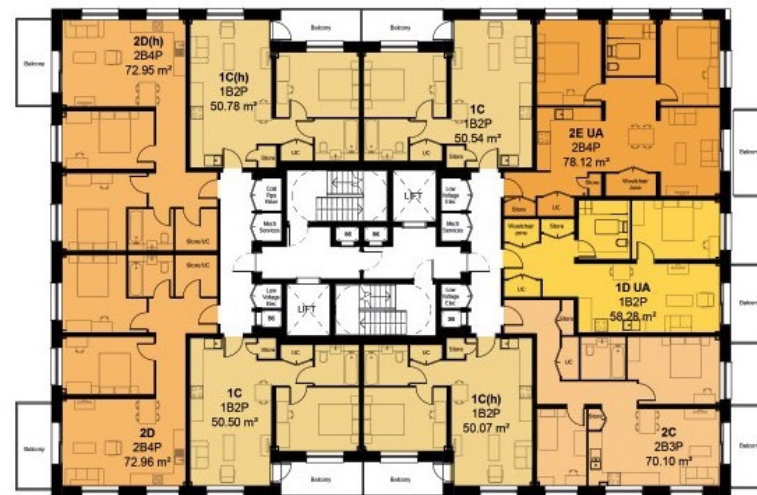
## Distribution of housing

Unit size	Social rent (number of homes)	Social rent (habitable rooms)
Studio	0	0
1-bed	77 (41.4% of all homes)	164 (28.4% of all hr)
2-bed	79 (42.5% of all homes)	263 (45.6% of all hr)
3-bed	30 (16.1% of all homes)	150 (26.0% of all hr)
Total	186	577

**All**  
conventional  
housing would be  
social rent

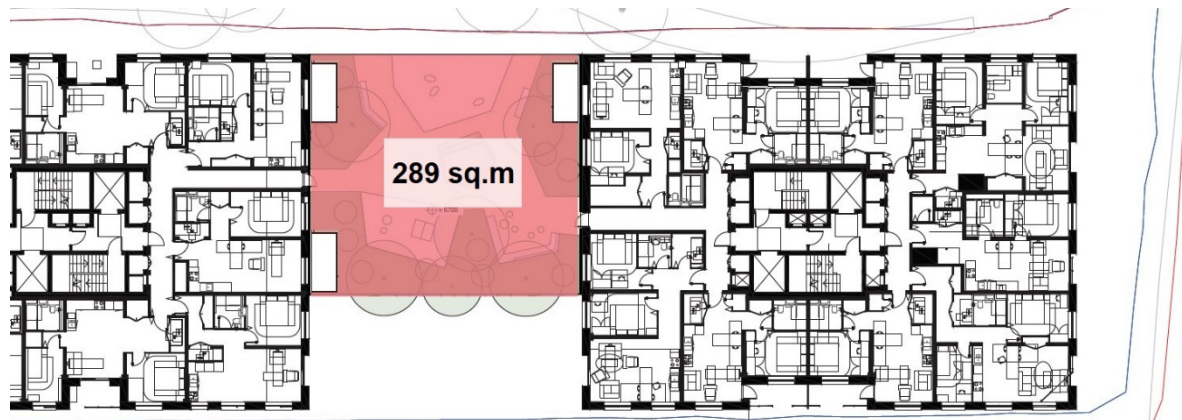
**40%**  
affordable  
housing  
by habitable  
room

## Typical layout of flats



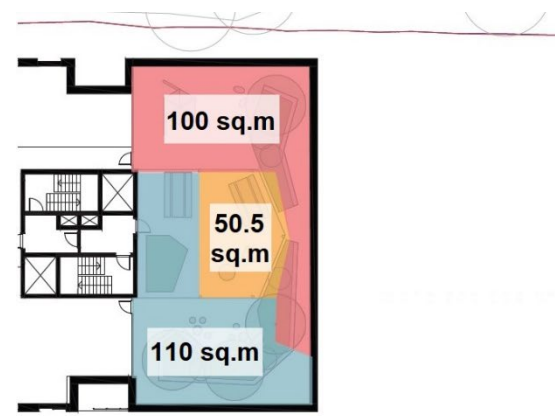
# External amenity and play space for residents – South Building

## Podium between Blocks C and D (Level 01)

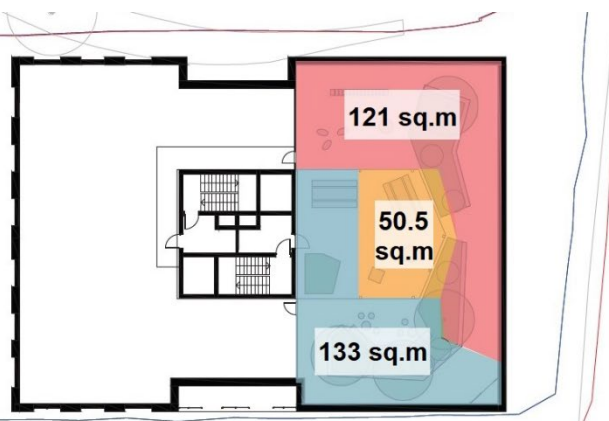


- 0-4s playspace
- 5-11s playspace
- Communal amenity space

## Block C rooftop (Level 16)



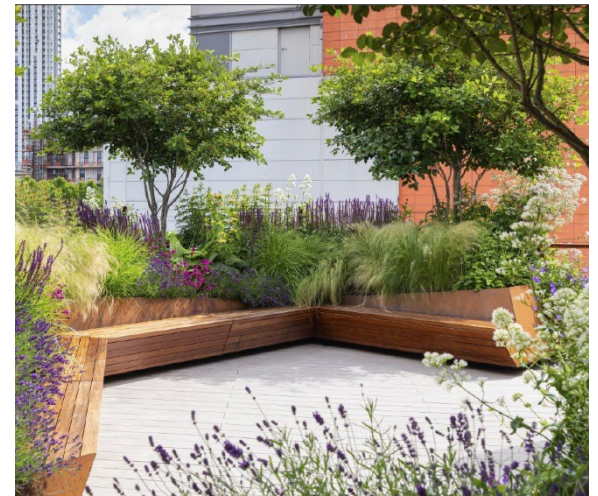
## Block D rooftop (Level 10)



64



# Podium play space – South Building



65



# Public realm



39 new  
trees

## Pocket Park:

- over 700 square metres;
- located centrally on the site,
- open to public 7am to 9pm.





# Public Realm – Relationship to Ilderton Road





# Proposed Elevations



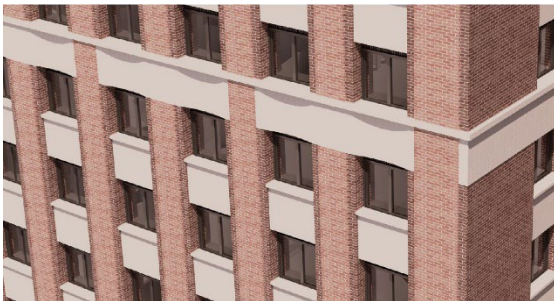
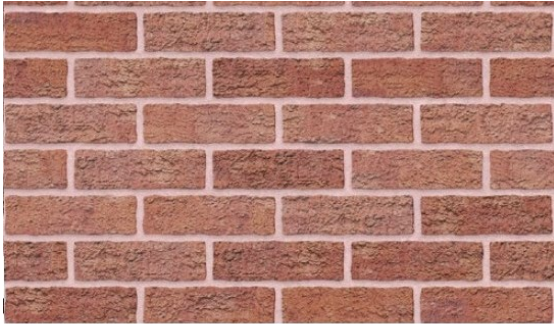
Rendered Ilderton Road elevation

# Architecture – North and South Buildings





# Architecture – Materiality and detailing (North Building)



70



## Architecture – Materiality and detailing (South Building)



71

# Townscape Impact



72



# Townscape Impact



73

# Public Consultation Responses

CONSULTATION RESPONSES: SUMMARY TABLE		
NO. OF REPRESENTATIONS: 1		NO. OF UNIQUE REPRESENTATIONS: 1
Of the unique representations, the split comprises:		
In objection: <u>0</u>	Neutral: <u>0</u>	In support: <u>1</u>

## Summary of main reasons for support

- **Architecture, townscape and public realm**
  - **The development will contribute positively to surroundings;**
  - **The development will achieve a high quality of design;**
  - **The development will improve the surrounding public realm; and**
  - **The development will improve the quality of the area.**
- **Economic development**
  - **The development will contribute to regeneration; and**
  - **The development will create economic vitality.**

74

# Benefits of Proposal

- Would **provide 40.0% affordable housing in site**, all to be social rent, with all the internal accommodation being of a high quality, supported by communal gardens and play space
- New 865-studio PBCL premises, achieving exemplary quality of accommodation
- Three new **commercial units**, one capable of being used as a community space
- Major **contribution towards the borough's housing targets (1.6% of the target of 40,035 additional units up to the year 2036)**
- Enhanced and activated Ilderton Road and John Berlyson Way frontages
- Provision of new public realm in form of a **700+ sq.m Pocket Park**
- **107 short courses and 26 apprenticeships for unemployed Southwark residents during the construction phase, with a contribution of over £400,000 towards construction phase jobs**
- BREEAM 'Excellent' targeted, **UGF of 0.4**, and **55% carbon savings** beyond Part L
- **High quality architecture**
- Max height of the proposal would be **similar to the previous/extant scheme.**
- **Financial investment in public open space in the Old Kent Road area, as well other contributions (bus network enhancements, local public realm improvements etc.)**



Thank you



## Item 7.2

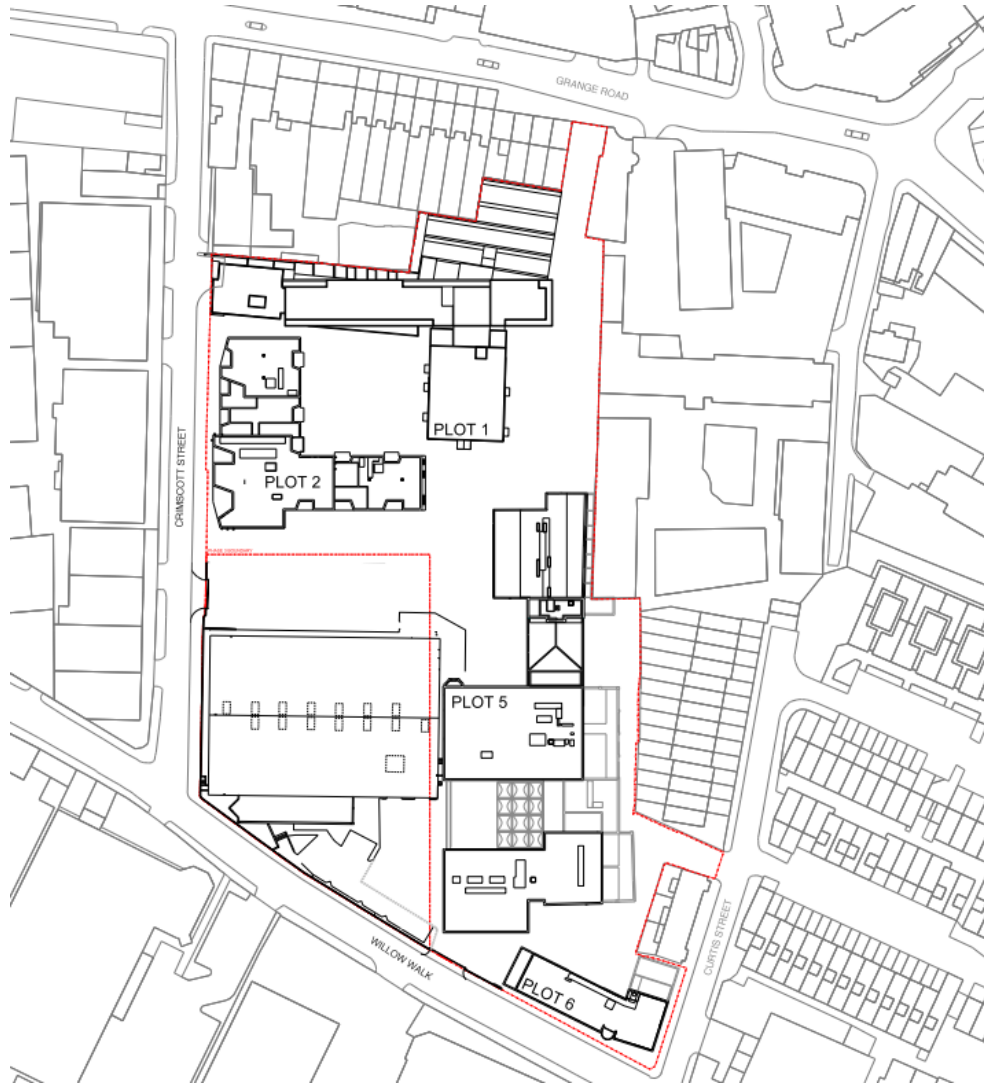
### 20/AP/2993

#### Rich Estate Phase 3 Rich Industrial Estate Crimscott Street And Willow Walk London Southwark SE1 5TE

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

2

# Site Boundary and Context





# Site Boundary and Context



79

## The Extant Permission:

Planning permission for the redevelopment of the Rich Estate was granted under planning permission 15/AP/2474 on the 7<sup>th</sup> December 2016:

*Demolition of four existing buildings and electricity substation and the development of a phased mixed-use scheme ranging from 3-9 storeys plus basements (maximum height 34.03m AOD) comprising a series of new buildings and retained/refurbished/extended buildings to provide a total of 19,468sqm (GIA) of commercial, retail, art gallery and storage floorspace (Use Classes A1, A2, A3, B1, B8 and D1) and 406 residential units (Use Class C3) plus associated highway and public realm works, landscaping, car and cycle parking, infrastructure works and associated works.*

Extant permission comprises:

- 406 residential units – 41,586sqm of residential floorspace
- 135 affordable homes including 90 social rented and 45 intermediate
- Overall affordable provision of 33.2%
- 19,468sqm of commercial space including office, storage, artist and studio gallery, retail, café, restaurant
- Development extending up to a maximum of nine storeys

88



# Previous Phases of Rich Estate Redevelopment

## Phase 1:

**Plots 1 (The Tannery):** two to six storeys comprising 1,534sqm of commercial space and 71 residential units

**Plot 2 (The Crosse):** seven to nine storeys with 1,405sqm of commercial space at ground and mezzanine level with 87 residential units above

**Plot 6 (The Canning):** Part-three and part-four storeys comprising 12 residential units

## Phase 2:

**Plot 5 (The Pickle Factory):** 11,602sqm of commercial space at basement to third floor level with 106 residential units above

01



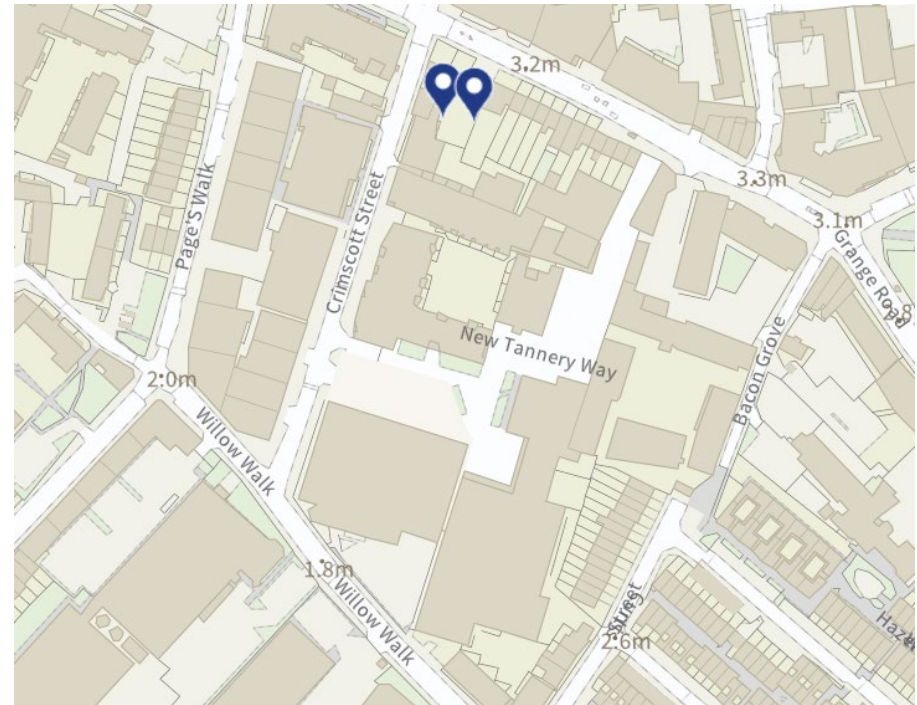


## Nearby Heritage Assets

The Application Site is not within a conservation area but the Southern boundary of the Bermondsey Street Conservation Area adjoins the boundary of properties immediately to the north of the wider Rich Industrial Estate boundary

Two listed buildings to the north of the Site comprising Nos. 44 and 45 Grange Road (both of which are Grade II Listed)

Several locally listed buildings within the surrounding area at the Alaska Buildings to the north on Grange Road, 1-8 Willow Walk, 47-73 Willow Walk, 81-103 Willow Walk and the Victoria Pub at 68-70 Page's Walk



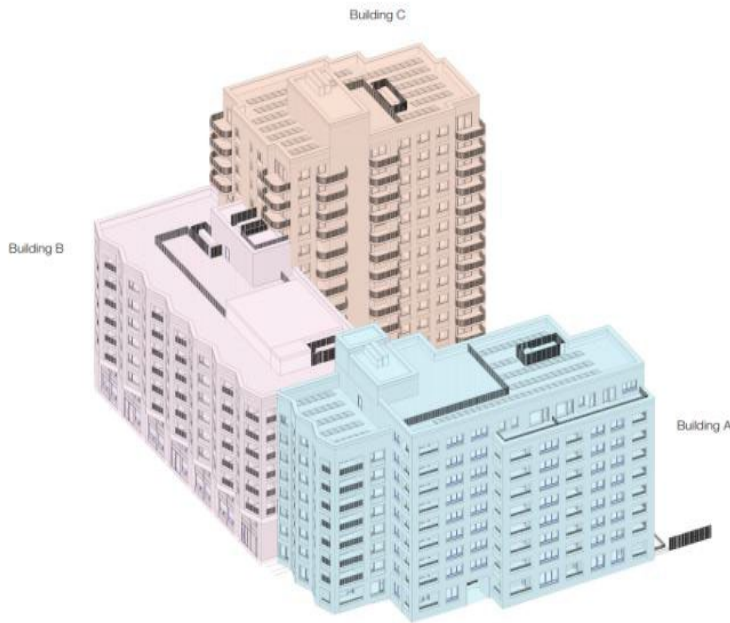
82

# Site Planning Designations

- Old Kent Road Opportunity Area;
- Old Kent Road North District Town Centre;
- P17 Tall Buildings Area;
- Kenwood Viewing Gazebo to St Paul's Cathedral;
- North Southwark and Roman Roads Archaeological Priority Area;
- Old Kent Road Strategic Cultural Area;
- Air Quality Management Area;
- Flood Zone 3;
- Old Kent Road Area Action Core;
- Allocated Site NSP57 in the Southwark Local Plan (2022); and
- Allocated Site OKR2 in the current draft of the Old Kent Road Area Action Plan (2025).

83

# Proposal Overview



Current proposal seeks to demolish the existing self-storage facility and redevelop the Site comprising:

- 183 dwellings including 60 social rented homes
- 37.3% provision of affordable housing on a habitable room basis – all affordable homes in Building A
- 19 Wheelchair accessible homes (10.4%)
- 1,257sqm of flexible commercial floorspace for retail, restaurant or office use (Class E)
- 76% of homes benefitting from dual-aspect
- 1,913sqm of amenity space provided through private balconies, a large shared courtyard at ground level and rooftop growing gardens

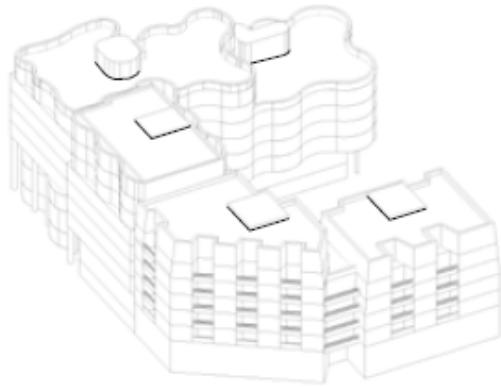
84

## Proposal Overview

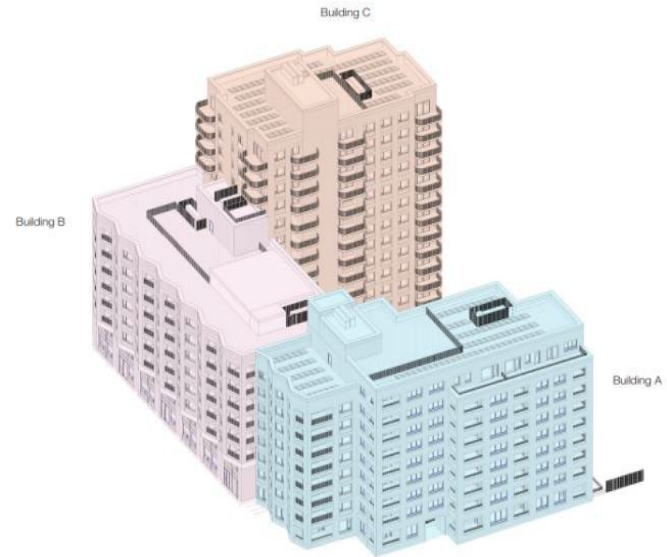
	15/AP/2474 – the extant permission	2024 proposal – Phase 3 only
Number of buildings	3	3
Building Heights	Up to nine storeys on Crimscott Street	Up to fourteen storeys with eight storeys on Crimscott Street
Number of Homes	130	183
Affordable Homes	47 homes 37% by habitable room	60 homes 37.3% by habitable room
Housing Mix (by habitable room)	63% market sale 2.8% intermediate 34.2% social rent	62.7% market sale 37.3% social rent
Size Mix	1 bed – 46.1% 2 bed – 26.2% 3 bed – 27.7% 4 bed – 0%	1 bed – 36.1% 2 bed – 36.6% 3 bed – 26.8% 4 bed – 0.5%
Commercial space	2,637sqm of commercial space for Phase 3	1,257sqm of commercial space for Phase 3

85

# Proposed Massing



15/AP/2474 – the extant permission



20/AP/2993 – the current proposal



- Buildings A and B will be built on Plot 4 and have increased from part-five and part-six storeys on Willow Walk to eight storeys on Crimscott street
- Building C will be built on Plot 3 and has increased from part-six, part-eight and part-nine to fourteen storeys
- Current proposal features increased height and reduced footprint but maintains the 'horseshoe' layout arrangement from the extant permission



## Proposed Housing

20/AP/2993 – the current proposal

Tenure	1 bed	2 bed	3 bed	4 bed	Total
Market	51	39	33	0	123
Intermediate	0	0	0	0	0
Social Rent	15	28	16	1	60
Totals per type	66	67	49	1	
Mix %	36.1%	36.6%	26.8%	0.5%	183
<b>Total</b>					183 units

15/AP/2474 – the extant permission

Tenure	1 bed	2 bed	3 bed	4 bed	Total
Market	29	24	26	0	79
Intermediate	0	2	1	0	3
Social Rent	31	8	9	0	48
Totals per type	60	34	36	0	
Mix %	46.1%	26.2%	27.7%	0%	130
<b>Total</b>					130 units

87

# Proposed Housing

## 15/AP/2474 – the extant permission

### Habitable Rooms

Tenure	No	%	
Market	293	63%	
Intermediate	13	2.8%	37%
Social Rent	159	34.2%	
Total	465		

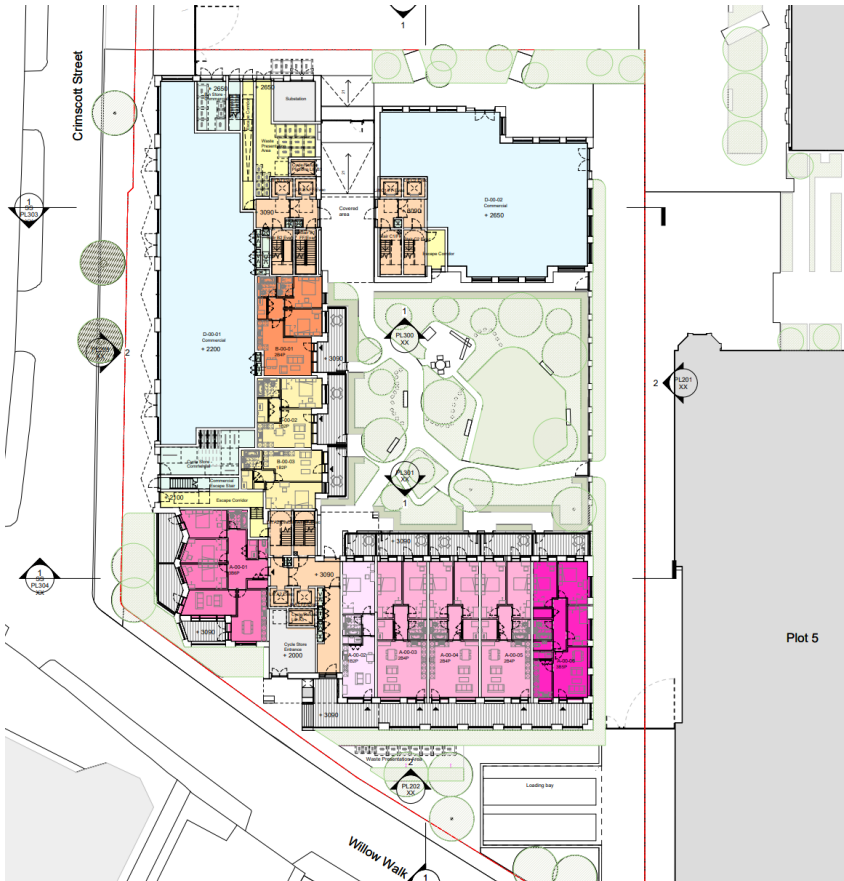
## 20/AP/2993 – the current proposal

### Habitable Rooms

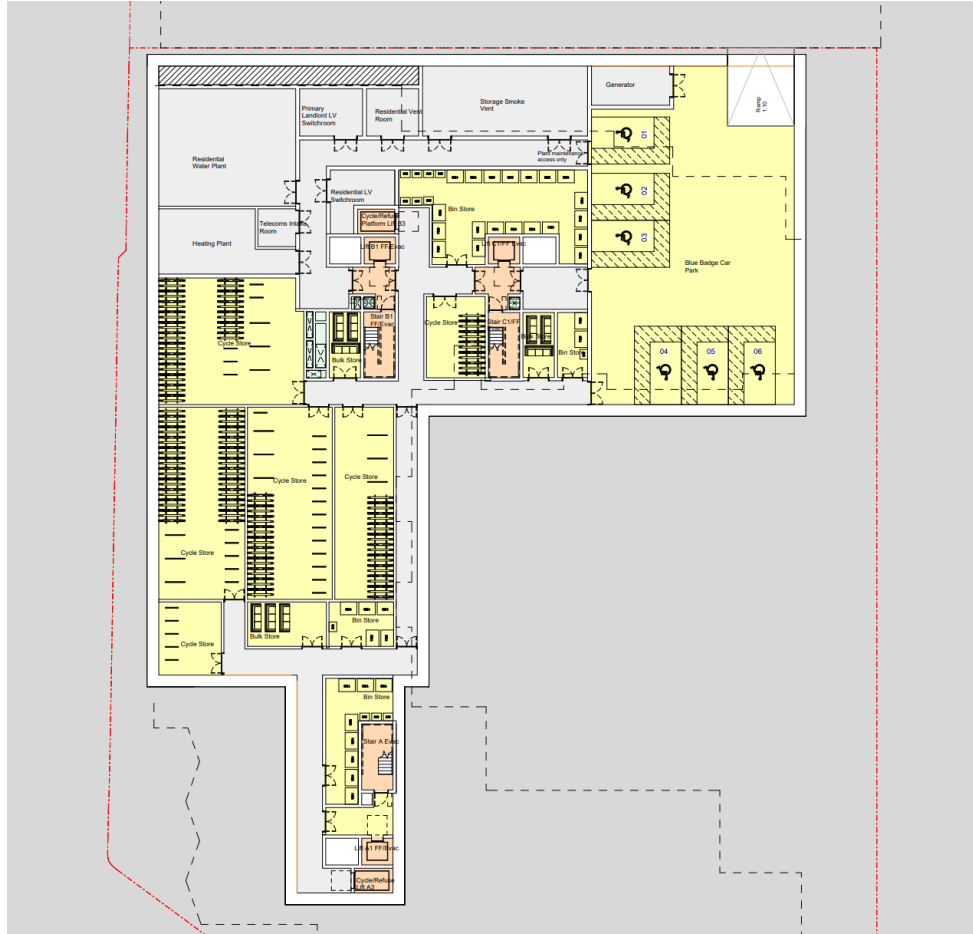
Tenure	No	%	
Market	392	62.7%	
Intermediate			37.3%
Social Rent	233	37.3%	
Total	625		

∞

# Ground and First Floor layout



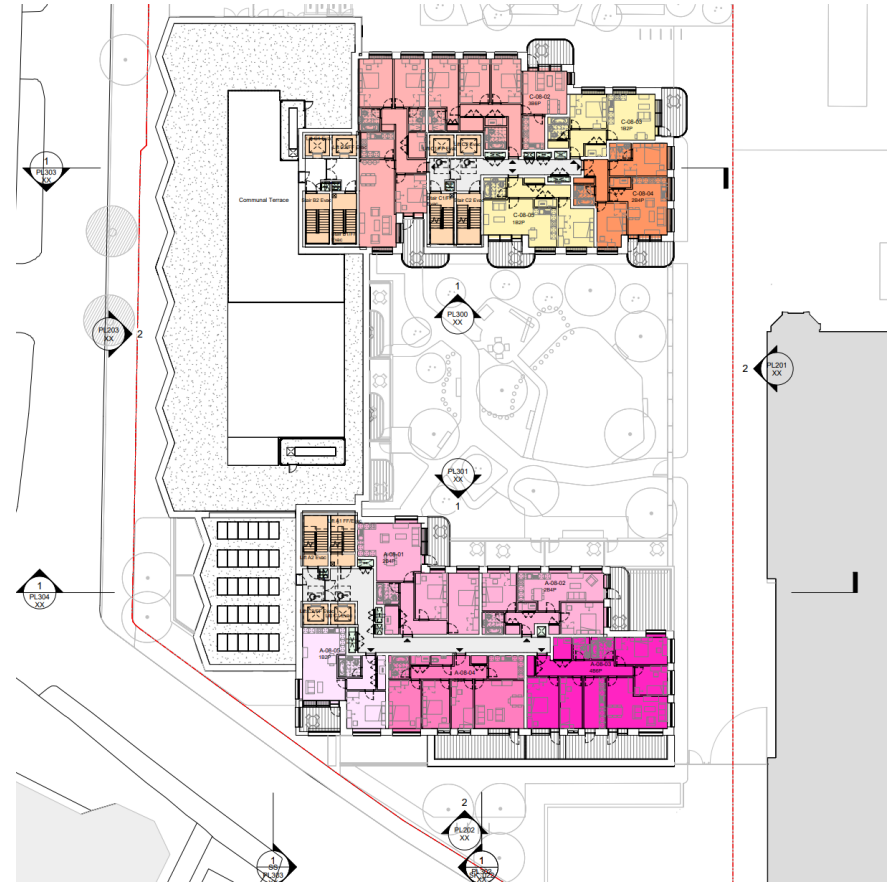
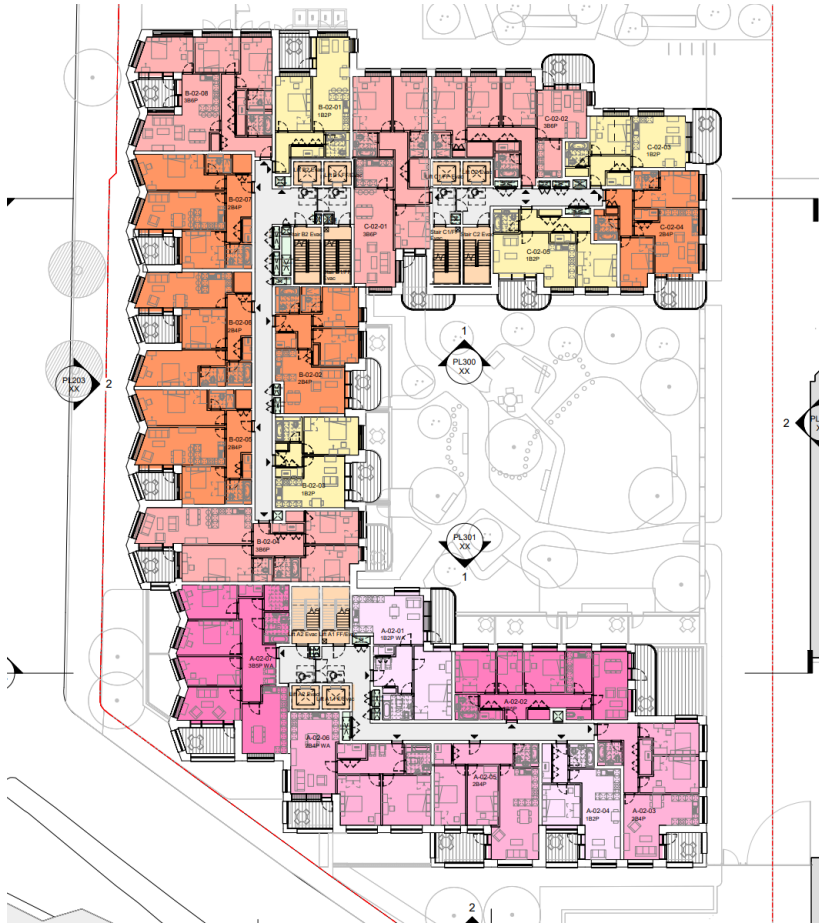
# Basement Layout



- Six blue badge car parking spaces including two with active EV charging
- 352 long-stay cycle parking spaces at basement level
- 9 short-stay cycle parking spaces at ground floor level

06

# Upper Floor Layouts



91



## 92



# Refuse Servicing

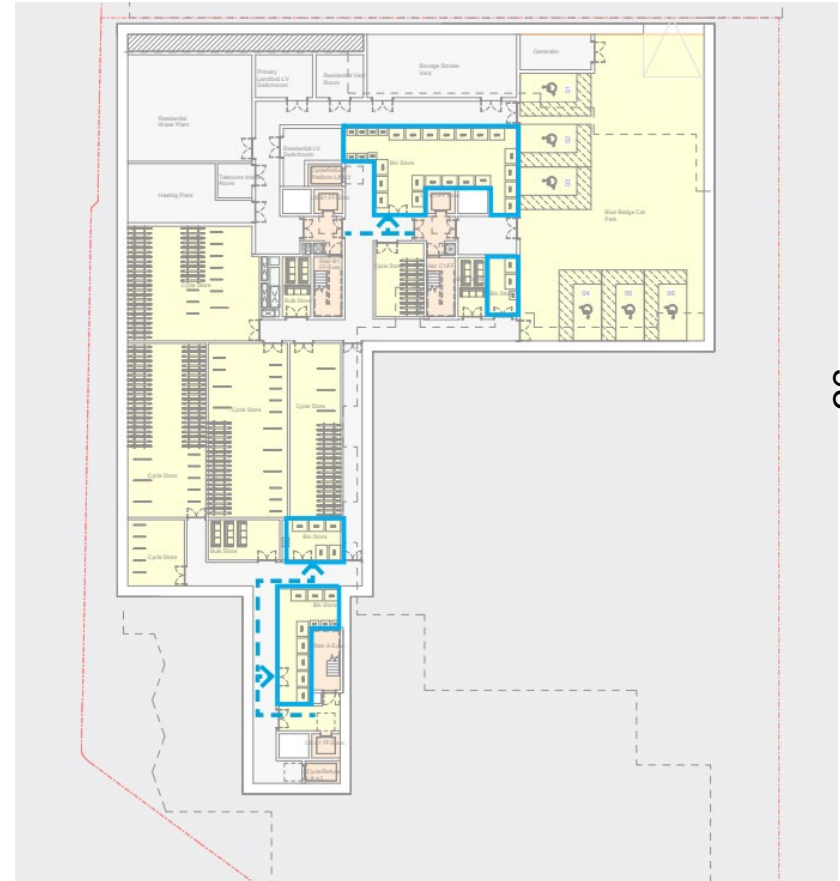
## Residential

**Cores A (South)** Core A has its own bin store located in the basement. On collection days, the FM team move bins to the waste presentation area at ground floor. Refuse collection is from Willow Walk loading bay.

**Cores B/C (North)** Both cores share a bin store located in the basement. On collection days, the FM team move bins to the waste presentation area at ground floor. Refuse collection is from Crimscott street loading bay.

## Commercial

All commercial bins will be placed in minimal local bin stores at ground floor. Refuse collection is from the loading bay on Crimscott street.



93

# Refuse Servicing

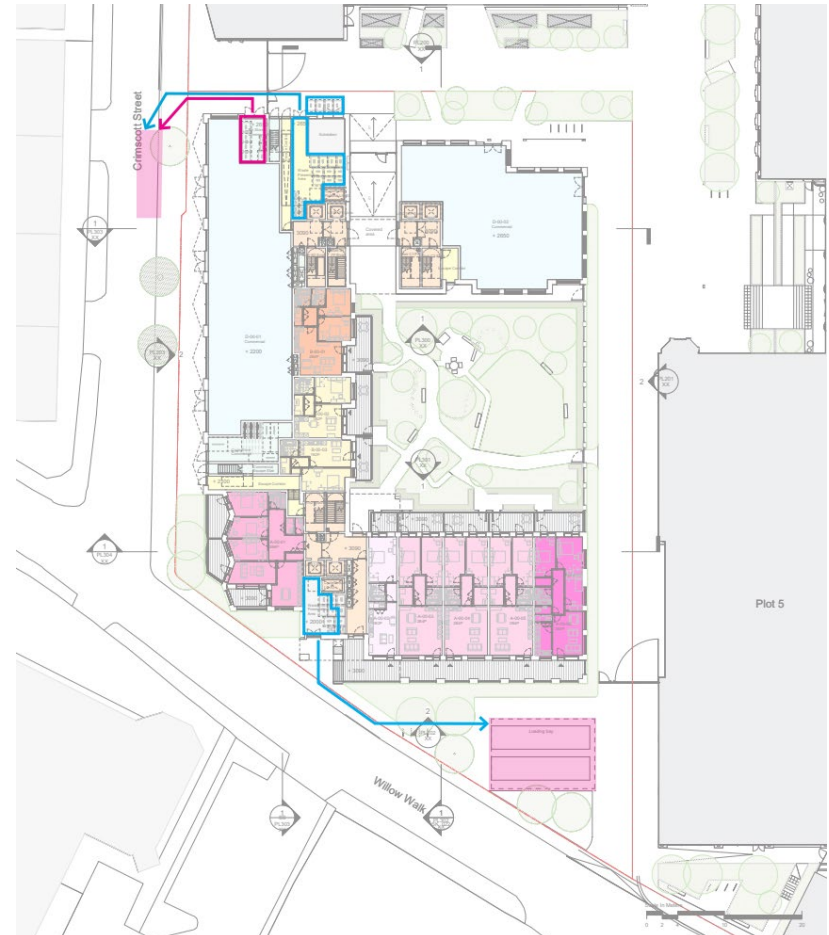
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All commercial bins will be placed in minimal local bin stores at ground floor. Refuse collection is from the loading bay on Crimscott street.



## View from Hazel Way junction with Curtis Street



Extant permission – 15/AP/2474



Current proposal – 20/AP/2773

95



## View from Willow Walk junction with Page's Walk



Extant permission – 15/AP/2474



Current proposal – 20/AP/2773

96

## View from Page's Walk



Existing



Current proposal – 20/AP/2773



## View from northern end of Page's Walk



Existing



Current proposal – 20/AP/2773

98

## Views with Cumulative Development



Willow Walk junction with Page's Walk  
under current proposal – 20/AP/2773



Northern end of Page's Walk under  
current proposal – 20/AP/2773

Views of site partially obscured by consented development at 24 Crimscott Street granted planning permission in December 2023 under 21/AP/0681 for an eight-storey building with flexible commercial and business floorspace.



## Daylight Sunlight Impact on Neighbouring Properties – Rich Estate

Assessment of daylight sunlight impact on the existing Rich Estate properties has utilised Annual Daylight Factor ('ADF') to enable a comparison against the extant permission in terms of impact. The target level for a living, kitchen and dining room is 1.5%.

### Plot 1:

- Overall pass rate in terms of compliance with recommended ADF levels will reduce from 83% under the extant permission to 81.4% under the proposed development. The rooms falling short of guidance levels will reduce from 1.6% ADF to 1.2% ADF.

### Plot 2:

- Overall pass rate in terms of compliance with recommended ADF levels will reduce from 87.2% under the extant permission to 83.1% under the proposed development. The rooms falling short of guidance levels will reduce from 1.6-1.8% to 1.1-1.2%.

### Plot 5:

- Overall pass rate in terms of compliance with recommended ADF levels will reduce from 85.5% under the extant permission to 84.1% under the proposed development. The rooms falling short of guidance levels will reduce from 1.6-1.8% to 1.1-1.2%.

### Plot 6:

- Assessment has confirmed the proposal will not detract from the sunlight experienced by occupiers in Plot 6. ADF levels will remain consistent under the proposed scheme as under the extant permission.

## Daylight Sunlight Impact on Other Neighbouring Properties

The 'No Sky Line' test is used to determine whether a location at the working plane within a room has direct sight of the unobstructed sky. Guidance states that following construction of a new development, the area of an existing room that does receive direct skylight should not be reduced to less than 80% of its former value.

### Alaska Buildings:

- Consented scheme would result in two rooms falling short of internal daylight levels, both experiencing relative changes of between 23.1% and 36.9% under the 'No Sky Line' test
- Current proposal would limit impact to one of these rooms with the remaining room experiencing a relative change of 28.5%.
- Overall impact represents an improvement in this respect.

### 20 Crimscott Street:

- All rooms at 20 Crimscott Street met guidance levels for NSL under the assessment for the consented permission.
- Five rooms would fall short of guidance levels under the current proposal, experiencing relative changes of between 20.6%-38.1%.
- All impacted rooms are bedrooms.
- This impact is adverse but minor in nature.

## Amenity Space

- Private balconies proposed for all dwellings.
- 56% of all units with private amenity space exceeding 10sqm. Shortfall compensated for by provision of communal amenity space
- 38.38% of all units have private amenity in excess of the required 10 sqm. This figure rises to 50 percent in respect of the social rented homes.

Building	Re-provision of private amenity deficit	Communal amenity required	Total amenity re-provision required	Rooftop area	Amenity excess available in the rooftop area
Building A	44sqm	50sqm	94sqm	197sqm	103sqm
Building B	86sqm	50sqm	136sqm	96sqm	14sqm
Building C	4sqm	50sqm	54sqm	66sqm	12sqm
		Total	319sqm	415sqm	96sqm

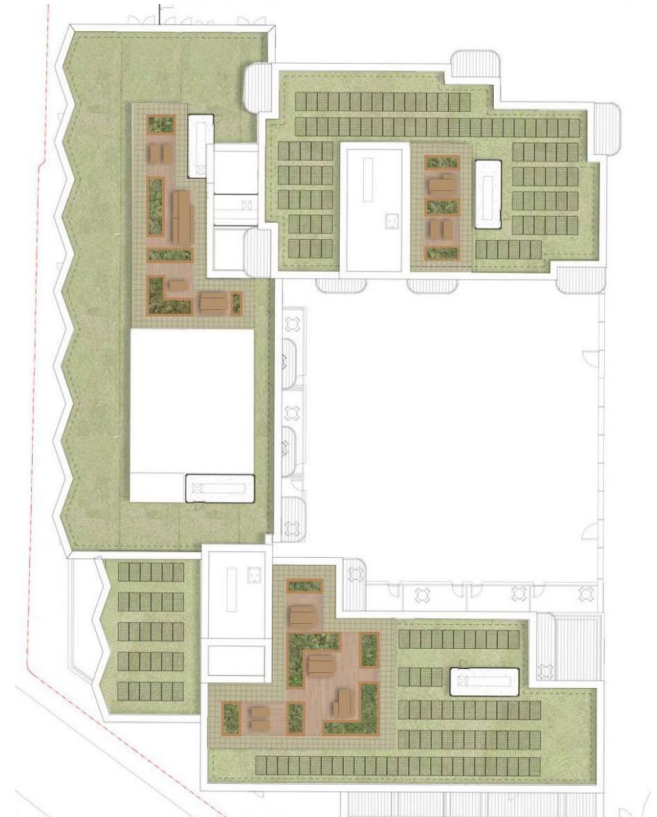
102

- 415sqm of rooftop communal amenity space
- 753sqm of amenity space within the central courtyard

# Landscaping



- 1 Resin bound gravel path
- 2 Private amenity terraces
- 3 Path with stepping stones
- 4 Bark mulch path
- 5 Play including play house, balancing beam
- 6 Lawn
- 7 Seating
- 8 Tree planting
- 9 Shrub and herbaceous planting
- 10 Hedge planting
- 11 Table and chairs



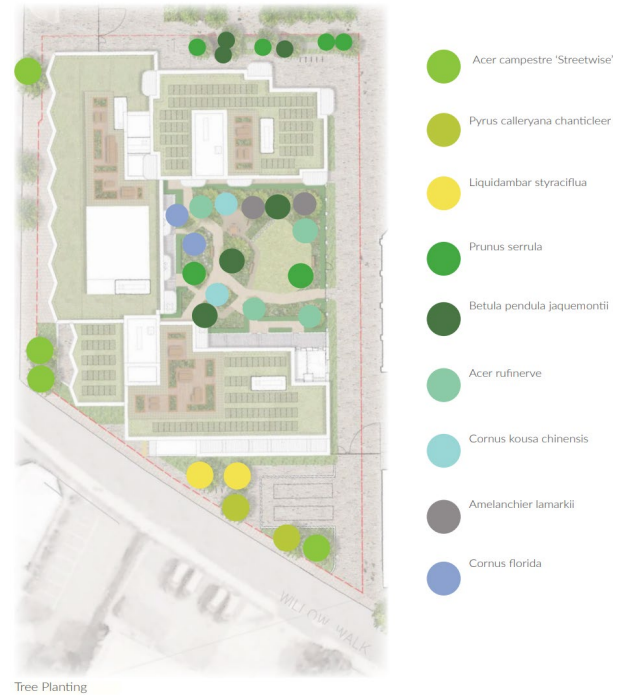
UGF SCORE – 0.35



## Trees



Provision of furniture / seating throughout the Site



Tree Planting

Proposal will remove two existing trees from the Site and deliver 30 new trees throughout the Site.

# Playspace

All playspace in Phase 3 provided within the central courtyard space

0-4 year old = 331sqm required and provided

5-11 year old = 254sqm required and provided

12+ year old = 140sqm required and 53sqm provided

Total requirement = 725qsm

Total on site provision = 638sqm plus £13,137 contribution



Figure 27: Stepping stones through planting



Figure 30: Stepping logs and balance beams create playful routes



Figure 28: Narrow pathways weaving between planting



Figure 29: Playhouse for roleplay



# Rendered Images



# Conclusion

## Key benefits

- 183 high quality new homes
- 60 affordable homes all social rent
- Significant number of family homes
- 10% Wheelchair units
- Provision of flexible commercial space
- Exemplary quality design
- Provision of 6 Blue Badge Spaces
- Childrens play space contribution of £13,137
- Old Kent Road Public Open Space contribution of £180,000
- £143,100 TfL bus contribution
- CIL payment of £4,845,283 (net of relief) comprising £970k Mayoral CIL and £3.88 million of Southwark CIL.
- 36% savings in CO2 emissions achieved on site and an additional £332,310 offset payment



## Item 7.2

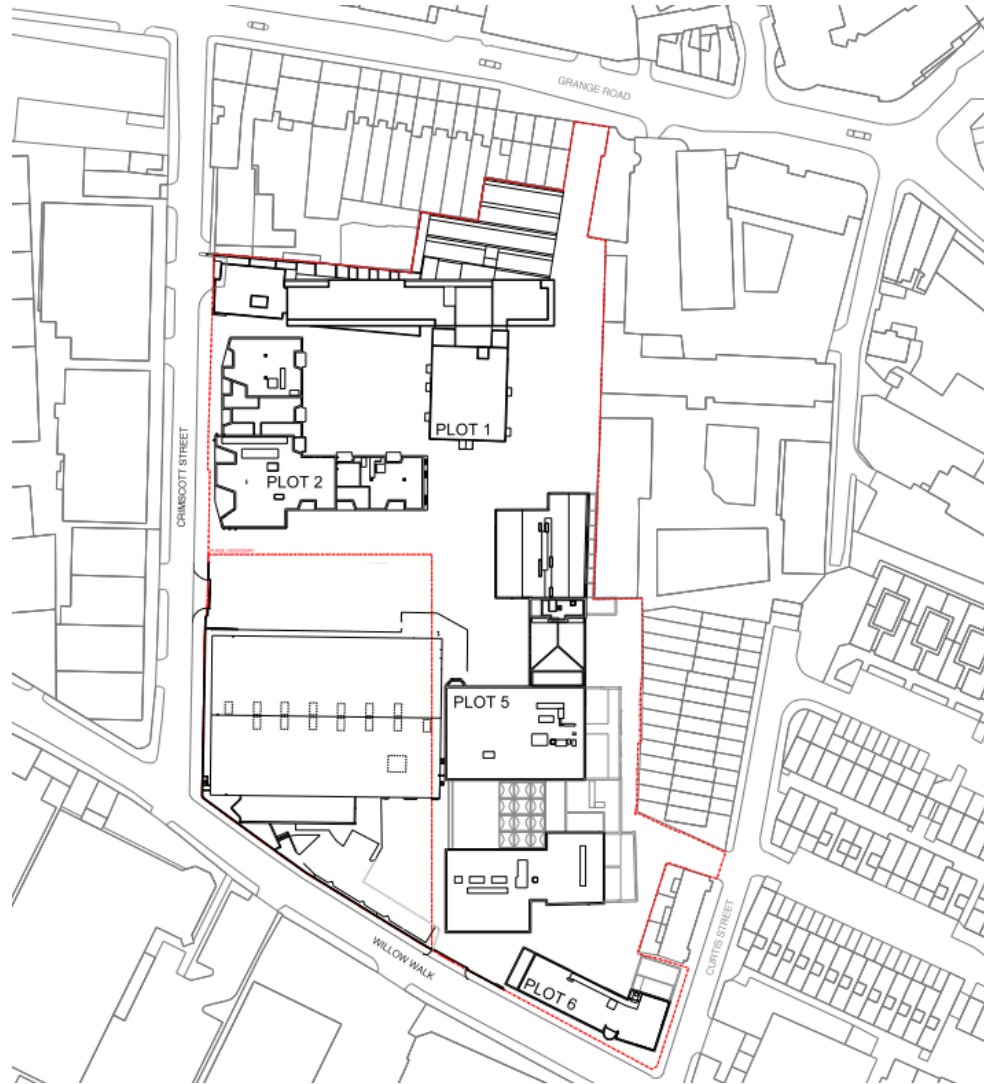
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Rich Estate Phase 3  
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Southwark SE1 5TE

Demolition of existing building and the development of a mixed-use development of up to 14 storeys in height plus a basement to provide up to 183 residential units (Use Class C3); flexible retail/restaurant/office (Use Class E) floorspace at ground floor and part first floor levels; plus associated public realm works, landscaping, car and cycle parking, and associated works. The application is supported by an Environmental Statement (ES) and a corresponding Addendum in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

108

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# Site Boundary and Context



110

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# Previous Phases of Rich Estate Redevelopment

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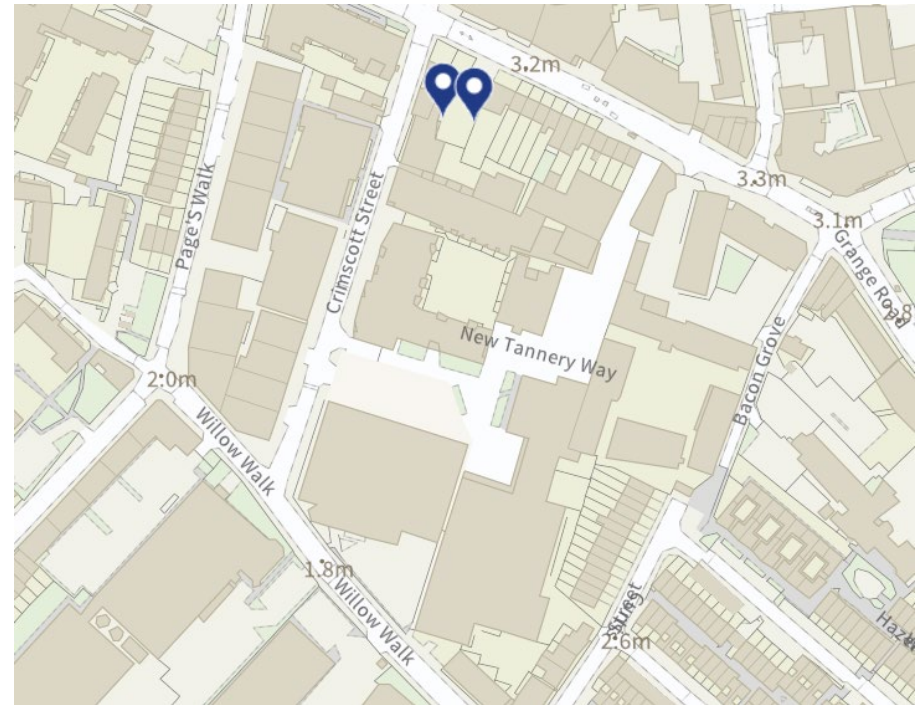


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Two listed buildings to the north of the Site comprising Nos. 44 and 45 Grange Road (both of which are Grade II Listed)

Several locally listed buildings within the surrounding area at the Alaska Buildings to the north on Grange Road, 1-8 Willow Walk, 47-73 Willow Walk, 81-103 Willow Walk and the Victoria Pub at 68-70 Page's Walk

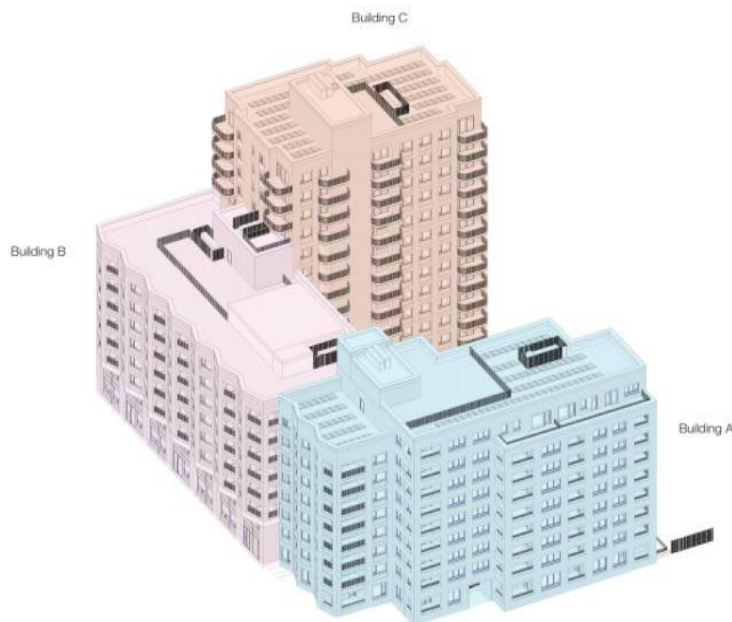


113

# Site Planning Designations

- Old Kent Road Opportunity Area;
- Old Kent Road North District Town Centre;
- P17 Tall Buildings Area;
- Kenwood Viewing Gazebo to St Paul's Cathedral;
- North Southwark and Roman Roads Archaeological Priority Area;
- Old Kent Road Strategic Cultural Area;
- Air Quality Management Area;
- Flood Zone 3;
- Old Kent Road Area Action Core;
- Allocated Site NSP57 in the Southwark Local Plan (2022); and
- Allocated Site OKR2 in the current draft of the Old Kent Road Area Action Plan (2025).

# Proposal Overview



Current proposal seeks to demolish the existing self-storage facility and redevelop the Site comprising:

- 183 dwellings including 60 social rented homes
- 37.3% provision of affordable housing on a habitable room basis – all affordable homes in Building A
- 19 Wheelchair accessible homes (10.4%)
- 1,257sqm of flexible commercial floorspace for retail, restaurant or office use (Class E)
- 76% of homes benefitting from dual-aspect
- 1,913sqm of amenity space provided through private balconies, a large shared courtyard at ground level and rooftop growing gardens

115

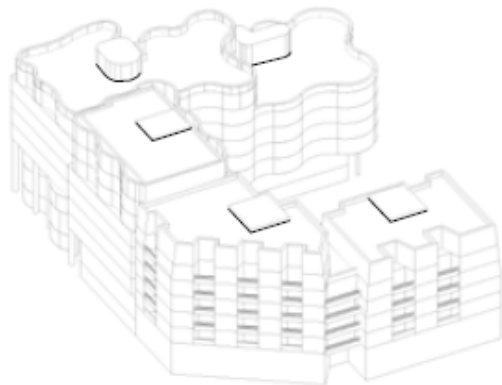


## Proposal Overview

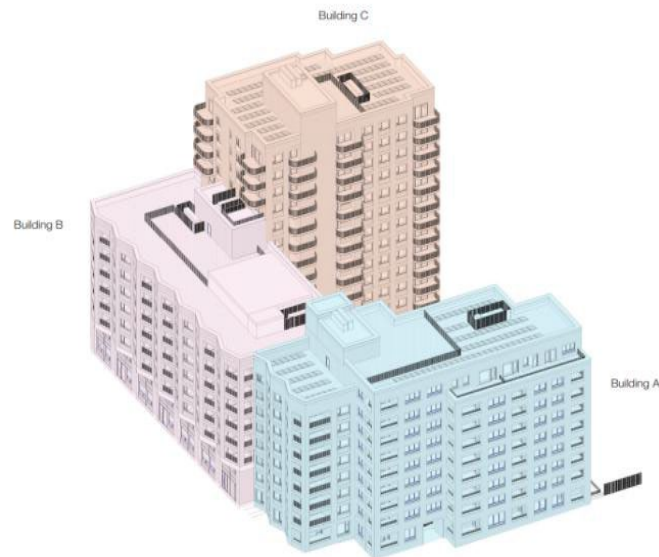
	15/AP/2474 – the extant permission	2024 proposal – Phase 3 only
Number of buildings	3	3
Building Heights	Up to nine storeys on Crimscott Street	Up to fourteen storeys with eight storeys on Crimscott Street
Number of Homes	130	183
Affordable Homes	47 homes 37% by habitable room	60 homes 37.3% by habitable room
Housing Mix (by habitable room)	63% market sale 2.8% intermediate 34.2% social rent	62.7% market sale 37.3% social rent
Size Mix	1 bed – 46.1% 2 bed – 26.2% 3 bed – 27.7% 4 bed – 0%	1 bed – 36.1% 2 bed – 36.6% 3 bed – 26.8% 4 bed – 0.5%
Commercial space	2,637sqm of commercial space for Phase 3	1,257sqm of commercial space for Phase 3

116

# Proposed Massing



15/AP/2474 – the extant permission



20/AP/2993 – the current proposal

- Buildings A and B will be built on Plot 4 and have increased from part-five and part-six storeys on Willow Walk to eight storeys on Crimscott street
- Building C will be built on Plot 3 and has increased from part-six, part-eight and part-nine to fourteen storeys
- Current proposal features increased height and reduced footprint but maintains the 'horseshoe' layout arrangement from the extant permission

## Proposed Housing

20/AP/2993 – the current proposal

Tenure	1 bed	2 bed	3 bed	4 bed	Total
Market	51	39	33	0	123
Intermediate	0	0	0	0	0
Social Rent	15	28	16	1	60
Totals per type	66	67	49	1	
Mix %	36.1%	36.6%	26.8%	0.5%	183
<b>Total</b>					183 units

15/AP/2474 – the extant permission

Tenure	1 bed	2 bed	3 bed	4 bed	Total
Market	29	24	26	0	79
Intermediate	0	2	1	0	3
Social Rent	31	8	9	0	48
Totals per type	60	34	36	0	
Mix %	46.1%	26.2%	27.7%	0%	130
<b>Total</b>					130 units

118

# Proposed Housing

## 15/AP/2474 – the extant permission

### Habitable Rooms

Tenure	No	%	
Market	293	63%	
Intermediate	13	2.8%	37%
Social Rent	159	34.2%	
Total	465		

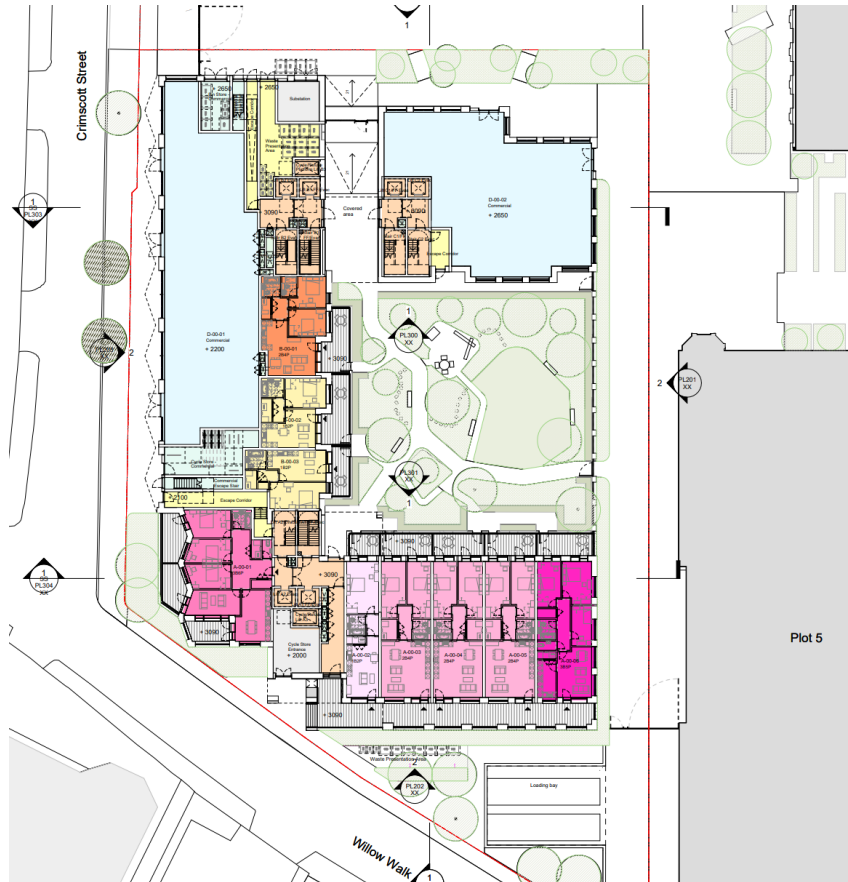
## 20/AP/2993 – the current proposal

### Habitable Rooms

Tenure	No	%	
Market	392	62.7%	
Intermediate			37.3%
Social Rent	233	37.3%	
Total	625		

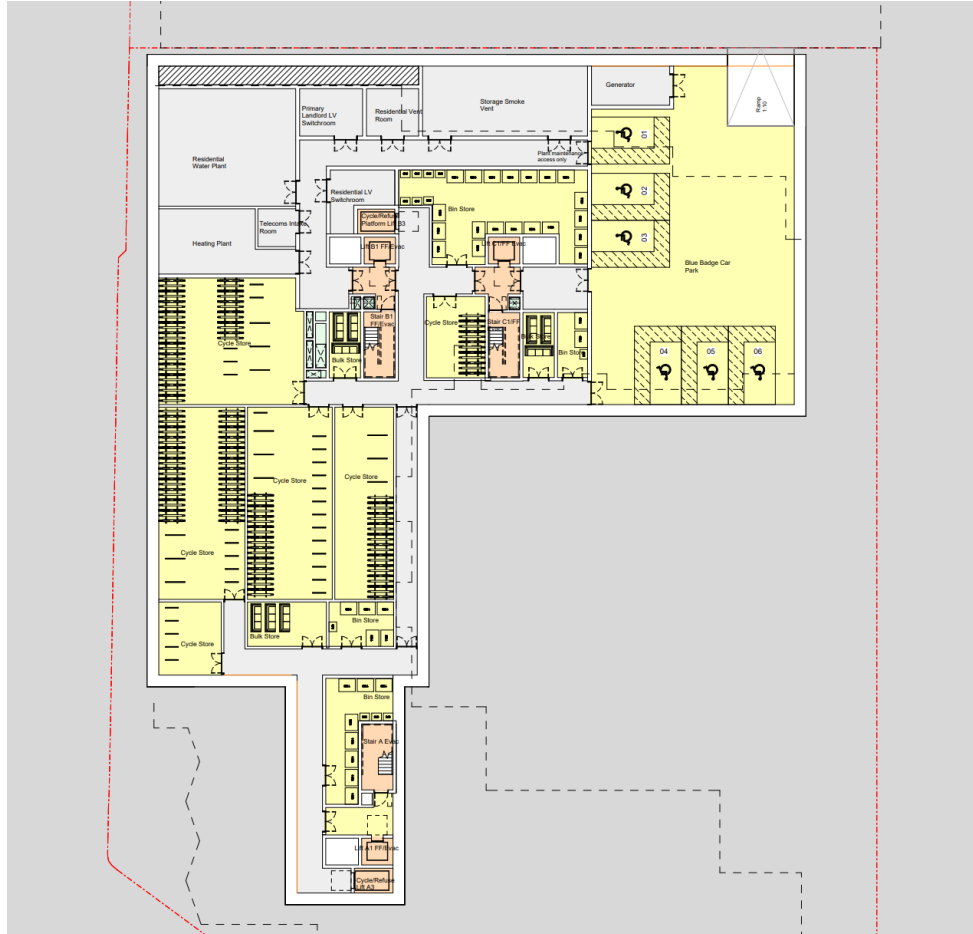


# Ground and First Floor layout



120

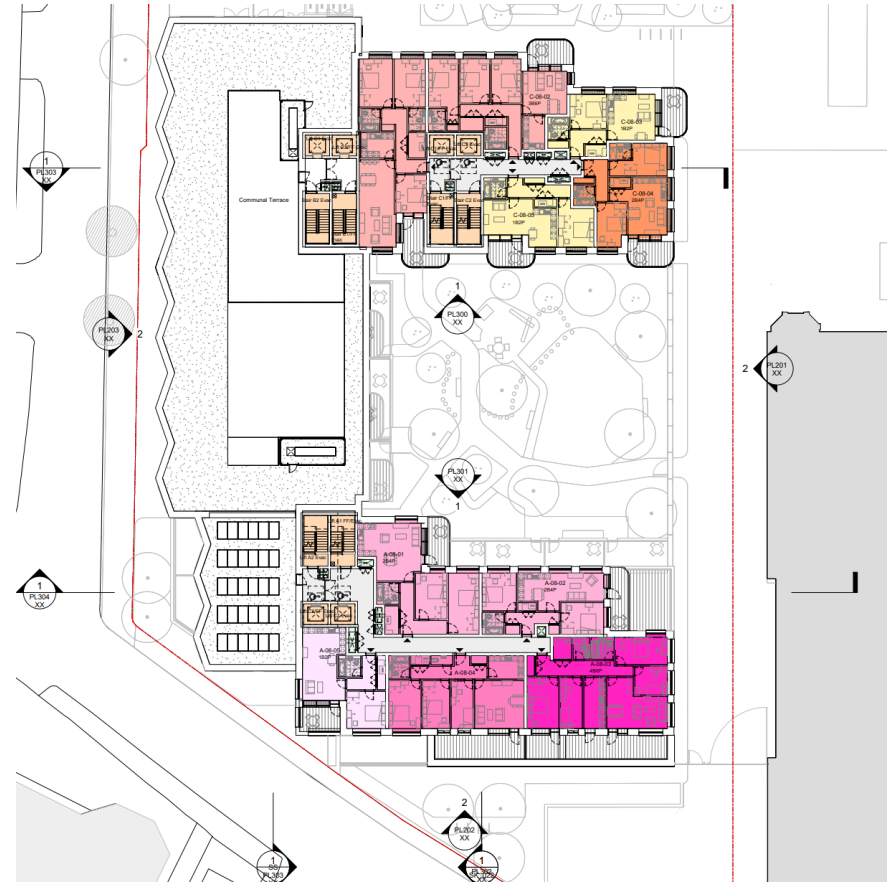
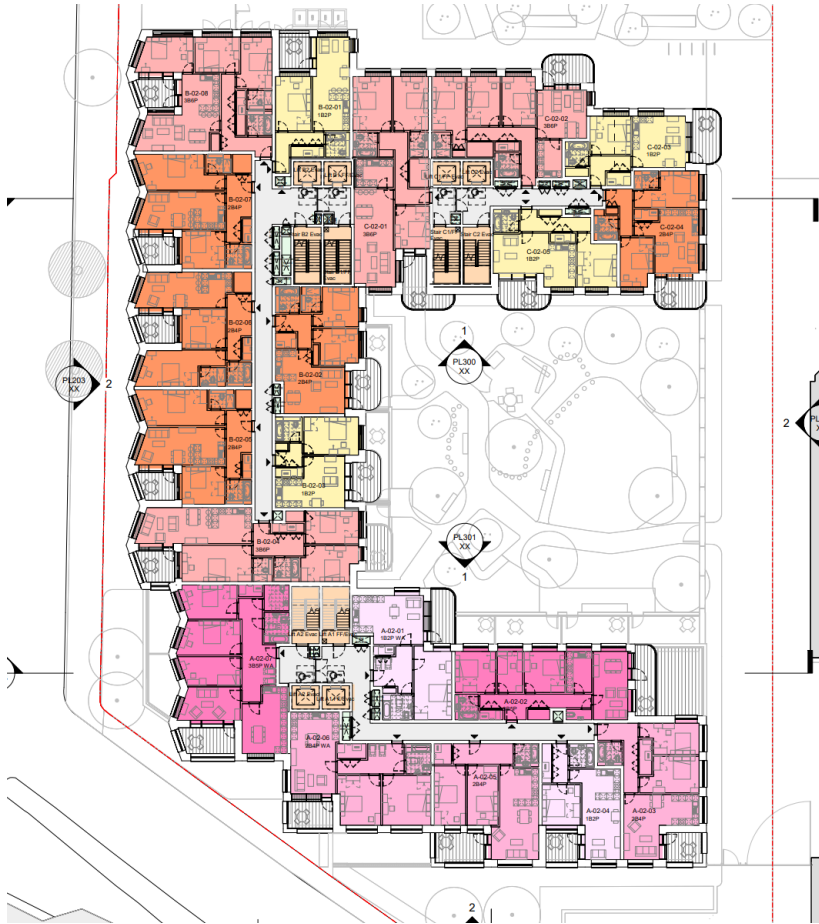
# Basement Layout



- Six blue badge car parking spaces including two with active EV charging
- 352 long-stay cycle parking spaces at basement level
- 9 short-stay cycle parking spaces at ground floor level

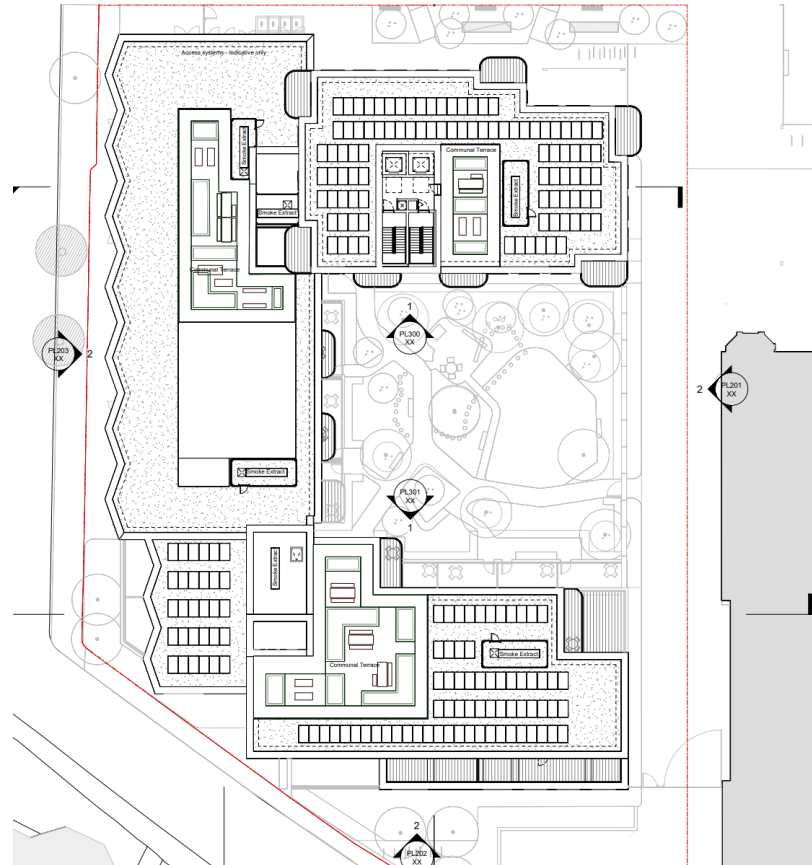
121

# Upper Floor Layouts



122

# Roof Layout





## 124

# Refuse Servicing

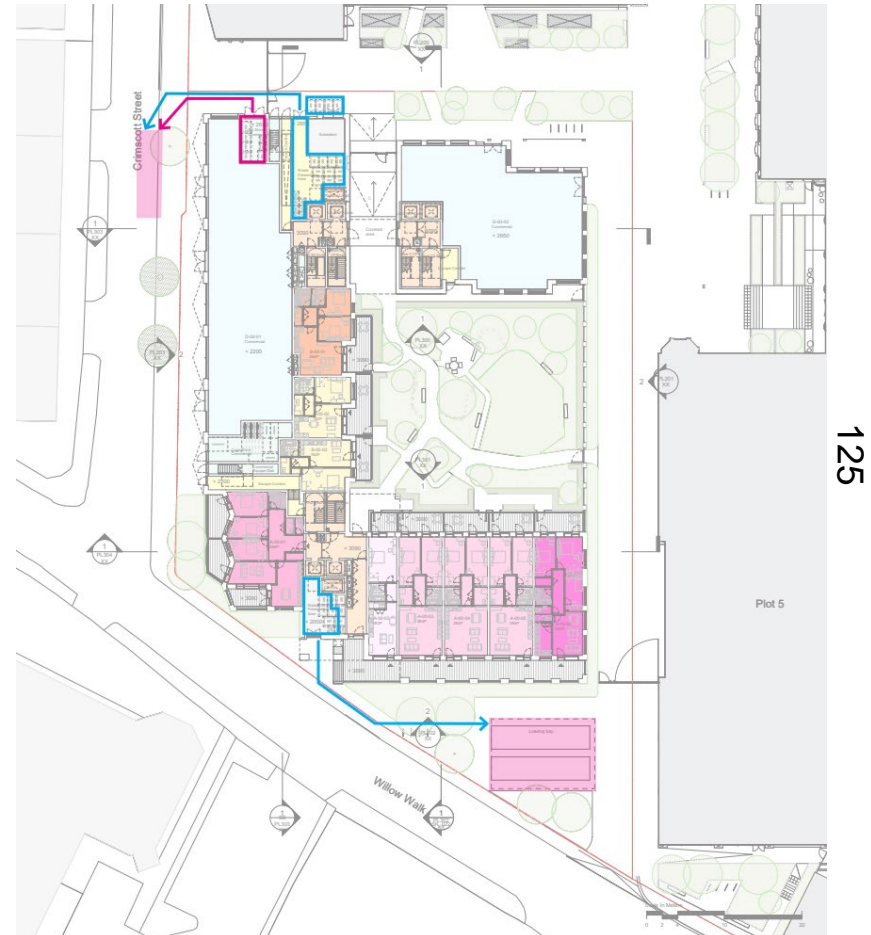
## Residential

**Cores A (South)** Core A has its own bin store located in the basement. On collection days, the FM team move bins to the waste presentation area at ground floor. Refuse collection is from Willow Walk loading bay.

**Cores B/C (North)** Both cores share a bin store located in the basement. On collection days, the FM team move bins to the waste presentation area at ground floor. Refuse collection is from Crimscott street loading bay.

## Commercial

All commercial bins will be placed in minimal local bin stores at ground floor. Refuse collection is from the loading bay on Crimscott street.



## View from Hazel Way junction with Curtis Street



Extant permission – 15/AP/2474



Current proposal – 20/AP/2773

126



## View from Willow Walk junction with Page's Walk



Existant permission – 15/AP/2474



Current proposal – 20/AP/2773

127



## View from Page's Walk



Existing



Current proposal – 20/AP/2773

## View from northern end of Page's Walk



Existing



Current proposal – 20/AP/2773

129



## Views with Cumulative Development



Willow Walk junction with Page's Walk  
under current proposal – 20/AP/2773



Northern end of Page's Walk under  
current proposal – 20/AP/2773

Views of site partially obscured by consented development at 24 Crimscott Street granted planning permission in December 2023 under 21/AP/0681 for an eight-storey building with flexible commercial and business floorspace.

## Daylight Sunlight Impact on Neighbouring Properties – Rich Estate

Assessment of daylight sunlight impact on the existing Rich Estate properties has utilised Annual Daylight Factor ('ADF') to enable a comparison against the extant permission in terms of impact. The target level for a living, kitchen and dining room is 1.5%.

### Plot 1:

- Overall pass rate in terms of compliance with recommended ADF levels will reduce from 83% under the extant permission to 81.4% under the proposed development. The rooms falling short of guidance levels will reduce from 1.6% ADF to 1.2% ADF.

### Plot 2:

- Overall pass rate in terms of compliance with recommended ADF levels will reduce from 87.2% under the extant permission to 83.1% under the proposed development. The rooms falling short of guidance levels will reduce from 1.6-1.8% to 1.1-1.2%.

### Plot 5:

- Overall pass rate in terms of compliance with recommended ADF levels will reduce from 85.5% under the extant permission to 84.1% under the proposed development. The rooms falling short of guidance levels will reduce from 1.6-1.8% to 1.1-1.2%.

### Plot 6:

- Assessment has confirmed the proposal will not detract from the sunlight experienced by occupiers in Plot 6. ADF levels will remain consistent under the proposed scheme as under the extant permission.



## Daylight Sunlight Impact on Other Neighbouring Properties

The 'No Sky Line' test is used to determine whether a location at the working plane within a room has direct sight of the unobstructed sky. Guidance states that following construction of a new development, the area of an existing room that does receive direct skylight should not be reduced to less than 80% of its former value.

### Alaska Buildings:

- Consented scheme would result in two rooms falling short of internal daylight levels, both experiencing relative changes of between 23.1% and 36.9% under the 'No Sky Line' test
- Current proposal would limit impact to one of these rooms with the remaining room experiencing a relative change of 28.5%.
- Overall impact represents an improvement in this respect.

### 20 Crimscott Street:

- All rooms at 20 Crimscott Street met guidance levels for NSL under the assessment for the consented permission.
- Five rooms would fall short of guidance levels under the current proposal, experiencing relative changes of between 20.6%-38.1%.
- All impacted rooms are bedrooms.
- This impact is adverse but minor in nature.

## Amenity Space

- Private balconies proposed for all dwellings.
- 56% of all units with private amenity space exceeding 10sqm. Shortfall compensated for by provision of communal amenity space
- 38.38% of all units have private amenity in excess of the required 10 sqm. This figure rises to 50 percent in respect of the social rented homes.

Building	Re-provision of private amenity deficit	Communal amenity required	Total amenity re-provision required	Rooftop area	Amenity excess available in the rooftop area
Building A	44sqm	50sqm	94sqm	197sqm	103sqm
Building B	86sqm	50sqm	136sqm	96sqm	14sqm
Building C	4sqm	50sqm	54sqm	66sqm	12sqm
		Total	319sqm	415sqm	96sqm

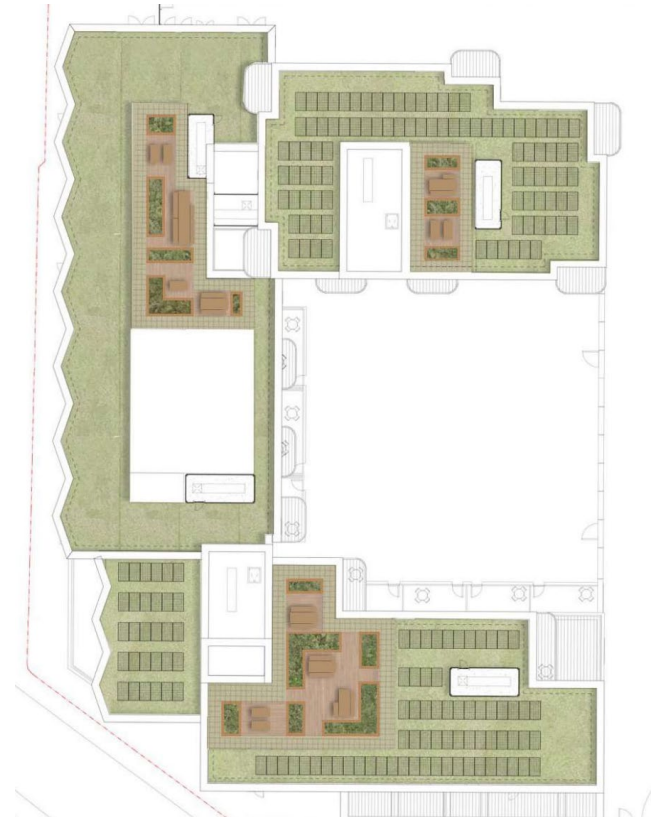
133

- 415sqm of rooftop communal amenity space
- 753sqm of amenity space within the central courtyard

# Landscaping



- 1 Resin bound gravel path
- 2 Private amenity terraces
- 3 Path with stepping stones
- 4 Bark mulch path
- 5 Play including play house, balancing beam
- 6 Lawn
- 7 Seating
- 8 Tree planting
- 9 Shrub and herbaceous planting
- 10 Hedge planting
- 11 Table and chairs



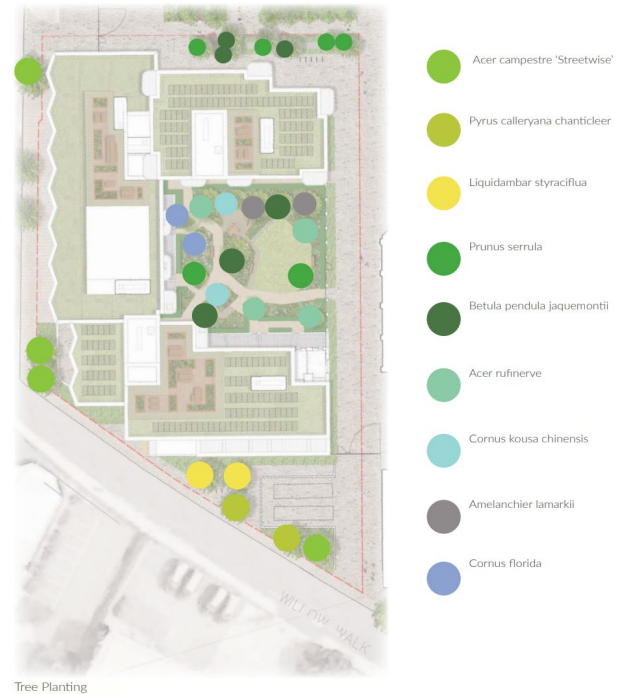
UGF SCORE – 0.35

134

## Trees



Provision of furniture / seating throughout the Site



Proposal will remove two existing trees from the Site and deliver 30 new trees throughout the Site.



# Playspace

All playspace in Phase 3 provided within the central courtyard space

0-4 year old = 331sqm required and provided

5-11 year old = 254sqm required and provided

12+ year old = 140sqm required and 53sqm provided

Total requirement = 725qsm

Total on site provision = 638sqm plus £13,137 contribution



Figure 27: Stepping stones through planting



Figure 30: Stepping logs and balance beams create playful routes



Figure 28: Narrow pathways weaving between planting



Figure 29: Playhouse for roleplay

# Rendered Images



137

# Conclusion

## Key benefits

- 183 high quality new homes
- 60 affordable homes all social rent
- Significant number of family homes
- 10% Wheelchair units
- Provision of flexible commercial space
- Exemplary quality design
- Provision of 6 Blue Badge Spaces
- Childrens play space contribution of £13,137
- Old Kent Road Public Open Space contribution of £180,000
- £143,100 TfL bus contribution
- CIL payment of £4,845,283 (net of relief) comprising £970k Mayoral CIL and £3.88 million of Southwark CIL.
- 36% savings in CO2 emissions achieved on site and an additional £332,310 offset payment